

An
Bord
Pleanála

Board Direction
BD-009494-21
ABP-311037-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/11/2021.

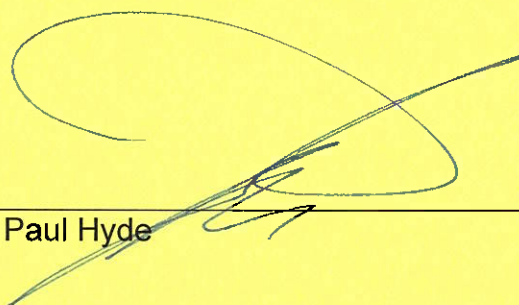
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations.

The proposed development, by reason of its inadequate qualitative and quantitative provision of public and communal open space, would conflict with the provisions of the Kildare County Development Plan 2017-2023 and the minimum standards recommended in the "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities" published by the Department of Housing, Local Government and Heritage in December 2020. The proposed development would, therefore, result in a poor standard of residential amenity for future occupants and would be contrary to the proper planning and sustainable development of the area.

Note: It is considered that the quantum of car parking spaces proposed is not justified and it is considered that the proposed development, by reason of the dominance of carparking does not represent a satisfactory urban design response for the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area. However, the Board decided not to include this as an additional reason having regard to the substantial reasons for refusal above.

Board Member



Paul Hyde

Date: 23/11/2021