

Street and one number pedestrian access point provided to the Royal Canal at rear of site, all at Corscaddens Hotel and grounds, Church Street, Kilcock, County Kildare. The site is bounded to the front (north-west) by Church Street and to the rear (south-east) by the Royal Canal. As amended by the revised public notice received by the planning authority on the 23rd day of July, 2018, as follows: (a) an increase in residential units from 44 number to 46 number, (b) revised elevations to the proposed Block D fronting onto Church Street, (c) new five storey apartment building accommodating 14 number two bed apartments (i.e. Block E) and (d) revisions to three storey duplex buildings to the rear of the site (i.e. Type A). The proposed development consists of the construction of a new three storey building fronting onto Church Street accommodating one number retail unit (144 square metres) and one number café (144 square metres) at ground floor and four number own door, three bed duplex units overhead (i.e. all within Block D). To the rear, it is proposed to construct 42 number dwellings comprising (i) 12 number two storey, three bed semi-detached houses; (ii) four number two, three bed terraced townhouses, (iii) eight number three bed duplex units with four number two bed apartments overhead in two number three storey blocks (i.e. Type A) and (iv) 14 number two bed apartments in a five storey building (i.e. Block E). The proposed development also includes for all associated site development and infrastructural works, car and bicycle parking, bin storage, open spaces and landscaping and protection of adjoining properties, all on a site area of 0.96 hectare, with one number vehicular access point to be provided off Church Street and one number pedestrian/cyclist access point provided to the Royal Canal at rear of site.

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. The proposed development by reason of its layout and design, on a key town centre site adjacent to an Architectural Conservation Area and to the Royal Canal, would be contrary to section 7.4.3.3 of the Kilcock Local Area Plan 2015-2021 and would, therefore, be contrary to proper planning and sustainable development of the area.
2. Having regard to the former Corscaddens hotel and accompanying rubble stone outbuilding, which is listed on the National Inventory of Architectural Heritage as a building of regional importance, its location and proximity to existing protected structures and the Architectural Conservation Area, it is considered that these structures contribute positively to the historic character of the area, and that their demolition has not been justified. Furthermore, it is considered that the demolition of the structures would have a detrimental and irreversible impact on the essential qualities of the character of the streetscape, 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 concurred with the views of the planning authority with regard to the objectives of the Local Area Plan.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.