



An
Bord
Pleanála

Board Direction
BD-018531-24
ABP-319442-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2024.

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 inadequate layout of the proposed development, the proposed development fails to provide for an adequate level of passive surveillance of the proposed linear park, does not comply with the principles of placemaking or provide for a high standard of urban design or architectural expression. The developer has not demonstrated that the proposed development complies with Objective UD 01 of the Kildare County Development Plan 2023-2029 and Policy Objective 4.2 (with specific reference to Section 4.4(V)) of the Sustainable and Compact Settlement Guidelines for Planning Authorities, 2024 and therefore not be in keeping with the proper planning and sustainable development of the area.
2. Having regard to the policies and objectives pertaining to Surface Water Management within the Kildare County Development Plan 2023-2029, with specific reference to Objective IN 024 and Objective IN 026, and the Kildare SuDS Guidance Document, which all seeks to ensure that the design of SuDS proposals contribute positively to the design, quality and useability of open space and restrict the use of attenuation tanks under such, it is considered that the proposed design of surface water management, involving the use of 3 no underground attenuation tanks, would not be an appropriate design response to this specific site and would

materially contravene Objective IN 024 and be contrary to Objective IN 026 of the Kildare County Development Plan 2023-2029 and be contrary to the proper planning and sustainable development of the area.

Note: The Board also considered that the information provided with the application had not adequately demonstrated that the proposed development would not result in a risk of deterioration, either on a temporary or permanent basis, of the ecological status of the River Lerr_020 water body or otherwise jeopardise its attainment of good status. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member



Peter Mullan

Date: 19/12/2024