

Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

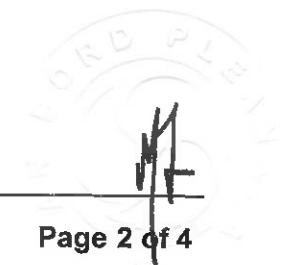
Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 15th day of April 2021 by The Land Development Agency care of Brady Shipman Martin of Canal House, Canal Road, Dublin.

Proposed Development comprises of the following:

The construction of a residential development comprising of 221 number residential units, containing 36 number houses and 185 number apartments and duplexes ranging, in height from two to five storeys and a childcare facility with outdoor play area all of which will be provided as follows:

- (a) 36 number two storey three-bedroom houses (House Types F1 and F2) including private open space in the form of gardens and solar panels on the roof of all house types.
- (b) 185 number apartments and duplexes (63 number one-bedroom, 111 number two-bedroom and 11 number three-bedroom) all of which have gardens, balconies or terraces set out as follows:
 - 20 number one-bedroom apartments and eight number two-bedroom apartments in one number five storey block (Unit Type X), with crèche of circa 411.4 square metres and outdoor play area of circa 222 square metres at ground floor.

- 41 number one-bedroom apartments at ground floor and 41 number two-bedroom duplexes at first and second floor in eight number three storey blocks (Unit Type A2).
 - One number two-bedroom duplex at first and second floor in one number three storey block over a vehicular access route (Unit Type A4).
 - 11 number two-bedroom apartments at ground floor and 11 number three-bedroom duplexes at first and second floor in two number three storey blocks (Unit Type B1).
 - Five number two-bedroom duplexes at ground and first floor and five number two-bedroom duplexes at second and third floor in two number four storey blocks (Unit Type C1).
 - Two number one-bedroom apartments at ground and first floor and one number two-bedroom duplex at second and third floor in one number four storey block (Unit Type D2).
 - 12 number two-bedroom duplexes at ground and first floor and six number two-bedroom apartments at second floor in two number three storey blocks (Unit Type E1).
 - 21 number two-bedroom apartments in seven number three storey blocks (Unit Type K).
- (c) A new central public open space is provided to the east with a connected north-south landscaped route. In addition, a public open space is provide to the west with a total public open space provided on site of circa 6,169 square metres. Communal open spaces are provided centrally around the scheme with private open spaces provided in the form of gardens, balconies and terraces.



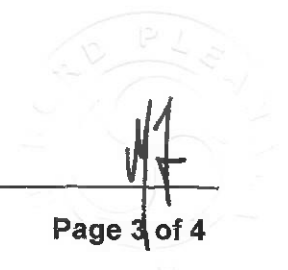
- (d) The scheme is accessed through the existing vehicular and pedestrian access at the Roundabout on the John Devoy Road and a new pedestrian connection is provided to the east of the site adjacent to the under construction MERITS Building. The development will provide 235 number car parking spaces (including 24 number electric vehicle charging points and nine number accessible spaces), and 520 number bicycle spaces.
- (e) The development will also provide for all associated ancillary site development infrastructure including three number Electricity Supply Board substations, bicycle stores, bin stores, plant rooms, public lighting and foul and surface water drainage; solar panels on all residential buildings; internal roads and footpaths; site landscaping, including boundary treatments; associated scheme signage, one number temporary marketing signage for a period of three years, and all associated engineering and site works necessary to facilitate the development all located at the former Devoy Barracks, John Devoy Road, Naas, County Kildare.

Decision

Refuse permission for the above proposed development based on 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.

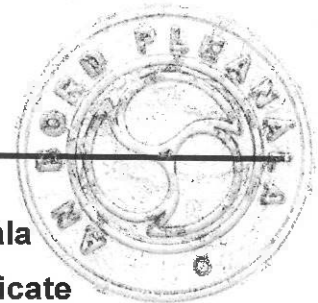


Reasons and Considerations

Having regard to the location of the site and in particular the absence of high frequency urban public transport services within easy walking distance of the site, the Board considers that the level of car parking provision is deficient and that it would not serve the needs of future occupants of the development. Furthermore, the Board also considers that the street environment would be dominated to an unacceptable degree by surface car parking and that this would undermine the sense of enclosure and overall amenity of the development, and be contrary to the provisions of the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009, in particular criteria numbers 7 Layout and 11 Parking and the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2019, as amended, in particular Section 2.2.1 and Section 4.4.9. 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 29th day of

July

2021