



Planning and Development Acts 2000 to 2018

Planning Authority: Kildare County Council

Planning Register Reference Number: 18/320

APPEAL by North City Builders care of NDBA Architects of 52 Pembroke Road, Ballsbridge, Dublin against the decision made on the 18th day of May, 2018 by Kildare County Council to refuse permission to the said North City Buildings Limited.

Proposed Development: Demolition of existing buildings on the site inclusive of a dwelling structure and shed and construction of a 29 number unit apartment development in one three and four-storey block, with recessed balconies, containing seven number one bedroom units, 18 number two bedroom units and four number three bedroom units and amendments to existing residential site layout to provide an additional 51 number car parking spaces and 44 number bicycle parking spaces, enlargement of existing bin store and all associated landscaping and site development works. The site contains a Motte Monument which is a Protected Structure (RPS number B14-68). The site also contains two monuments (RMP numbers KD014-026004 and KD014-026009) scheduled for inclusion on the Record of Monuments and Places, all at Cois Abhainn, Liffey Lodge, Clane, 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

1. Having regard to the objectives of the planning authority as set out in the current development plan for the area and to the pattern of development in the vicinity, it is considered that, by reason of the design, bulk, footprint and, in particular, the overall elevational treatment which is bland, lacks articulation and liveliness and carries no reference to the existing urban grain of the area, the proposed development would militate against an attractive environment, would be of insufficient architectural quality on a prominent site in this riverside and gateway setting and would seriously injure the visual amenities of the area. The design is not considered to justify the demolition of the existing structures on the site. The proposed development would, therefore, be contrary to the objectives of the development plan and be contrary to the proper planning and sustainable development of the area.

2. The proposed development does not fully comply with the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” issued by the Department of Housing, Planning and Local Government in March, 2018 by reason of not meeting the minimum requirements for the quantum and appropriate location of internal storage areas, the orientation of all terraces/balconies along the northern aspect of the proposed apartment block and the provision of additional car parking in areas of public open space provided as part of the existing residential development to the south and south-west. Having regard to the above, it is considered that the proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

3. The proposed development, in close proximity to recorded monuments and protected structures, would be contrary to objective HO1.2 of the Clane Local Area Plan 2017 – 2023 in relation to the setting of the protected structures, and would thereby seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2018.