



An  
Bord  
Pleanála

**Board Direction**  
**BD-015428-24**  
**ABP-314340-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2024.

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

### **Reasons and Considerations**

It is considered that the application site with a stated area of 1.548 ha which retains the benefits of public infrastructure and services including water, wastewater, access, and footpaths, along with its close proximity to the town centre, commercial and retail development, community services and public transport, and access to adjoining recreational amenities, represents an unacceptably low density to maximise proper use of serviced lands and fails to address its spatial relationship with the town centre. Having regard to:

- the provisions of the National Planning Framework (2018) which aims to promote compact growth within towns and villages, and specifically National Policy Objectives NPO 4, NPO 5 and NPO 6 which seek to deliver higher residential densities in towns,
- Newbridge town's designation as a Self-Sustaining Growth Town in the Kildare County Development Plan 2023-2029 which is required to be developed in an efficient and consolidated manner,
- the policies and objectives of the Kildare County Development Plan 2023-2029 in particular CSO 1, CSO 5 and HP O6 which seek to promote compact growth, residential consolidation and the future growth and spatial

development in towns and villages in Co. Kildare as set out in the Core Strategy,

it is considered that the proposed development would result in an inefficient and unsustainable use of serviced lands in close proximity to a town centre and would give rise to increased urban sprawl as demand for housing is met by development further out from established town cores. Having regard to the foregoing, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Mary Henchy

**Date:** 14/02/2024