



An
Bord
Pleanála

Board Order
PL 09.248519

Planning and Development Acts 2000 to 2017

Planning Authority: Kildare County Council

Planning Register Reference Number: 17/204

Appeal by Kieran McCarthy, Contractual Receiver of Arryton Properties Limited care of Thornton O'Connor Town Planning of Paradigm House, Dundrum Office Park, Main Street, Dundrum, Dublin against the decision made on the 20th day of April, 2017 by Kildare County Council to refuse permission.

Proposed Development: Provision of 79 number semi-detached and detached dwellings (27 number four bedroom houses, 48 number three bedroom houses and four number two bedroom houses); 158 number ancillary on-curtilage car parking spaces; a vehicular access into the scheme from the R413 positioned closed to the north-western corner of the site and pedestrian linkages to the adjacent Liffey Heights residential development; hard and soft landscaping; playground; boundary treatments; solar panels and all associated site development works above and below ground, all on 5.1 hectare site (51,115 square metres) at Ballymore Eustace West and Broadleas Commons, Ballymore Eustace, County Kildare. The lands are bounded to the north by the R413, to the north-east by the 'Liffey Heights' residential development, to the east by residential development (with the R411 beyond) and to the south and west by fields.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

