



## Board Direction

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**Ref: 09.;247019**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2<sup>nd</sup>, December 2016.

The Board decided to make a split decision, to

- (1) grant permission (subject to conditions) for 10 houses on the southern portion of the site of the proposed development based on the reasons and considerations marked (1) under and subject to the conditions set out below, and
- (2) refuse permission for proposed 3 no. commercial units and 5 houses on the northern portion of the site based on the reasons and considerations marked (2) under.

In deciding not to accept the Inspector's recommendation to refuse planning permission, the Board shared her concerns that the proposed development would provide for a poor quality of streetscape but considered that the proposed housing development on the southern portion of the site could be satisfactorily accommodated without jeopardising the potential of the northern portion of the site to accommodate a suitably designed commercial or mixed use development.

## REASONS AND CONSIDERATIONS (1)

Having regard to the nature, scale and design of the proposed development within an area designated as 'Village Centre' in the Kildare County Development Plan 2011 – 2017 and to the established character and pattern of development in the vicinity of the site it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of adjoining or adjacent property or the amenities of the area, would not be prejudicial to public health, would not endanger public safety by reason of a traffic hazard and would be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

- (1) Std. P and P and Reason (incl. FI)
- (2) This permission is for 10 houses only. The 3 no. commercial units and 5 no. houses (houses no. 1, to 5 incl.) indicated on Drg. No. P-1386-01 received by the planning authority on 31<sup>st</sup>, May 2016 shall be omitted from the proposed development. Otherwise, the layout of the proposed development shall be in accordance with this layout drawing.  
  
**Reason:** In the interest of clarity
- (3) Std. Water Drain and Reason
- (4) Std. External Finishes and Reason
- (5) Std. Estate Naming and Reason
- (6) Std. Street Lighting and Reason
- (7) Std. Cables and Reason
- (8) Std. Landscaping and Reason
- (9) Std. CMP and Reason (incl. construction hours)
- (10) Std. Part V and Reason
- (11) Std. S. 48 and Reason.
- (12) Per. P.a. c. 47 and Reason

## **REASONS AND CONSIDERATIONS (2)**

The Board considered that the proposed commercial units and 5 houses (houses no. 1 – 5 incl.) as indicated on Drg. No. P-1386-01 received by the planning authority on 31<sup>st</sup>, May 2016 would fail to adequately respond to the unique characteristics of the site, would not adequately contribute to the creation of a sense of place and would create a poor quality of streetscape at this strategic site designated as forming part of the 'Village Centre' in the Kildare County Development Plan 2011 – 2017. The proposed development would, therefore, contravene Development Plan policy and be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 5<sup>th</sup>, December 2016  
Paddy Keogh