



Planning and Development Acts 2000 to 2019

Planning Authority: Kildare County Council

Planning Register Reference Number: 19/782

APPEAL by Raymond Conlan care of Derek Whyte of Great Connell, Newbridge, County Kildare against the decision made on the 3rd day of September, 2019 by Kildare County Council to refuse outline permission.

Proposed Development: Outline permission for construction of 35 number two-storey houses (28 number semi-detached houses, six number terraced houses in two blocks of three houses each and one number detached house) and connection to public foul sewer. Permission for vehicular entrance and open spaces (to match previously granted development under planning register reference number 17/856) and all associated site works at Rathangan Demesne, Rathangan, County Kildare.

Decision

REFUSE outline 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:

- (a) the location of the site on the edge of the small town of Rathangan,
- (b) paragraph 6.3(d) of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) issued by the Department of the Environment, Heritage and Local Government in May, 2009, and
- (c) specific requirements of the C9 land-use zoning objective for the overall site in the Rathangan Small Town Plan, that serviced residential sites should be provided to people wishing to build a house to their own design and layout, that full planning permission shall be sought by the developer/landowner for the site layout and development works and outline permission for the individual houses, that a design brief shall also be submitted outlining principal design features for the overall scheme, and that each individual applicant shall then submit their own design and apply for full permission on a serviced site,

it is considered that the proposed development would be contrary to specific requirements of the zoning objective for the site which are supported by the aforementioned guidelines and would, therefore, 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 2020.