



An  
Bord  
Pleanála

**Board Direction**  
**PL09.248093**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on August 10<sup>th</sup> 2017.

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

### **Reasons and Considerations**

1. Having regard to the zoning of the site, the objective of which is to provide for Business and Technology in the Clane Local Area Plan 2017 - 2023, and in which residential development is not permitted, and having regard to the location of the site adjoining a number of existing commercial uses, it is considered that the development of residential housing at this location would materially contravene the zoning objective indicated in this local area plan for the area and would represent an inappropriate form of development on this site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to its location along the Celbridge Road at the entrance to Clane, it is considered that the proposed development would be out of character with the pattern of development in the area, and having regard to the poor quality of the residential layout and design, the unsuitable disposition and quality of public open space, the unsatisfactory location of houses and apartments within the site, the use of a shared road entrance which would not be conducive to pedestrian safety, and the lack of adequate parking, it is

considered that the proposed development would be contrary to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, issued by the Department of the Environment, Heritage and Local Government in May 2009, and the Design Manual for Urban Roads and Streets, issued by the Department of the Environment, Community and Local Government in 2013. The proposed development would thereby constitute a substandard form of development which would seriously injure the amenities of the area, be contrary to these Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development would be premature due to the existing lack of capacity in the Clane wastewater network, including the Clane foul pump station, and other sewer network constraints in the area between Clane and the Osberstown Waste Water Treatment Plant, which deficiencies will not be rectified within a reasonable period. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 10<sup>th</sup> August 2017

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Philip Jones