



An  
Bord  
Pleanála

**Board Direction**  
**BD-006157-20**  
**ABP-306777-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/07/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposal for 360 housing units would breach the target of 60 housing units allocated to Blessington Environs to 2023, as set out Table 3.3 'Settlement Hierarchy – Population and Housing Unit Allocation 2016-2023' of Variation No. 1 of the Kildare County Development Plan 2017-2023. Having regard to this breach, and having regard to the location of the site on the periphery of the town of Blessington, and having regard to the deficiencies in pedestrian and cycle infrastructure, to the lack of a frequent and accessible public transport service, the proposed development would be contrary to the provisions of the National Planning Framework, the provisions of the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031, and would materially contravene the provisions of the Core Strategy and Settlement Strategy for Kildare, as set out in Variation No. 1 of the Kildare County Development Plan 2017-2023. It would also be contrary to the Settlement Strategy, as relates to Blessington, as set out in Wicklow County Council Development Plan 2016-2022, and as set out in the Blessington Local Area Plan 2013-2019. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site is located on lands identified as Flood Zone A and B. The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), and accompanying Appendices, provides guidance in relation to development proposals in areas at risk of flooding. The proposed development fails to demonstrate the development will not be at risk of flooding and does not provide sufficient detail of how the proposal will not increase the risk of flooding elsewhere as per the requirements of the Box 5.1 'Development Management Justification Test' of the Guidelines. The Board is not satisfied that adequate site specific information has been presented in relation to proposals for flood risk management, in particular in relation to the proposed swale/French drain running through the site, the capacity of the Deerpark watercourse and proposed culvert upgrades to cater for the additional surface water flows, the impact of changes in site levels on existing flood storage, the need to account for appropriate climate change factors when considering predicted flood levels and related finished floor levels. In the absence of the required information, and having regard to existing flood mapping showing extensive flooding in and around the site, the Board is not satisfied that the applicant has clearly demonstrated that the flood risk arising from the development can be limited, and is not satisfied the applicant has demonstrated the proposal will not increase flood risk elsewhere. In the absence of such information, the proposed development would be prejudicial to public safety and contrary to the proper planning and sustainable development of the area.
3. The proposals for pedestrian and cycle infrastructure improvements along the Kilmalum Road are considered to be inadequate, having regard to their abrupt termination along Kilmalum Road and the lack of a connection to the pedestrian and cycle infrastructure close to the Kilmalum Roundabout. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and development of the area.

**Board Member**

**Date:** 28/07/2020

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Terry Prendergast