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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 21/106**

**APPEAL** by Mary Connors care of MDG-AT Mark Gilligan of Unit W2E, Ladytown Business Park, Naas, County Kildare against the decision made on the 3<sup>rd</sup> day of June, 2021 by Kildare County Council to refuse permission.

**Proposed Development:** Retention of single storey dwellinghouse and all associated site development works at Station Road, Piercetown, Newbridge, 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. The appeal site is located in an area zoned 'J- Transport Utilities' in the Newbridge Local Area Plan 2013-2019, as extended, where the stated objective is to provide for the needs of public transport and other utility providers. This objective is considered reasonable, and dwellings are not permitted under this zoning objective. The development proposed to be retained would, therefore, materially contravene the land use zoning objectives of the Newbridge Local Area Plan 2013-2019, as extended, and would be contrary to the proper planning and sustainable development of the area.
2. The retention of the development by reason of its proximity to, and its shared access arrangement with, an existing industrial development (a commercial fuel depot) would endanger public safety by reason of traffic hazard and additional, conflicting traffic movements. The retention of the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Dr. Maria FitzGerald*

**Maria FitzGerald**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this *26<sup>th</sup>* day of *Oct* 2021.

