



Planning and Development Acts 2000 to 2019

Planning Authority: Kildare County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 3rd day of March 2020 by Windlynn Limited care of Brock McClure Planning and Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin

Proposed Development

A seven-year planning permission as part of a Strategic Housing Development scheme on lands at Kilmalum Road, Blessington, County Wicklow and County Kildare, on a site of 11.83 hectares.

The proposed development will consist of 360 number dwelling units in a mix of houses, duplexes and apartment units ranging from two to three storeys, including associated car parking spaces, internal roads and paths, public and private open spaces and a crèche. The breakdown of units is as follows:

- a) two number three-bed, two-storey terraced units - House Type A,
- b) two number four-bed, three-storey terraced units - House Type B,
- c) 28 number three-bed, three-storey terraced units - House Type C (including four number Part V units),
- d) two number three-bed, three-storey terraced unites – House Type C1

- e) 48 number two-bed, two-storey terraced units - House Type D (including 14 number Part V units),
- f) six number two-bed, two-storey terraced units – House Type E
- g) 12 number four-bed, two-storey semi-detached units - House Type F,
- h) 12 number four-bed, two-storey semi-detached units – House Type F1,
- i) 26 number three-bed, two-storey semi-detached units - House Type G,
- j) 15 number three-bed, three-storey semi-detached units – House Type H,
- k) one number three-bed, three-storey semi-detached unit – House Type H1,
- l) 14 number four-bed, two-storey semi-detached units - House Type I,
- m) 23 number three-bed, two-storey semi-detached units - House Type J,
- n) 17 number three-bed, two-storey detached units - House Type K,
- o) 57 number three-bed, two-storey semi-detached units - House Type L (including four number Part V units),
- p) one number three-bed, two-storey semi-detached unit - House Type L1,
- q) 36 number three-bed, three-storey semi-detached units - House Type M,
- r) one number four-bed, three-storey detached unit - House Type N,
- s) three number four-bed, three-storey detached units - House Type O,
- t) six number four-bed, three-storey detached units – House Type Q
- u) one number one-bed (at first floor over), one-storey duplex – Duplex Type P (Part V unit),
- v) one number two-bed (at ground floor under), one-storey duplex – Duplex Type P (Part V unit),
- w) six number three-bed, two-storey duplex – Duplex Type R (including five number Part V units),

- x) six number two-bed, three-storey duplex – Duplex Type R (including five number Part V units),
- y) two number three-bed, three-storey duplex – Duplex Type S (including one number Part V unit),
- z) two number two-bed, three-storey duplex – Duplex Type S (including one number Part V unit),
- aa) 12 number two-bed apartments in three storeys in apartment Blocks T1 and T2,
- ab) nine number one-bed apartments in three storeys in apartment Blocks U1, U2 and U3, and
- ac) nine number two-bed apartments in three storeys in apartment Blocks U1, U2 and U3.

Out of the 360 number residential units, 36 number units are dedicated to meet the applicant's obligations under Part V of the Planning and Development Act.

Each unit has associated private open space, as well as public open spaces accessible to all units with hard and soft landscaping treatment. Balconies are to be provided in the apartment blocks T1, T2, U1, U2 and U3 and terraces are provided at first and second floor of duplex types P, R and S.

The proposed development includes for measures to upgrade the Blessington Orchard/Kilmalum Road and Culvert over the Deerpark Watercourse, from the roundabout junction of Kilmalum Road with Kilmalum Crescent to the culvert over the Deerpark Watercourse and these works are to comprise replacement of the existing dished curb and crossing, with a new ramped pelican pedestrian crossing, a cycle track adjacent to Kilmalum Road to improve pedestrian and cycle connections into the subject site to and from Blessington connecting into an existing footpath at Kilmalum Road, underground connection to the existing watermain, upgrade to the existing pipe culvert within the proposed open space of the subject site and proposed new culvert beneath Blessington Orchard Road/Kilmalum Road.

490 number car parking spaces are proposed within the curtilage of house type units, 130 number shared spaces are proposed on street, with a further seven disabled car parking spaces and 48 number visitor spaces, giving an overall total of 675 number car parking spaces for residential car parking. Residential bicycle spaces are provided on curtilage for the housing units with a further 141 number bicycle spaces provided throughout the development for apartment, duplexes and visitor spaces. In addition, a two-storey crèche (approximately 476.5 square metres) with approximately 730 square metres of outdoor play area with a capacity for 80 number children will be provided.

Associated car parking for the crèche, resulting in 19 number car parking spaces and one minibus parking space will also be provided. The development will have one number vehicular access and two number pedestrian accesses from Blessington Orchard/Kilmalum Road. Pedestrian connections to the adjoining residential development at Blessington Manor via Kilmalum View and/or Kilmalum Crescent can be facilitated through the open space network of this development.

Bin storage is provided either on curtilage or in dual storage units grouped per every two units. The development will include associated site and infrastructural works including two number Electricity Supply Board substations of approximately 21.75 square metres each, foul and surface water drainage, attenuation tanks, landscaping, boundary walls and fences, internal roads, cycle paths and footpaths.

All on lands measuring circa 11.83 hectares (including third party owned lands) bounded generally to the east by the Blessington Manor Development, to the south by Blessington Orchard Road/Kilmalum Road and to the west by existing residential at Kilmalum Road, Blessington, County Wicklow and 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. The proposal for 360 number housing units would breach the target of 60 number 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 Number 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, to the deficiencies in pedestrian and cycle infrastructure, and 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 Number 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

