



An  
Bord  
Pleanála

**Board Direction**  
**BD-006000-20**  
**ABP-305091-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/06/2020.

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 density of the proposed development, which includes for sixty-nine residential units on a site of 3.87 hectares, would be contrary to the "Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May, 2009 as they relate to cities and towns, which indicate that net densities less than 30 dwellings per hectare should generally be discouraged in the interest of land efficiency. It is considered that the proposed development would not be developed at a sufficient density, would not constitute a sustainable use of lands within the designated 'Moderate Sustainable Growth Town' of Athy, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, which includes for a predominance of three-bedroomed housing, would be contrary to the "Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities", and the accompanying Urban Design Manual, issued by the Department of the Environment, Heritage and Local Government in May, 2009, which encourage a range of housing types, and would contravene Policy MD 1 & Objective

MDO 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 order to support a variety of household types. Criterion number 4 of the Urban Design Manual recognises that a successful neighbourhood will be one that houses a wide range of people from different social and income groups and recognises that a neighbourhood with a good mix of unit types will feature houses of varying sizes. The National Planning Framework published in February, 2018 by the Department of Housing, Planning and Local Government, also 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 24/06/2020

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Terry Prendergast