



An
Bord
Pleanála

Board Direction
BD-003590-19
ABP-303292-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/07/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the design and car dominated layout in a town centre location, it is considered that the proposed development result in poor quality public realm, the poor disposition, quality and quantity of public and private open space, and a road layout which would not be conducive to pedestrian safety. The proposed development would thereby constitute a substandard form of development which would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. The proposed housing layout, by virtue of its design, architectural treatment and significant tree removal, would negatively impact on the curtilage, attendant grounds and setting of Protected Structures RPS Reference B21-27 and NIAH reference 11816093, RPS reference B12-08 and would adversely affect the Monasterevin Architectural Conservation Area. The proposed development would therefore be contrary to policies PS2, PS12, PS17, PS18 and ACA2 of the Kildare County Development Plan 2017-2023 and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/07/2019

Michelle Fagan