



An
Bord
Pleanála

Board Order

PL 09.249033

Planning and Development Acts 2000 to 2017

Planning Authority: Kildare County Council

Planning Register Reference Number: 16/1114

Appeal by Thomas Patrick Leeson care of Mark Gilligan Architects of The Belgrade Building W1-D4, Ladytown Business Park, Naas, County Kildare against the decision made on the 13th day of July, 2017 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: Two storey commercial development consisting of: (a) petrol service station a ground floor level, comprising retail shop, toilets and stores, delicatessen with seating, forecourt area, canopy, pump islands, signage, service areas, car wash area, ATM, underground storage tanks, refuse storage and associated site development works, (b) drive through takeaway at ground floor level, with kitchen, toilets, stores, seating and signage/order boxes, (c) two number office units/medical units at first floor level, with kitchen, toilets, stores, signage and seating and (d) car parking, boundary treatments, new site entrance/exit, landscaping and all associated site development works (overall site), all on previously approved site at Piercetown, Station Road, Newbridge, 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 zoning of the site as a Neighbourhood Centre, its prominent location along Station Road, acting as a key connection between the expanding northern residential quarter of Newberridge and Newbridge train station, it is considered that the proposed layout, forecourt design, prominent nature and visibility of the car parking spaces, and the lack of appropriate urban design and built form fails to integrate with the adjoining developments and fails to enhance the public realm in accordance with the provisions of the Kildare County Development Plan. The proposed development would seriously injure the visual amenities of the area 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 had regard to the prominent location of the site, the generic layout of the proposed development in the context of the Neighbourhood Centre zoning of the site and the failure of the proposal to achieve good urban design and a streetscape with a strong urban character at this key location.

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

Dated this day of 2018