

An  
Coimisiún  
Pleanála

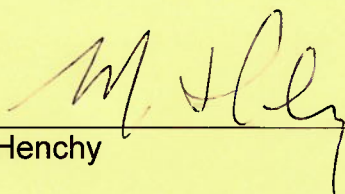
**Direction**  
**CD-020598-25**  
**ACP-322832-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 04/09/2025.

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

#### **Planning**

**Commissioner:**

  
Mary Henchy

**Date:** 04/09/2025

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. It is considered that to permit the development, as proposed, would be contrary to the provisions of national, regional and local planning policies for sustainable and efficient movement within and between areas as it would be contrary to the provisions of The National Planning Framework National Policy Objective 37, the Climate Action Plan 2025, the guiding principles for the integration of Land Use and Transport, as set out in the Regional and Economic and Spatial Strategy 2019-2031, Objectives TM O20 and TM O21 of the Kildare County Development Plan 2023-2029 and Objective MTO 1.6 and Map 1.1 of the Athy Local Area Plan 2021-2027. The proposed

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

2. It is considered that the omission of the permitted filtered pedestrian and cycle permeability links from the development site to Tonlegee Lawns would contravene condition number 3 of the planning permission granted under An Coimisiún Pleanála reference number ABP-318365-23, which was applied to encourage and facilitate the use of sustainable modes of transport. The proposed development would set an undesirable precedent, and would, therefore, be contrary to the proper planning and sustainable development of the area.