

An
Bord
Pleanála

Board Direction
BD-012826-23
ABP-316042-23

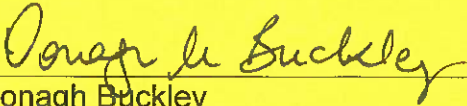
The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/07/2023.

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

Reasons and Considerations

Having regard to the land-use zoning objectives for the site, as set out in the Kildare County Development Plan 2023 – 2029 and the Naas Local Area Plan 2021 - 2027, to the nature, scale and design of the development proposed to be retained, in particular inadequate window apertures and lack of private amenity space, it is considered that the retention of the residential unit would be contrary to Section 15.4.6 'House Design' of the Kildare County Development Plan 2023 – 2029 and would lead to a substandard form of residential development. The development is considered inappropriate and would set an undesirable precedent for similar type of development. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Oonagh Buckley

Date: 07/07/2023