

Board Order ABP-300138-17

Planning and Development Acts 2000 to 2018

Planning Authority: Kildare County Council

Planning Register Reference Number: 17/924

APPEAL by Patrick Quinn care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, County Kildare against the decision made on the 11th day of October, 2017 by Kildare County Council to refuse permission.

Proposed Development: Demolition of an existing habitable dwelling and garage and construction of a two-storey apartment block with 12 number apartments consisting eight number two bedroom apartments and four number one bedroom apartments. The development will consist of a new entrance onto the Clane Road, provision of 14 number car parking spaces, landscaping and boundary treatments, and all associated site and development works and services at Asgard, Clane Road, Sallins, County Kildare. This application is for development on the same footprint as previously granted under planning register reference number 06/766, as extended under planning register reference number 13/132.

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 pattern of development of the area, to the layout and proximity of the proposed development to site boundaries, to the very significant loss of the existing mature trees on the site and to the visual prominence of the development arising from the loss of existing trees, it is considered that the proposed development would seriously injure the residential amenities of property in the vicinity and the visual amenities of the area. The proposed development would, therefore, be contrary to the Residential/Infill zoning of the site, which has the objective 'to protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services', and would be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.

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