

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Kildare County**

**Planning Register Reference Number: 15/574**

An Bord Pleanála Reference Number: PL 09.245918

**APPEAL** by Jason Boothman of 44 Woodvale Avenue, Clonsilla, Dublin and by Curtmount Properties care of Clarke and Company of Fairgreen, Naas, County Kildare against the decision made on the 26<sup>th</sup> day of November, 2015 by Kildare County Council to grant subject to conditions a permission to the said Curtmount Properties Limited.

**PROPOSED DEVELOPMENT:** Reconfiguration of car parking layout and minor revisions to site boundaries to that granted under planning register reference number 13/1041. These works involve the demolition of unit 10, Newbridge Retail Park, and removal of substation and all ancillary works at Edward Street/Gandogue Lane, Newbridge, County Kildare.

## **DECISION**

**REFUSE** permission for the above proposed development based on the reasons and considerations set out below.

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

1. The proposed re-configuration of the car parking layout and revisions to site boundaries to that permitted under planning register reference number 13/1041, represents piecemeal and a fragmented form of development. In the absence of a clear justification for the proposed layout, the Board is not satisfied that the layout provides for a cohesive and integrated form of development on town centre lands. The proposed development would, therefore, be contrary to the provisions of the Newbridge Local Area Plan 2013-2019 and to the proper planning and sustainable development of the area.
2. The proposed development, including the demolition of unit number 10 (which unit is included in the planning register reference number 15/819), would be premature pending the resolution of the issues raised by the planning authority in its request for further information dated the 5<sup>th</sup> day of November, 2015 on the above file. In the absence of definite information on this subject, the proposed development would represent haphazard and piecemeal development and would be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2016.**