

## Board Order PL 09.248327

Planning and Development Acts 2000 to 2017 Planning Authority: Kildare County Council Planning Register Reference Number: 16/281

**Appeal** by Michael Purcell care of MCD Civil Engineering Consultants Limited of Stanhope Street, Athy, County Kildare against the decision made on the 15<sup>th</sup> day of March, 2017 by Kildare County Council to refuse permission.

**Proposed Development:** Construction of a three-storey building to contain six number two bedroomed apartments and all ancillary site development works to the rear of numbers 2, 3, and 4 Duke Street, Athy, County Kildare.

## Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

- 1. Having regard to the location of the site in a backland area in Athy Town Centre, it is considered that the proposed development, by reason of its scale and proximity to site boundaries, would seriously injure the amenities of existing residents of the area and future occupants of the development, would prejudice the orderly development of adjoining lands and would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2. The proposed development, creating an additional vehicular entrance onto the public car park, would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of 2017