

An
Bord
Pleanála

Board Direction
BD-011629-23
ABP-312997-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/01/2023.

The Board decided to refuse permission for the following reasons and considerations.


Reasons and Considerations

The proposed development, by reason of, its form and design, would constitute a visually discordant feature that would be detrimental to the distinctive architectural character of this area, would adversely affect the character of the Town Centre Architectural Conservation Area, and would thereby seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to Policy ACA 2 of the Kildare County Development Plan 2017-2023, and to Objective BH 2.1 of the Naas Local Area Plan 2021-2027 which requires new development within or adjacent to an ACA to be sympathetic to the distinctive character and to enhance the special character and visual setting of the ACA including streetscapes, fenestration patterns and architectural features, and considered that the form and "neo-classical" style of the proposed development as

illustrated on Dwg. No. PA03 would be an inappropriate response in the context of the ACA and would seriously injure the visual amenities of the area.

Board Member



Michelle Fagan

Date: 10/01/2023