

**An  
Bord  
Pleanála**

**Board Direction  
BD-014896-23  
ABP-314380-22**


The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2023.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. Having regard to the location of the site in an area at risk of flooding and on the basis of the information received in connection with the planning application and appeal, the Board is not satisfied that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity. The proposed development would, therefore, be prejudicial to public safety and contrary to the proper planning and sustainable development of the area.
2. The Board considered the form, disposition and layout of the proposed development, such as the undercroft access to and usability of the communal open space, would result in a substandard quality of amenity for future residents. The proposed development would, therefore, be contrary to relevant provisions in the Kildare County Development Plan 2023-2029 and the proper planning and sustainable development of the area.

**Board Member**

  
Martina Hennessy

**Date:** 19/12/2023