



Planning and Development Acts 2000 to 2018

Planning Authority: Kildare County Council

Planning Register Reference Number: 17/1440

APPEAL by Paul Lawlor care of Reid Associates of 2 Connaught Place, Crofton Road, Dun Laoghaire, County Dublin against the decision made on the 15th day of February, 2018 by Kildare County Council to refuse permission to the said Paul Lawlor.

Proposed Development Erection of a bungalow, separate double garage, separate stable building, new vehicular entrance with sight lines formed either side, driveway, wetland polishing filter system and landscaping at Ashfield Stud, Millicent Road, Clane, 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. It is the policy of the planning authority, as set out in the Kildare County Development Plan, 2017-2023, to control piecemeal and haphazard development. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, when taken in conjunction with existing development in the vicinity of the site, it would consolidate and contribute to the build-up of ad hoc development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would consolidate and advance undesirable linear sprawl in a rural area outside lands zoned for residential development, would be contrary to the provisions of Policy RH11, as set out in the Kildare County Development Plan, 2017- 2023, and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic

turning movements it would generate on a narrow, poorly aligned, substandard road, at a point where available sightlines are restricted to the west and would require the removal of an unreasonable length of hedgerow in order to provide adequate sightlines.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.