



An  
Bord  
Pleanála

**Board Direction**  
**BD-005731-20**  
**ABP-306080-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/05/2020.

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

### **Reasons and Considerations**

The 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' published by the Department of the Environment, Heritage and Local Government in May, 2009, require a high quality approach to the design of new housing. It is also the policy of the planning authority, as set out in the Kildare County Development Plan 2017-2023, to ensure that all new residential development is of high-quality design. Having regard to the proposed site layout it is considered that the development would constitute an unattractive and inappropriate housing scheme by reason of the awkward positioning of the two blocks of terraced housing, the car dominated layout and the location of Public Open Space B. It is considered that the proposed development would, therefore, conflict with provisions of the said guidelines and with the policies of the Development Plan, would 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.

**Board Member**

**Date:** 11/05/2020

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Michelle Fagan