

An
Bord
Pleanála

Board Direction
BD-014942-24
ABP-314317-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/01/2024.

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 proposed layout and orientation of the apartments, in addition to access and parking arrangements it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future residents by reason of insufficient levels of daylight and sunlight to the main living areas and to the private open space of Unit 1, poor quality access via a narrow unsupervised laneway and inadequate car parking provision to serve the development. The proposed development would therefore be contrary to the policies and objectives of the Kildare County Development Plan 2023-2029 and the proper planning and sustainable development of the area.
2. Having regard to the pattern of development in the area, it is considered that the proposed development by reason of its scale, massing, density, architectural finishes, and proximity to existing houses, would present an overly dominant form in the existing streetscape and would be visually intrusive when viewed from the public road and from the adjacent residential properties. Therefore, the proposal would have a significant and negative impact on the visual amenity of the area which would be contrary to the

policies and objectives of the Kildare County Development Plan 2023-2029 and the proper planning and sustainable development of the area.

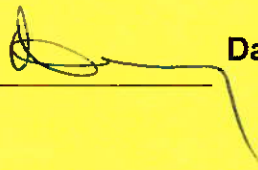
Note:

The Board considered Objective IO 3.1 of the Kildare LAP 2023-2029 which requires a site-specific flood risk assessment to be carried out for developments located within the Pluvial Flood Risk Area, which applies to this site. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue this matter under the current appeal.

Board Member



Martina Hennessy



Date: 03/01/2024