



An
Bord
Pleanála

Board Direction
BD-000624-18
ABP-301371-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/07/2018.

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

Reasons and Considerations

1. The proposed development, which is characterised predominantly by three and four bed semi-detached housing, would be contrary to the section 28 Ministerial Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual issued by the Department of the Environment, Heritage and Local Government in May 2009, and would contravene Policy MD 1 of the Kildare County Development Plan 2017-2023, which seek to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the county. Criterion number 4 of the Urban Design Manual recognises that a successful neighbourhood will be one that houses a wide range of people from differing social and income groups and recognises that a neighbourhood with a good mix of unit types will feature both apartments and houses of varying sizes. The National Planning Framework issued by the Department of Housing, Planning and Local Government, recognises the increasing demand to cater for one and two person households and that a wide range of different housing needs will be required in the future.
2. Having regard to the location of the site close to the town centre of Kildare and to public transport and proximate to social and educational facilities, it

is considered that the proposed residential development would not be developed at a sufficiently high density to provide for an acceptable level of efficiency in the use of serviced lands and would accordingly be contrary to National Policy as set out in the section 28 Ministerial Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas. Furthermore, it is considered that the positioning of the proposed three storey apartment/duplex units on the periphery of the lands adjoining established single storey and two storey houses would be an inappropriate design response to the site and would seriously injure the residential and visual amenities of these properties.

In addition to the above, some proposed apartments/duplexes are not fully in compliance with the section 28 Ministerial Guidelines for Planning Authorities Sustainable Urban Housing: Design Standards for New Apartments (2018) in relation to minimum storage areas and floor to ceiling heights. The proposed development would, therefore, be contrary to the section 28 Ministerial Guidelines and contrary to the proper planning and sustainable development of the area.

Note:

The Board concurred with concerns expressed by the Planning Authority and the National Transport Authority in relation to the internal road layout and considered that in any future planning application for residential development on the site, the layout of the roads, cycleways and footpaths should be fully compliant with the Design Manual for Urban Roads and Streets.

Board Member

Date: 05/07/2018

Terry Ó Niadh