

An
Bord
Pleanála

Board Direction
BD-019589-25
ABP-321109-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/05/2025.

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

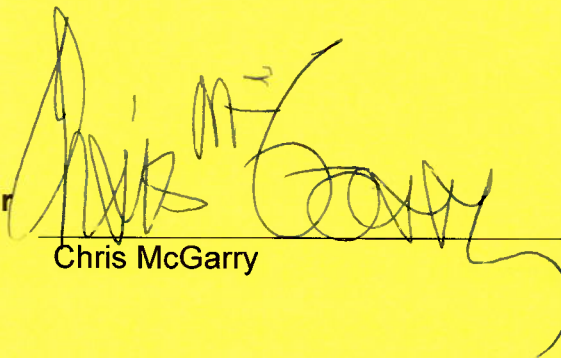
Reasons and Considerations

1. The development for retention is outside of a settlement boundary in an un-serviced rural area and defined as primarily agriculture in Section 9.3 of the Kildare County Development Plan, 2023-2029. The development for retention would be inconsistent with Table 9.1 '*Criteria for Assessment of One-off Enterprises in Rural Areas*' of the Kildare County Development Plan, 2023 – 2029, and if permitted would set a precedent for similar undesirable types of development in a rural area. The development proposed for retention would therefore be contrary to Objective RD O1 and Table 9.1 of the Kildare County Development Plan, 2023-2029 and would be contrary to the proper planning and sustainable development of the area.
2. The siting of the storage shed for retention is contrary to the minimum set back distance required for building lines for a County Road as set out in Table 15.7 of the Kildare County Development Plan, 2023-2029, as such the development proposed for retention contravenes the requirements of section 15.7.7 of the Kildare County Development Plan, 2023-2029, and would

therefore be contrary to the proper planning and sustainable development of the area.

3. It is considered that the development would endanger public safety by reason of traffic hazard, where the public road is substandard in terms of horizontal alignment at a point where sightlines are restricted in an easterly direction. The development proposed for retention would endanger public safety by reason of traffic hazard and therefore would be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 06/05/2025