



Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

Planning Register Reference Number: 19/343

APPEAL by Moortrim Limited care of Clarke and Company of Highland View Terrace, Fair Green, Naas, County Kildare against the decision made on the 10th day of March, 2020 by Kildare County Council to refuse permission.

Proposed Development: (a) 37 number housing units consisting of: three number four bedroom detached two-storey units, 22 number three bedroom semi-detached two-storey units, four number three bedroom semi-detached dormer bungalow units, and two number two-storey terrace units consisting of the following: four number two bedroom units (end of terrace units) and four number one bedroom units (mid-terrace units) and (b) connection to public foul and surface water sewer systems at New Street. Site entrance and all associated ancillary site works. All at Newtown, Rathangan, County Kildare. Further public notices were received by the planning authority on the 12th day of February, 2020 which included the following: revised site layout, omission of House Units 20-24 inclusive to accommodate archaeological findings, and new future pedestrian connections. The revised housing units proposed now comprise: (a) 32 number Housing Units consisting of: four number four bedroom detached two-storey units. 16 number three bedroom semi-detached two-storey units, four number three bedroom semi-detached dormer bungalow units and two number two-storey terrace units consisting of the following: four

number two bedroom units (end of terrace units) and four number one bedroom units (mid-terrace units) and (b) connection to public foul water sewer system, site entrance and all associated ancillary site works.

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

Having regard to the proximity of the proposed houses to the site boundaries, the over-reliance on two-metre high boundary walls throughout the scheme and a lack of appropriately designed dual aspect corner units, which results in a lack of natural surveillance/passive supervision of public areas, it is considered that the proposed design and layout would constitute an inappropriate housing scheme which would not contribute positively to the public realm and would, therefore, be contrary to Policy HD 1 of the current Kildare County Development Plan which requires new residential development to be of a high quality design and Policy DL 1 which aims to promote a high quality of design and layout in new residential developments and ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development. The proposed development would, therefore, 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.

Stephen Bohan

Member of An Bord Pleanála

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

Dated this day of 2020.