

An  
Bord  
Pleanála

**Board Direction**  
**BD-018287-24**  
**ABP-318346-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/11/2024.

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 current Kildare County Development Plan 2023-2029 Core Strategy, and Kildare Town Local Area Plan 2023-2029, the boundary of which does not extend to include the subject site, the nature of the proposed residential units, childcare facility and playing pitch, and that no statutory zoning currently applies to the subject site, the proposed development would, therefore, materially contravene the Kildare County Development Plan 2023-2029 and be contrary to the proper planning and sustainable development of the area.
2. The Kildare County Development Plan 2023- 2029, Section 3.11.11, outlines the importance of appropriately located residential accommodation for the elderly close to public transport, community facilities retail and other amenities. The Plan's objectives HO021 and HO 022 require residential accommodation for the elderly to be in a central, accessible, convenient location within communities. The application site is a significant remove from Kildare town with poor pedestrian and public transport links therefore the proposed development does not accord with these Plan objectives and is contrary to the proper planning and sustainable development of the area.
3. It is considered that the nature of the proposed development which would result in the significant intensification of use of an access onto the heavily trafficked Regional Road R147, at a point where a speed limit of 60 km/h

applies, and in the absence of footpaths, and or cycleways would endanger public safety by reason of traffic hazard, and the additional and conflicting traffic turning movements generated by traffic, pedestrians and cyclists would interfere with the safety and free flow of traffic on the public road.

4. The proposed residential units, childcare facility and playing pitch on unzoned land outside the boundaries of the defined built-up area of Kildare town, in proximity to a junction on the M7 motorway, would represent a haphazard and unsustainable pattern of development that would prejudice the orderly development of the area, and the policies and objectives to promote compact and sustainable development on appropriately zoned and serviced land within it. Furthermore, it is considered that the additional traffic movements which would be generated would interfere with the free flow of traffic on and would compromise the level of service and carrying capacity of, the road at this location and would fail to protect public investment in the national road network. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
5. The proposed development is contrary to the Kildare County Development Plan, Policy UD01 and Section 15.4.5 and does not accord with the requirements of the Sustainable Residential Development and Compact Settlement Guidelines 2024. This is due to; a lack of a sense of place, the design approach lacking architectural character, the proposed scheme lacks a diverse and innovative mix of housing types, the dominance of car parking, and the lack of detail with regard to the landscaping of the proposed open spaces.

**Board Member**

  
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Mary Henchy

**Date:** 22/11/2024