

An
Bord
Pleanála

Board Direction
BD-015249-24
ABP-315551-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2024.

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

Reasons and Considerations

Having regard to Policy Objective HO O16 of the Kildare County Development Plan 2023-2029, which seeks to ensure the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and the Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities, 2022 and in particular section 4, thereof, it is considered:-

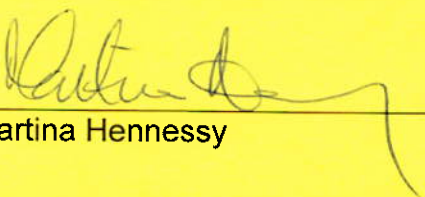
That the private open space for each dwelling unit would be seriously substandard in amenity potential due to the poor outlook and deficient separation distances between the balconies and terraces for the proposed dwellings and the western boundary with the adjoining commercial property and,

That the amenity potential for the future occupants of the proposed communal space would be seriously substandard by reason of lack of primacy and focus within the development, lack of visual connectivity or scope for passive surveillance from the apartments, access to adequate sunlight, inadequate sunlight, proximity to and conflict with the adjoining refuse storage building

and cycle parking and conflict with vehicular circulation and parking within the site.

As a result, the proposed development would constitute substandard development that would seriously injure the residential amenities of the future occupants, the visual and residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 29/01/2024