

An
Coimisiún
Pleanála

Direction
CD-019983-25
ABP-322012-25


The submissions on this file and the Inspector's report were considered at a meeting held on 18/06/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 19/06/2025


Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the height, scale and design of the proposed development, it is considered that the proposed development would be significantly out of character with the scale of existing and permitted development in this established residential neighbourhood, would result in a negative and overbearing impact on adjacent properties by virtue of its proposed height and proximity to those properties, would contravene the residential density standards for this area as set out in the Kildare County Development Plan 2023-2029, would represent a significant overdevelopment of the subject site and would, therefore, be contrary to the proper planning and sustainable development of the area.