

An
Coimisiún
Pleanála

Direction
CD-020816-25
ABP-322713-25

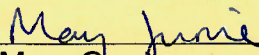
The submissions on this file and the Inspector's report were considered at a meeting held on 29/09/2025.

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

Planning

Commissioner:

Date: 02/10/2025


Mary Gurrie

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the scale and nature of the proposed development on lands zoned E - Community and Education under the Kildare County Development Plan 2021-2027 where the objective is 'To provide for community and educational facilities' it is considered that, notwithstanding that a retirement village is open for consideration on E zoned land, the proposed development, by reason of being constructed on the entirety of the E zoned lands, and consisting of private residential development and an ancillary recreation building which primarily serves the future residents of the retirement village, would materially contravene the said zoning objective in that it

would not provide sufficient community facilities. 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 Commission agreed with the Inspector that the proposed large open space area to the east of the development would provide a significant quantum of high quality usable public open space both for the retirement village and as a public amenity for the community, and that the proposed layout including internal roads and footpaths would not pose a traffic or pedestrian hazard. However, the Commission did not agree with the inspector that a retirement home, in itself, was a community amenity. The Commission considered that while a retirement village is open for consideration under the E zoning, the fact that it was constructed over the entirety of the E-zoned land, and because it had not been demonstrated by the applicant that the proposed recreational building would be sufficiently available to the public, the Commission shared the opinion of the Planning Authority and decided that the proposed development would materially contravene the E zoning objective.