

Board Direction
BD-016806-24
ABP-318599-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2024.

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

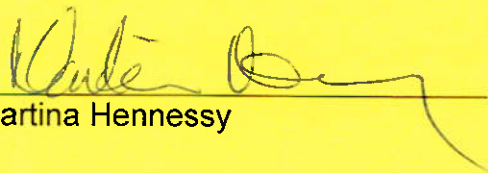
Reasons and Considerations

The proposed development is located within the Core Regeneration Area of Main Street as identified in the Naas Local Area Plan 2021-2027, where it is a Key Design Principle that any new urban form be of high-quality design and respect the scale, massing and fine grain of the surrounding buildings. It is considered that the proposed development due to the scale, massing and unsympathetic design features, which includes a gap in the streetscape to provide vehicular access to the rear of the site, would be inconsistent and out of character with existing development and seriously injurious to the visual amenities of the area. The proposed development would set an undesirable precedent for similar development in the future and would, therefore, be contrary to the proper planning and sustainable development of the area.

Furthermore, having regard to the location of the proposed development in an area where higher priority is proposed for pedestrian and cyclist safety and the proximity of the proposed entrance to a pedestrian crossing facility, it is considered that the additional turning movements that would be generated by the proposed development onto the adjoining public road, taken in conjunction with the restricted

width of the proposed entrance to the site, which is incapable of safely accommodating two-way traffic, the proposed development would give rise to queueing of vehicles, which would interfere with the safety and free flow of traffic on the public road and endanger public safety by reasons of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 21/06/2024