



An  
Bord  
Pleanála

**Board Direction**  
**BD-005293-20**  
**ABP-305905-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The "Urban Design Manual – a Best Practice Guide" issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas includes key criteria such as context, connections, inclusivity, variety and distinctiveness. It is considered that the proposed development is dominated by roads and surface car parking and results in a poor design concept for the site that is substandard in its form and layout, fails to establish a sense of place, would result in a substandard form of development that lacks variety and distinctiveness and includes a poor quality of urban and architectural design, all of which would be seriously injurious to the residential amenities of future occupants and contrary to the provisions of the Urban Design Manual – a Best Practice Guide in particular criteria no. 6 Distinctiveness and no. 7 Layout and to Policy HD1 and Objective HDO 2 of the Kildare County Development Plan 2017-2023. In addition, the development fails to respond satisfactorily to the requirements of the Design Manual for Urban Roads and Streets issued by the Department of Transport, Tourism and Sport, and the Department of the Environment, Community and Local Government in 2013 as it does not promote

a high quality street layout that priorities people rather than vehicular movement. It is also considered that the development fails to integrate existing hedgerows satisfactorily into the layout of the development and, as such, would be contrary to objective GIO1.4 of the Clane Local Area Plan 2017-2023 which seeks to integrate hedgerows and trees into the design of new development. The proposed development would, therefore, seriously injure the residential amenities of future occupants, would be contrary to these Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 05/03/2020

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Terry Prendergast

**Note:** The Board considers that the application should have included a Material Contravention Statement and accompanying newspaper notice as required under section 8 (1)(a)(iv) of the Planning and Development (Housing) and Residential Tenancies Act, 2016 as it considered that the proposed development would materially contravene the provisions of the Clane Local Area Plan 2017-2023 in relation to KDA1.

Please issue Board Direction with Order.