

Planning and Development Acts 2000 to 2020

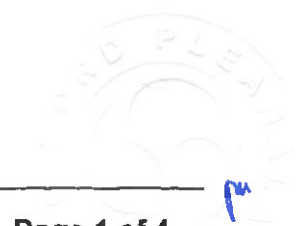
Planning Authority: Kildare County Council

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 6th day of August 2021 by Teresa Monaghan care of David Mulcahy Planning Consultants Limited of 67 Old Mill Race, Athgarvan, Newbridge, County Kildare.

Proposed Development comprises of the following:

Demolition of a detached, vacant cottage (gross floor area 69 square metres) and the construction of 298 number residential units (181 number dwellings and 117 number apartments), childcare facility and foul pumping station along with associated ancillary works and site works. The 181 number dwellings consist of 11 number two-beds, 115 number three-beds and 55 number four-beds as follows:

- 55 number four-bed two storey houses (House Type A1, A2, A3, A4, A5, A6)
- 115 number three-bed two storey houses (House Type B1, B2, B3, C1, C2)
- 11 number two-bed two storey houses (House Type D)



The apartments are provided in four number Blocks (A, B, C and D) ranging in height from four storeys to five storeys (Block A also contains a single storey element which accommodates part of the proposed childcare facility). The 117 number apartments consist of 12 number one-beds, 91 number two-beds and 14 number three-beds as follows:

- 12 number one-bed apartments accommodated on ground floor of Blocks A, B, C and D
- 91 number two-bed apartments accommodated on all floors of Blocks A, B, C and D
- 14 number three-bed apartments accommodated on all floors of Blocks A, C and D

The proposed childcare facility (gross floor area 560.4 square metres) is included in Apartment Block A and includes a dedicated outdoor play area (216 square metres).

Ancillary works including two number vehicular entrances off the R148 Road to the north and west, a spine road which will link with the permitted spine road on the adjoining lands to the south-east under An Bord Pleanála Reference ABP-306826-20, internal roads, footpaths, bicycle lanes, car parking (584 number spaces), bicycle storage and parking (419 number spaces), two number bus stops, bin storage, public open space, hard and soft landscaping, natural play area, play equipment, boundary treatments, public lighting, three number substations (14 square metres each) and controlled pedestrian crossing on the R148 Road.

All associated site and infrastructural works including underground wastewater pump station (a wetwell); welfare building 6.25 square metres and three metres in height; 472 metres of 125 millimetre OD rising main and 250 metre of gravity sewer along the R148 Road; an underground emergency storage tank, capacity 230 cubic metres approximately; above ground lifting gantry; valve and flowmeter chambers; a chemical dosing facility for odour control; Passive Carbon Unit; Kiosks; above ground surge vessel (<13 cubic metres); landscaping, fencing and access off the R148 Road. The proposed development includes all necessary ancillary pipework and manholes, diversion of existing utilities, new power supply and water connection for the pump station, ducting, mechanical and electrical services, plant, instrumentation, automation, controls and equipment. It also includes all associated

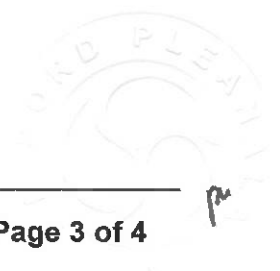
site development works, hardstanding areas and access and site drainage. The proposed development includes works on lands owned by Kildare County Council to facilitate access and drainage infrastructure all located at a site to south and east of the R148 Road and abutting the M4 Junction 8 roundabout, Boycetown, Kilcock, 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

The proposed development, by reason of its inadequate qualitative and quantitative provision of public and communal open space, would conflict with the provisions of the Kildare County Development Plan 2017-2023 and the minimum standards recommended in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020. The proposed development would, therefore, result in a poor standard of residential amenity for future occupants and would be contrary to the proper planning and sustainable development of the area.



Paul Hyde

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

Dated this *23rd* day of *November* 2021