



Planning and Development Acts 2000 to 2019

Planning Authority: Kildare County Council

Planning Register Reference Number: 19/1029

APPEAL by Bilbao Properties Limited care of Collins Maher Martin Architects of Dodder Park Road, Rathfarnham, Dublin against the decision made on the 8th day of November, 2019 by Kildare County Council to refuse permission.

Proposed Development: Demolition of a detached derelict shed, the construction of 11 number dwellings: three number two-bed, two-storey terraced houses, three number three-bed, two storey terraced houses, four number three-bed, two-storey semi-detached houses, one number four-bed single-storey/two-storey house, together with all associated roads, site services, boundaries, landscaping and site works at Oliver Plunkett Road, Ballymore Eustace, County Kildare, (Junction with L2025).

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

The 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' published by the Department of the Environment, Heritage and Local Government in May, 2009, require a high quality approach to the design of new housing. It is also the policy of the planning authority, as set out in the Kildare County Development Plan 2017-2023, to ensure that all new residential development is of high-quality design. Having regard to the proposed site layout it is considered that the development would constitute an unattractive and inappropriate housing scheme by reason of the awkward positioning of the two blocks of terraced housing, the car dominated layout and the location of Public Open Space B. It is considered that the proposed development would, therefore, conflict with provisions of the said guidelines and with the policies of the Development Plan, would seriously injure the amenities of the area and of property in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020