



An
Bord
Pleanála

Board Direction
BD-003747-19
ABP-304264-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9/8/2019.

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 proposed vehicular junction from the subject site to the R418 would result in a proliferation of access points onto a public road, contrary to section 17.7.4 of the Kildare County Development Plan 2017-2023, which seeks to discourage such proliferation, and which also seeks to encourage and promote shared access points in all circumstances. Having regard to the existence of a proximate, separate junction to the south and serving a multi-unit residential development, it is considered that the proposed development would constitute a sub-optimal roads and traffic layout for the wider area and which would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the provisions of the Department of Environment, Heritage and Local Government's Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) 2009, and the Department of Transport, Tourism and Sport's Design Manual for

Urban Roads and Streets 2013, it is considered that the proposed development would provide for a substandard layout that would not integrate with the surrounding residential areas and local road network or provide for a good quality residential environment, by reason of the poor relationship of the residential blocks with each other and in terms of orientation to the adjoining road and residential layout to the south, the peripheral location within the site of the public open space areas and their poor interlinkage. The proposed development would, therefore, result in a poor quality of amenity for future occupants. The proposed development would, be contrary to the Ministerial Guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the commentary within the application and appeal documentation regarding the current legal status of the adjoining residential scheme to the south. However, it was considered that any future design which provides a more integrated layout encompassing building orientation, public open space location and linkages with the adjoining lands, would likely be in accordance with the proper planning and sustainable development of this overall area.

Board Member

Date: 09/08/2019

Chris McGarry