An Bord Pleanála

Board Direction
BD-016615-24
ABP-315901-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2024.

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

Reasons and Considerations

1. It has not been satisfactorily demonstrated that potential conflict, due to traffic movements and the location of the proposed access via Old Hill Road, would not endanger public safety by reason of a traffic hazard.

2. The demolition of Hillford House, a building of architectural interest and heritage value is contrary to the aim of Kildare County Development Plan 2023- 2029, Chapter 11, Built and Cultural Heritage, "To protect, conserve and sensitively manage the built and cultural heritage of County Kildare and to encourage sensitive sustainable development so as to ensure its survival and maintenance for future generations". In addition, the demolition of the building is contrary to the zoning, where the objective is "to protect and enhance the amenity of established communities and promote sustainable intensification", the demolition of this structure would detract from the sense of place, would not contribute to good placemaking and would therefore detract from the amenity of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the entirety of the file. The Board noted that the works proposed

in the RSA include works to the public road, (Road Safety Audit Stage 1 &2, Problem 3.1) works that are outside the control of the applicant.

The Board while noting that Hillford house is not a protected structure, considered that the existing building is of architectural merit and has a character that enhances the built environment at this prominent location. The Board therefore decided the proposed development is contrary to the zoning objective for this area.

Board Member   _Mary Henchy_   **Date:**   17/06/2024