



An  
Bord  
Pleanála

**Board Direction**  
**BD-015026-24**  
**ABP-315269-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/01/2024.

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 nature, scale and design of the proposed development within the context of the backland, infill site and its relationship to adjoining property, it is considered that the proposed development represents inappropriate backland development. The proposed development would be visually intrusive and dominant when viewed from the adjoining residential properties and would seriously injure the amenities of these properties as set out in the relevant policies of the Kildare County Development Plan 2023-2029. It would therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the proposed site access, from a narrow laneway with restricted sightlines and no pedestrian facilities, it is considered that the traffic movements to be generated by the development would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists.

**Board Member**

  
Martina Hennessy

**Date:** 11/01/2024