



An
Bord
Pleanála

Board Direction
BD-017893-24
ABP-319807-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/10/2024.

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 proposed location of the development on a restricted site within an existing area of public open space and the design and configuration of the development, it is considered that the proposed development would be inappropriate and constitute substandard haphazard development that fails to connect with the surrounding area and which would result in unacceptable loss of residential and visual amenity within the area. The proposed development would conflict with RET 015 of the Kildare County Development Plan 2023-2029, injure the residential and visual amenities of the surrounding area and would be contrary to the proper planning and sustainable development of the area.

Board Member



Mick Long

Date: 17/10/2024