

An
Bord
Pleanála

Board Direction
BD-019355-25
ABP-320977-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2025.

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 the nature of the proposed development, which includes provision for 30 residential units on lands that currently have no statutory zoning and were never previously zoned for residential use, the proposed development would materially contravene the Core Strategy of the Kildare County Development Plan 2023-2029, which provides a transparent evidence-based rationale for the amount of land proposed to be zoned for residential and mixed-use zonings in the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

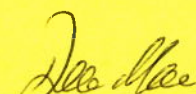
Note

The Board noted the Inspector's comprehensive assessment of the proposed development and generally agreed with his findings but given the substantial reason for refusal decided to append the Inspector's second reason as a note.

Notwithstanding the first refusal reason, having regard to the poor layout of the proposed development, in which the vast majority of the site (approximately 79.5%) is proposed for public open space provision and where the apartment blocks are located at the eastern extremity of the site, it is considered that the site layout is inadequate and does not constitute an efficient use of serviced lands within an accessible location. This is evidenced by the proposed density of c 21 uph which is significantly below the minimum density levels specified for such sites in both the Kildare County Development Plan 2023-2029 and the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024).

As such, the proposed development would fail to accord with policies and objectives to promote compact and sustainable development, would contravene the Kildare County Development Plan 2023-2029 and the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024), and would be contrary to the proper planning and development of the area.

Board Member


Declan Moore

Date: 03/04/2025