



Planning and Development Acts 2000 to 2019

Planning Authority: Kildare County Council

Planning Register Reference Number: 19/1208

APPEAL by North City Builders Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 19th day of December, 2019 by Kildare County Council to refuse permission.

Proposed Development: Demolition of existing on-site buildings, including a vacant dwelling (old, disused farmhouse) and outbuilding, and construction of a new residential apartment scheme (19 number apartments in total), comprising 16 number two-bedroom units and three number three-bedroom units in three number residential blocks ranging in height from three number storeys (Block C) to four number storeys (Blocks A and B) with upper floors setback from the northern elevation of the site, with recessed terraces/winter gardens to the rear (southern elevation) of the development, minor physical improvement works to existing vehicular entrance and pedestrian footpath, extension to existing bin store (located to the south), construction of 10 number new car parking spaces (and reallocation of nine number car parking spaces from the adjacent residential development to the south to the proposed development) resulting in 19 number car parking spaces in total for use by the new proposed development, and 50 number cycle parking spaces (41 number private secure spaces and nine number visitor spaces).

The development will also consist of piped infrastructure and ducting, ancillary apartment storage, lift shafts and stair cores, hard and soft landscaping, changes in level, boundary treatments, drainage works, green roof systems, and all associated site development and excavation works above and below ground level, all on a 0.44 hectare site approximately, known as 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

The proposed development by reason of its scale and form, 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 protected structures. The proposed design is not considered to justify the demolition of the existing structures on the site, would seriously injure the visual amenities of the area, and would be contrary to the stated policy of the planning authority, as set out in the current Kildare County Development Plan and the Clane Local Area Plan, in relation to urban development. The proposed development would, therefore, 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.