



An
Bord
Pleanála

Board Direction
BD-006676-20
ABP-307029-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/10/2020.

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

Reasons and Considerations

1. Having regard to the proximity of the proposed houses to the site boundaries, the over-reliance on 2m high boundary walls throughout the scheme and a lack of appropriately designed dual aspect corner units, which results in a lack of natural surveillance / passive supervision of public areas, it is considered that the proposed design and layout would constitute an inappropriate housing scheme which would not contribute positively to the public realm and would therefore, be contrary to Policy HD 1 of the Kildare County Development Plan which requires new residential development to be of a high quality design and Policy DL 1 which aims to promote a high quality of design and layout in new residential developments and ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development. The proposed development would, therefore, 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: 09/10/2020

Stephen Bohan