

Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/441

APPEAL by Chris Ryan care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, County Kildare against the decision made on the 25th day of May, 2021 by Kildare County Council to refuse permission.

Proposed Development: Demolition of existing two-storey dwelling and redevelopment of site including the construction of eight number three-storey, three bedroom townhouses, with off-street car parking at ground floor level, connection to existing services, new recessed vehicular entrance via existing entrance, associated landscaping design, additional on-site car parking, and all ancillary site works at Railway Square, 1213 Station Road, Kildare, County Kildare.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.


Matters Considered

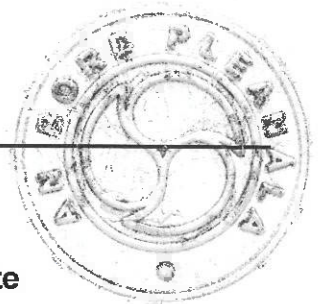
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the location of the site in proximity to Kildare Railway Station, a protected structure which is listed on the National Inventory of Architectural Heritage, NIAH Reference 11817094 and Record of Protected Structures, RPS B22-59, the layout, form and design of the proposed development, and the materials and finishes proposed, it is considered that the proposed development by reason of its overall layout, form and design would seriously detract from the character and setting of the protected structure, would be visually incongruous on a prominent site along one of the main approaches to Kildare Town, and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, notwithstanding the contemporary approach taken, the overall layout, form and design, including the proposed choice of materials and finishes, would seriously injure the character and setting of the protected structure and would detract from the character of the streetscape generally. 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 14th day of December 2021