



The submissions on this file and the Inspector's report were considered at a Board meeting held on September 8th 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Having regard to Article 5 of the European Communities Environmental Objectives (Surface Waters) Regulations, 2009, which requires that a public authority, in performance of its functions, shall not undertake those functions in a manner that knowingly causes or allows deterioration in the chemical or ecological status of a body of surface water, the plans and timescale with regard to the upgrading of public water and wastewater infrastructure in the area, it is considered that the proposed development would be premature by reference to an existing deficiency in the provision of water services and public sewerage facilities and the period within which the constraints involved may reasonably be expected to cease. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would be premature pending necessary road infrastructure improvements in the area and therefore would be contrary to the proper planning and sustainable development of the area.

- 3 It is considered that the proposed development by reason of its layout and design fails to respond appropriately to the adjoining properties including the Protected Structure , RPS Reference B-05-08 the former St Patrick's Church and would not contribute to a sense of place making. The proposed development would, therefore contravene materially the provisions of the Sustainable Residential Development in Urban Areas Guidelines and the Urban Design Manual 2009, the Kildare County Development Plan 2011-2017 and Kilcock Local Area Pan 2015-2022 and would be contrary to the proper planning and sustainable development of the area.

Board Member

Paul Hyde

Date: 8th Sept. 2016