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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 22/1142**

**APPEAL** by Michael Connors care of Enda P. Conway and Mark Gilligan of Unit W4D1, Ladytown Business Park, Naas, County Kildare against the decision made on the 8<sup>th</sup> day of November, 2022 by Kildare County Council to refuse permission.

**Proposed Development:** Construction of three-storey block accommodating three number two-bed ground floor apartments with three number three-bed duplex units at 1<sup>st</sup> and 2<sup>nd</sup> floors (six units total). Bicycle store and bin storage, access road, car parking, landscaped gardens, outfall drains and all associated site development works, all at James Lane, Eyre Street, Newbridge, County Kildare.

**Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

1. Having regard to the nature, scale and design of the proposed development, within the context of the backland infill site, and its relationship to adjoining property, it is considered that the proposed development would represent inappropriate backland development. The proposed development would be visually intrusive and dominant when viewed from the adjoining residential properties and would seriously injure the amenities of these properties, contrary to the relevant policies of the Kildare County Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the proposed site access, from a narrow laneway with restricted sightlines and no pedestrian facilities, it is considered that the traffic movements which would be generated by the proposed development would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Martina Hennessy**

**Member of An Bord Pleanála**

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

Dated this *12<sup>R</sup>* day of *January* 2024.

