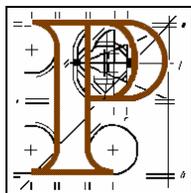


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2013

Kildare County

Planning Register Reference Number: 13/623

An Bord Pleanála Reference Number: PL 09.242624

APPEAL by Michael McGinn care of McDonnell and Dixon Architects of 20 Ely Place, Dublin against the decision made on the 2nd day of October, 2013 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: The construction of eight number three-storey four bedroom houses and three number two-storey three bedroom houses including associated site works, landscaping and car parking, all at 'Anna Villa', Oliver Plunkett Road, Ballymore Eustace, County Kildare.

DECISION

REFUSE permission for the above proposed development based on 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. Having regard to section 17.5.3 Ballymore Eustace Village Plan of the Kildare County Development Plan 2011-2017 where it is stated Ballymore Eustace has a unique character derived from the traditional building form and streetscape, and it is important that the scale and form of new developments in the village respect the historic streetscape, it is considered that the design of the proposed development incorporating excessive roof ridge height, narrow house frontages creating a vertical emphasis and the façade to roof proportion would be out of character with the pattern of development in the town which is characterised by predominantly wide frontage buildings. Accordingly, it is considered that the proposed development would be characterised by an unsympathetic design and architectural articulation that would be out of character with the historic streetscape and would fail to provide for an adequate replacement of the required architectural quality to compensate for the loss of the building (included on the National Inventory of Architectural Heritage) previously on the site that was recently demolished without the benefit of planning permission. It is, therefore, considered that the proposed development would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development provides for a poor quality layout incorporating a poorly located and excessively car dominated area of public open space of limited potential in terms of recreational use. The proposed development would, therefore, provide a poor quality living environment for future residents of the proposed dwellings and would seriously injure the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2014.