

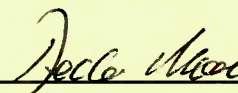
An
Coimisiún
Pleanála

Commission Direction
CD-001399
PL-500467-KE-25

The submissions on this file and the Inspector's report were considered at a meeting held on 12 October 2026.

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

Planning Commissioner:



Declan Moore

Date:

13th day of October 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Notwithstanding the acceptability, in principle, of residential development on lands zoned 'B: Existing Residential / Infill' in the Newbridge Settlement Plan, having regard to the length, height and proximity of the north-eastern elevation of the proposed building to the boundary with, and along the full length of the private open space of No. 1 Little Connell Mews, it is considered that the proposed development would have an overbearing impact on that property. Furthermore, in the absence of a sunlight, daylight and overshadowing analysis as required by Section 15.2.2 of the Kildare County Development Plan 2023-2029, the Commission is not satisfied that the proposed development would not result in undue overshadowing of that private open space. The proposed development would seriously injure the residential amenities of property in the vicinity and would be contrary to the zoning objective which seeks to protect and enhance the amenity of established residential communities, to Objective HO O6 of the Development Plan and to Specific Planning Policy Requirement 1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

2. Having regard to the layout of the proposed development, in particular the amount of paving, the provision of 5 car parks adjacent the limited open space impacting its outlook and useability, the location of the over ground pond, and the enclosed private amenity space serving Unit 3 with its limited outlook and access to daylight and sunlight, the Commission is not satisfied that the proposed development is of sufficient overall design quality to warrant the relaxation of standards provided for under Specific Planning Policy Requirement 2 and

paragraph 3.39 of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023), or that it would provide an adequate level of residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.