

An
Bord
Pleanála

Board Direction
BD-019747-25
ABP-321725-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/05/2025.

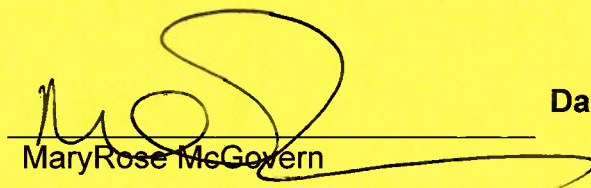
The Board decided on a majority of 2 to 1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to policy objective TCO2.1 of the Kildare Town Local Area Plan 2023-2029, which seeks to 'Support and facilitate the implementation of the projects detailed in Table 4-1 (as per the Kildare Town Renewal Masterplan)', it is considered that the development proposed to be retained, would prejudice the delivery of Project 1C, 5 and 6 of the Kildare Town Renewal Masterplan 2024 and would result in a poor quality pedestrian environment, the nature, character and dimensions of which would not be sufficient to accommodate a safe and attractive walkway to connect Market Square through the car park, with Bride Street. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board also considered that the development, proposed to be retained, would result in a substandard elevational treatment and would be injurious to the residential and visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Rose McGovern

Date: 22/05/2025