

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kildare County

Planning Register Reference Number: 15/910

An Bord Pleanála Reference Number: PL 09.246006

APPEAL by LKD Developments Limited care of Adam Kearney Associates of 56 Suil na hAbhann, Mill Road, Corbally, Limerick against the decision made on the 7th day of December, 2015 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a new two-storey (90 number bedroom) Nursing Home with associated car parking, connections to public utilities and all ancillary site works at Bothairin na gCorp, Kildare Town, 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. Having regard to the fact that the proposed development would be located in a visually sensitive area, characterized by low-density residential, ecclesiastical and educational development, including three protected structures which have been designated as of either 'national' or 'regional' importance, the Board considered that the proposed development, by reason of the excessive scale and monolithic design of the proposal in this visually sensitive area and by reason of the excessive continuity of the building on the site without reference to an appropriate visual scale, would negatively alter the distinctive spatial character of the area and would unduly compromise the character and setting of the protected structures and of the area generally. The Board, therefore, considered that the proposed development would seriously injure the visual amenities of properties in the vicinity and would not be in accordance with the proper planning and sustainable development of the area.
2. Having regard to the vulnerable nature of proposed residents of the proposed development and the proposed layout involving long internal corridors with limited natural light, the Board considered that the proposal would seriously injure the residential amenities of the proposed residents and would, therefore not, be in accordance with the proper planning and sustainable development of the area.

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

Dated this day of 2016.