



An
Bord
Pleanála

Board Direction
BD-006160-20
ABP-306537-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/07/2020.

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

Reasons and Considerations

1. Having regard to the nature and design of the proposed development on a restricted site, it is considered that the proposed development, notwithstanding the zoning objective for the site in the Kildare County Development Plan 2017-23 for Community and Education, would represent a substandard form of student accommodation, lacking in the range of ancillary support, amenity and leisure facilities associated with such developments and would be contrary to the Guidelines on Residential Accommodation for Third Level Students issued by the Department of Education and Science in 1999 and to Section 17.6 of the Kildare County Development Plan 2017-23. The proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the high water table and concentrated soakage and percolation areas, combined with the potential risk of flooding, it is considered that the proposed development could give rise to the contamination and pollution of the surface water system. The Board is not satisfied, on the basis

of the submissions made in connection with the planning application and appeal, that the site would be suitable for the on-site disposal of wastewater generated by the proposed development. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 28/07/2020

Terry Prendergast