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**Board Direction**  
**BD-014170-23**  
**ABP-314804-22**

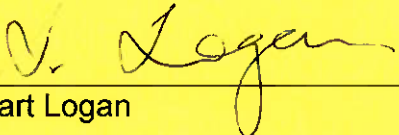
The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2023.

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

#### **Reasons and Considerations**

1. The 'Settlement Core' of Milltown has a distinct and intact identifiable character and includes a number of designated Protected Structures which are located within close proximity to the appeal site. Having regard to the 'Existing Settlement' designation of the appeal site and its prominent location adjacent to Milltown's 'Settlement Core', it is considered that the scale, bulk, massing and design of the proposed dwelling fails to enhance and would seriously injure the residential character and amenities of the existing settlement. The proposed development would therefore contravene materially Objective GO 3 and the relevant 'Development Aims' and 'Development Objectives' (Table 3.8) for 'Rural Settlements' as included within Volume 2 of the Kildare County Development Plan 2023-2029. In this regard, the proposal would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Stewart Logan

**Date:** 17/10/2023