



Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

Planning Register Reference Number: 19/1359

APPEAL by Keshmore Homes Limited care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, County Kildare against the decision made on the 7th day of February, 2020 by Kildare County Council to refuse permission.

Proposed Development: Construction of (a) 64 number new dwellings comprising three number four bedroom two-storey detached dwellings Type A1, one number four bedroom two-storey detached dwelling Type A2, 24 number three bedroom two-storey semi-detached dwellings Type B1, 14 number three bedroom two-storey end-of-terrace dwellings Type B2, 14 number two bedroom two-storey terraced dwellings Type C1, eight number one bedroom dwellings within two-storey blocks Type D1, (b) new vehicular and pedestrian access points connecting into an existing roads network within the existing adjoining housing development, and (c) all associated site development and facilitation works to include temporary construction vehicle access road through agricultural land with associated upgrading of existing agricultural entrance to form temporary entrance for construction traffic, civil engineering works to achieve levels proposed, roads, paths, car parking, drainage and sewerage networks including a new foul pump station,

watermain, electrical and telecommunications service connections, boundary treatments, and landscaping works, at lands zoned residential adjoining existing Loughminane Green, Green Road, in the townlands of Loughminane, Knockborough Glebe and Whitesland West, Kildare, 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 site is located in an area zoned C - New Residential (Phase 2). Policy HP2 of the Kildare Town Local Area Plan 2012-2018 (as extended) aims to facilitate the phased sustainable development of lands in compliance with the core strategy and the settlement strategy set out in the Kildare County Development Plan 2017-2023 and seeks to ensure that new residential development is prioritised on land zoned Phase 1. Having regard to the provisions of Variation no. 1 of the county development plan, which revised the core strategy to reflect the objectives of the Regional Social and Economic Strategy and the National Planning Framework, and the quantum of extant permissions for residential development within the boundary of Kildare Town,

it is considered that the proposed development would contravene the core strategy of the development plan and, therefore, Policy HP2 of the Local Area Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

Member of An Bord Pleanála

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

Dated this day of 2020.