



An  
Bord  
Pleanála

**Board Direction**  
**BD-004177-19**  
**ABP-304698-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2<sup>nd</sup> October 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. Having regard to the restricted nature and prominent location of this end of the cul-de-sac site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form and design would constitute overdevelopment of a limited site area, would be overbearing and visually obtrusive on the streetscape and would be out of character with development in the vicinity. The proposed development would contravene the zoning objective afforded to the site which seeks to 'protect and enhance the amenity of established residential communities and promote sustainable intensification', and would therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would result in a substandard form of development that would be out of character with the pattern of development in the area and would result in the poor disposition and quality of the communal courtyard area, by reason of its intended use as car parking, bin storage and pedestrian circulation immediately adjacent to the front doors of the proposed houses, together with the lack of bike storage. The proposed development would compromise pedestrian safety by reason of traffic hazard, would

seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Based on the information submitted, the Board is not satisfied that the proposed development can be appropriately connected to the public water services in accordance with the requirements of Irish Water and the Water Services Section of Kildare County Council. The proposal to locate water service pipework below a dwelling is not acceptable and it is therefore concluded that if permitted, the development would be prejudicial to public health and would compromise the residential amenity of future occupants, contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 02/10/2019

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Stephen Bohan