

An
Bord
Pleanála

Board Direction
BD-016948-24
ABP-317327-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/07/2024.

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

Reasons and Considerations

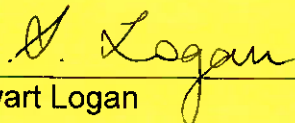
1. Having regard to the *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2023)* issued under section 28 of the Planning and Development Act 2000, as amended, and to the proposed development which would have
 - a predominance of 1-bedroom apartment units which does not comply with the unit mix for apartment developments as required under SPPR1 and SPPR2 of the guidelines and
 - a proposed configuration of the combined living/kitchen/dining rooms of the majority of the 1-bedroom apartment units that does not meet the minimum widths for main living/dining rooms as required by the guidelines

the Board considers that the development as proposed would offer a poor standard of living accommodation for future residents, would be contrary to the provisions of the said guidelines, and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development provides an insufficient quantum and quality of cycle parking and car parking spaces to serve future occupants and visitors, and as such, does not comply with the development management standards set out in sections 15.7.2 and 15.7.8 respectively of the Kildare County Development Plan 2023-2029 and with section 5.25 of the *Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities* (2024). The proposed development would seriously injure the residential amenities of future residents of the proposed development and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed demolition of the 19th century building fronting onto the Dublin Road which is located within the Kildare Town Architectural Conservation Area (ACA), would have a negative impact on the character of the ACA and the streetscape at this location and would be contrary to Policy AH P9 and Objective AH O55 of the Kildare County Development Plan 2023-2029 and Objective BHO 2.1 of the Kildare Town Local Area Plan 2023-2029 which seek, inter alia, to promote the protection and retention of the built vernacular heritage of the county, to resist the demolition of built vernacular heritage and to ensure that new development is sympathetic to the character of the ACA. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Stewart Logan

Date: 10/07/2024