

An
Bord
Pleanála

Board Direction
BD-018933-25
ABP-319289-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/02/2025.

The Board decided to refuse permission for the following reasons and considerations.


Reasons and Considerations

1. Having regard to the layout and design of the proposed development it is considered that it would produce a cramped and substandard form of development on this site at a density that would be inconsistent with the prevailing density in the vicinity and exceed the objectives in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024, and by reason of the topography and the constraints of the site would result in overdevelopment of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature and scale of the development proposed, including the commercial use proposed for Block C, the quantum of car parking proposed to the rear of the development and to the location of the site across a transitional area of Zone A -Town Centre and Zone B- Existing Residential/Infill as set out in the Naas Local Area Plan 2021 – 2027, it is considered that the development as proposed would be contrary to the zoning

objectives as set out in the Kildare County Development Plan 2023 -2029 and the Naas Local Area Plan and taken in conjunction with the adjoining permitted development, would negatively impact upon residential amenity in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the quantum of development was excessive for the site and would result in a number of the apartments not achieving the standards specified in the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities 2022. The Board were concerned that the height and extent of the retaining wall did not appropriately deal with the sloping topography of the site and was not responsive to the surrounding residential amenity of the existing and proposed development. The Board was not satisfied that the quantum of carparking arising from the commercial and residential uses of the site would not result in overspill to the roadway and compromise the objective of the Naas Local Area Plan for the re-design of Corban's Lane as an urban street in Core Regeneration Area 3.

Board Member


Marie O'Connor

Date: 18/02/2025