



An
Bord
Pleanála

Board Direction
PL09.249038

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 7th 2017.

The Board decided to defer consideration of this case and to issue a Section 137 notice to the parties, as follows: -

Notwithstanding the appellants request that the Board confine its consideration to the two reasons for refusal as determined by the Planning Authority, the Board decided to carry out a "de novo" assessment of the case.

The Board had concerns that notwithstanding the site history and the specific density provision stated in the Newbridge Local Area Plan it is also a stated provision of the said Local Area Plan to have regard to the Guidelines for Planning Authorities – Sustainable Residential Development in Urban Areas, 2009 in relation to density.

The 2009 national guidance is also referred to in section 4.5 of the current Kildare County Development Plan 2017-2023 which refers to land as a scarce resource that needs to be used efficiently and that densities should take account of the location of a site, the proposed mix of dwelling types and the availability of public transport services and as a general principle, higher densities should be located within walking distance of town and district centres and high capacity public transport facilities and which is also specifically referred to in Objective LDO 1 of the said development plan.

Having regard to the proposed density of the development, at 15.7 dwelling units per hectare, the Board may consider that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the built-up area of Newbridge Town and to established social and community services in the immediate vicinity.

Furthermore, the Board may consider that such a low density would be contrary to these Ministerial Guidelines, which indicate that net densities of less than 30 dwellings per hectare should generally be discouraged in the interest of land efficiency.

As these matters may constitute new issues in the context of the application and appeal, it is considered appropriate, in the interest of justice, to notify all parties so as to allow for the making of any submissions or observations on these matters. The Board will take any such submissions or observations into account before coming to its decision in this case.

(Allow 3 weeks)

Board Member

Date: 07.12.17