

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.

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

The proposed development is located south of the Ballymore Bridge and outside the core area of the village and is generally in an area of substandard infrastructure. It is considered that the provision for pedestrians and cyclists from the junction of the R411 Hollywood Road and R413 Brannockstown Road across the Ballymore Bridge to the village is substandard and represents a traffic hazard for road users. It is considered that the proposed development would increase pedestrian and cycling use along this stretch of road leading to the village centre and, as such would be premature pending to the provision of improved safe pedestrian and cycling facilities over the Liffey, connecting to the footpath and road system of the village. The proposed development would, therefore, endanger public safety by reason of a traffic hazard and would otherwise 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 2017