

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Kildare County

Planning Register Reference Number: 17/533

An Bord Pleanála Reference Number: ABP-300191-17

APPEAL by JAJ Construction Limited care of Vincent JP Farry and Company Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 19th day of October, 2017 by Kildare County Council to refuse permission to the said JAJ Construction Limited.

PROPOSED DEVELOPMENT: Construction of 46 number residential dwellings comprising two number four-bed semi-detached dormer bungalow dwellings, 32 number three-bed semi-detached two-storey dwellings, 12 number four-bed two-storey detached dwellings, together with all ancillary internal access roads, infrastructure, landscaping and boundary treatments, and all associated site and development works and services at The Willows, Allenwood, Naas, County Kildare.

DECISION

REFUSE permission for the above proposed development based on 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

Notwithstanding the zoning of the subject site, and the general desirability of promoting increased residential densities, as provided for in the current Development Plan for the area, and having regard to the pattern of development in the vicinity and the planning history of the area, it is considered that the proposed development, by reason of its layout, scale and design, would provide for a road and estate layout which would not be conducive to pedestrian safety and would generally fail to comply with the overall design approach and requirements, as set out in the Design Manual for Urban Roads and Streets (DMURS), issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2013, result in a significant traffic hazard for existing residents in the area by reason of the existing layout of The Willows and would adversely affect the existing residential amenities of the existing residents by reason of the additional traffic resulting from the proposed development. The proposed development would, therefore, constitute a substandard form of residential development that would seriously injure the residential amenities of the area and be contrary to Ministerial Guidelines and would be contrary to 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 2018.