



An  
Bord  
Pleanála

**Board Direction**  
**BD-006720-20**  
**ABP-306825-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2020.

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

### **Reasons and Considerations**

The site is located in an area zoned C - New Residential (Phase 2). Policy HP2 of the Kildare Town Local Area Plan 2012-2018 (as extended) aims to facilitate the phased sustainable development of lands in compliance with the core strategy and the settlement strategy set out in the Kildare County Development Plan 2017-2023 and seeks to ensure that new residential development is prioritised on land zoned Phase 1. Having regard to the provisions of Variation no. 1 of the Kildare County Development Plan 2017-2023 which revised the core strategy to reflect the objectives of the Regional Social and Economic Strategy and the National Planning Framework, and the quantum of extant permissions for residential development within the boundary of Kildare Town, the proposed development would contravene the core strategy of the Kildare County Development Plan, 2017 – 2023 and, therefore, Policy HP2 of the Kildare Town LAP, 2012-2018 (as extended) and would be contrary to the proper planning and sustainable development of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 16/10/2020

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Stephen Bohan