



An
Bord
Pleanála

Board Direction
BD-005678-20
ABP-305284-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 27th, 2020.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas”, and the accompanying Urban Design Manual, issued by the Department of the Environment, Heritage and Local Government in May 2009, require a high-quality approach to the design of new housing developments. Criterion number 4 of the Urban Design Manual states that a successful neighbourhood will be one that houses a wide range of people from differing social and income groups and advocates a mix of unit types of varying sizes. The National Planning Framework recognises the increasing demand for one and two person households and states that a wide range of different housing needs will be required in the future and seeks to maximise the efficiency of lands in urban areas.

The proposed development, by reason of its composition, which consists solely of three and four bedroomed houses, and provides for no one or two bedroomed units, in the context of an area where there is already a predominance of three and four bedroomed units, and by reason of a layout

that provides a gross density of only 26 units per hectare, in a location proximate to high capacity public transport, would be contrary to these Ministerial Guidelines and over-arching national policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

2. Having regard to the prominent location of the site on Station Road and to the existing attractive random rubble stone finished outbuilding on the site, which is considered to be of importance to the streetscape, it is considered that the proposed development, by reason of the design, bulk and three storied height of the houses, set back from the road, and by reason of the demolition of the stone outbuilding, would be out of character with the streetscape and would be visually obtrusive. Furthermore, it is considered that the demolition of the existing stone outbuilding would contravene Policies VA1 and VA2 of the Kildare County Development Plan 2017 – 2023 and Policy BH01.3 of the Leixlip Local Area Plan 2017 – 2023, which seek to protect, retain and renovate structures of vernacular heritage. The proposed development would, therefore, seriously injure the visual amenities of the area, would be contrary to the provisions of the Development Plan and Local Area Plan and would be contrary to the proper planning and sustainable development of the area.
3. Having regard to the layout and location of the proposed entrance in close proximity to the junction of the R404 Old Hill Celbridge Road and the R148 Station Road, it is considered that the proposed development, notwithstanding the proposed demolition of the stone outbuilding, would endanger public safety by reason of traffic hazard, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note. In making its decision, the Board concurred with the views of the planning authority in relation to the need to retain and refurbish the existing stone outbuilding, and also agreed that the entrance to the development should be relocated, as

outlined in the authority's request for further information. The Board considered that the applicant's response to these issues was unconvincing, and agreed with the planning authority that smaller units could be provided through such refurbishment. In addition, the Board considered that the form, layout and excessively low density of the proposed development were unacceptable, and that any future proposal for the development of this site required a significantly different design rationale.

Board Member

Date: 1st May 2020

Philip Jones