



An
Bord
Pleanála

Board Direction
BD-003966-19
ABP-304188-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4/9/2019.

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 Natura Impact Statement submitted with this application has failed to consider the proposal to create a new surface water outfall to the Barrow River. The Board is not satisfied that the proposed development individually, or in combination with other plans or projects would not adversely affect the integrity of European site no. 002162, in view of the site's Conservation Objectives.
2. The absence of any commercial viability for the elements of the proposed development within the curtilage of the former Chartered School, as acknowledged by the applicant in submissions to Kildare Co. Council of 21st December 2018 and 15th February 2019, would result in a failure to meet with the principal part of the 'Objective T' zoning for the site – as set out in the Monasterevin Local Area Plan 2016-2022, which envisages the former Charter School ("The Hulk") and surrounding area offering a mix of attractions, arts and crafts studios, workshops, local artisan food/beverage-producing and education and leisure amenities, enhanced river walkways and connections to the town centre, with a limited level of residential development. The Council seeks to encourage proposals to establish a unique and vibrant cultural amenity and a commercial and creative hub for Monasterevin, whilst

having regard to the history, unique character and architectural heritage of the former Charter School and its curtilage. The proposed development will not/cannot result in the full realisation of the zoning objective for the site and so, would contravene the zoning objective and would therefore, be contrary to the proper planning and sustainable development of the area.

3. The fragmentary nature of public open space provision within the housing development, would render it of little practical or active amenity value for future residents. The proposed development would seriously injure the amenities of future occupants of the housing scheme, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note 1: Having regard to the site's location on zoned lands within the settlement boundary of Monasterevin and the board was not satisfied that the proposed density was acceptable and considered that it would not be in accordance with Ministerial guidelines or the proper planning and sustainable development of the area. However, given the substantive reasons for refusal outlined above the Board did not consider it appropriate to pursue the matter further.

Note 2 The Board considered that the drawings submitted with the application fail to show the location of an existing watermain and an existing foul sewer, in the southern part of the site. In the absence of knowledge as to the location of these pipelines, there is concern that the development of the creche and/or nearby housing, could impact on these underground utilities. The proposed development would, therefore, be prejudicial to public health.

Board Member

Date: 04/09/2019

Paul Hyde