

Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/67

APPEAL by Patrick Joseph Lawler of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 18th day of March, 2021 by Kildare County Council to refuse permission.

Proposed Development: Construction of three number two-storey dwellings, three number Aswafloflow SBR wastewater treatment system and sand polishing filter and all ancillary site development works, at Woodstock North, Athy, County Kildare.

Decision

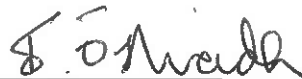
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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

Having regard to the nature, scale and extent of the proposed development, which includes three dwellings served by a single entrance, and the vehicular movements, which would be generated by the proposed development directly onto the Regional Road (R428) at a point where the maximum speed limit applies and in the absence of a public footpath connecting the site to Athy, it is considered that the proposed development fails to comply with the relevant policy of the Kildare County Development Plan 2017-2023 relating to Regional Roads, and that the traffic turning movements associated with the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users and would endanger the safety of vulnerable road users, including pedestrians and cyclists. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Terry Ó Niadh

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

Dated this 27th day of July, 2021.

