

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 22nd day of July 2021 by Briargate Developments Newbridge Limited care of Simon Clear and Associates Planning and Development Consultants of 3 Terenure Road West, Terenure, Dublin 6.

Proposed Development comprises of the following:

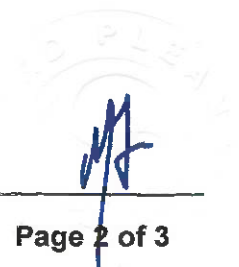
The development will consist of future phases of a residential development of which Phase 1 (54 number units and Link Road) is currently under construction on foot of Kildare County Council Register Reference: 16/658 (An Bord Pleanála Reference PL09.249038), which provided for 280 number dwelling units, creche, nursing home and Link Road. The overall development will provide 390 number units and creche on completion.

- (a) The proposed Strategic Housing Development residential development with creche will consist of the construction of 336 number residential units consisting of 245 number houses, 27 number apartments and 64 number duplexes;
- (b) The 245 number houses will comprise two storey, detached, semi-detached and terraced units to include:-
 - 17 number two-bedroom houses;
 - 184 number three-bedroom houses;

- 44 number four-bedroom houses;
- (c) The 27 number apartments are located in a part three storey and part four storey building and include:
- 13 number one-bedroom units;
 - 13 number two-bedroom units;
 - One number three-bedroom unit;
- (d) The 64 number duplexes are located across six number two to three storey buildings and include:
- 32 number one-bedroom units;
 - 16 number two-bedroom units;
 - 16 number three-bedroom units;
- (e) A two storey creche;
- (f) Car parking, bicycle parking, internal roads, services infrastructure, bin stores and bicycle stores;
- (g) Footpath improvements along Standhouse Road;
- (h) Landscaping, open spaces, play areas, boundary treatment and public lighting with all associated site works and services al located at Ballymany, Newbridge, 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 provisions as set out under paragraph 10 of Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended the proposed development falls within class 10(b)(iv) of the Regulations as the gross site area is stated to be 11.42 hectares and is in excess of 10 hectares threshold as specified in the Regulations, therefore, an Environmental Impact Assessment Report is a mandatory requirement in this case. As the application was not accompanied by an Environmental Impact Assessment Report permission is hereby refused in accordance with the provisions of sub section 5 of section 9 of the Planning and Development (Housing) and Residential Tenancies Act 2016 as amended.



Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 10th day of November 2021