

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23801

APPEAL by Ballyfarm Limited care of Declan Brassil and Company of Lincoln House, Phoenix Street, Smithfield, Dublin against the decision made on the 13th day of September 2023 by Kildare County Council to refuse permission.

Proposed Development: Will consist of a new standard priority T junction onto the Newbridge South Outer Orbital Road (NSOOR) including a new ghost right turn on the NSOOR, and a circa 250-metre-long section of access road to service zoned employment lands. The proposed road and junction will accommodate a single carriageway road with dedicated off-road cycleways and footpaths in both directions. The proposed carriageway is nine metres in width with two number 1.75 metres wide cycleways and two number two metres pedestrian pathways. The development also includes a 2.25 metre grass verge and two number two metres offsets to the fence line, surface water drainage infrastructure and all associated development and works, at Great Connell, Newbridge, County Kildare.

Decision

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

Reasons and Considerations

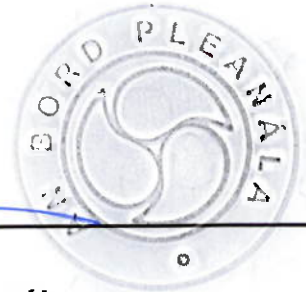
Having regard to the nature and intended purpose of the proposed development, it is considered that the construction of a distributor road at this location would be premature by reference to the order of priority for development, pending the adoption of a local area plan for the area in accordance with the Kildare County Development Plan 2023-2029, and premature pending the determination by the planning authority or the road authority of a road layout for the area. The proposed development, therefore, would be contrary to the proper planning and sustainable development of the area.



Liam Bergin

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 18th day of November 2024.