

An
Bord
Pleanála

Board Direction
BD-008800-21
ABP-309954-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/07/2021.

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

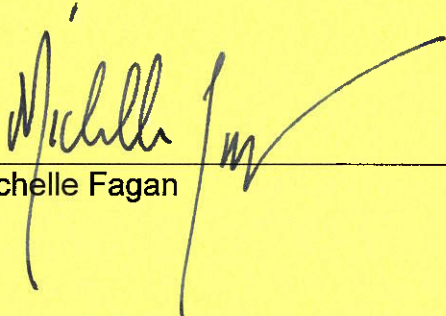
Reasons and Considerations

Having regard to the location of the site and in particular the absence of high frequency urban public transport services within easy walking distance of the site, the Board considers that the level of car parking provision is deficient and that it would not serve the needs of future occupants of the development. Furthermore, the Board also considers that the street environment would be dominated to an unacceptable degree by surface car parking and that this would undermine the sense of enclosure and overall amenity of the development, and be contrary to the provisions of the Urban Design Manual – a Best Practice Guide (in particular criteria number 7 Layout and 11 Parking) and the Design Manual for Urban Roads and Streets (in particular Section 2.2.1 and Section 4.4.9). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note 1: The Board noted the Inspectors concerns with regard to the proximity of the proposed 3 storey block containing units 1-9 of the proposed development, to the Yomanstown Stream and agreed that it would be in contravention of Objective GI 20 of the County Development Plan. Furthermore, its proximity to the rear of no. 86 Arconagh and its overbearing impact on the open space is considered to be unacceptable in terms of residential and visual amenity.

Note 2: The Board noted that the proposed development would be in contravention of Section 17.2.1 of the Kildare County Development Plan.

Board Member


Michelle Fagan

Date: 27/07/2021