



An  
Bord  
Pleanála

## Board Order PL 09.248786

---

### Planning and Development Acts 2000 to 2017

**Planning Authority:** Kildare County Council

**Planning Register Reference Number:** 17/380

**Appeal** by Minbay Limited care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 1<sup>st</sup> day of June, 2017 by Kildare County Council to refuse permission to the said Minbay Limited.

**Proposed Development:** An additional storey containing five number one-bedroom apartments on second floor with an internal lift, all above the existing 10 number residential units at ground and first floor level. Modifications to be made on the existing two-bedroom apartment numbers 3 and 6 to be converted into one-bedroom apartments. The development also includes 15 existing car parking spaces and the provision of three proposed additional surface car parking spaces within the site and all associated site works, at Silken Gardens, Dublin Road, Maynooth, County Kildare.

### 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**

Having regard to the mass, scale, location and size of the site, and to the inadequacy of public open space, the Board considered that the proposed development would result in an unacceptable overdevelopment and intensification of the site, would act as an undesirable precedent for further such development, would seriously injure the residential amenities of existing and of future residents of the development and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the planning authority that the proposed development would give rise to an unacceptable loss of communal open space and consequently, would seriously injure the residential amenities of existing and future occupants.

---

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

**Dated this            day of            2018**

