



An  
Bord  
Pleanála

Board Order  
ABP-313937-22

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 21/1534**

**APPEAL** by Earthwood Properties Limited care of M.D. Gilligan of Belgrade Building, Unit W4-D1, Ladytown Business Park, Naas, County Kildare against the decision made on the 31<sup>st</sup> day of May, 2022 by Kildare County Council to refuse permission for the proposed development.

**Proposed Development:** Residential development consisting of the nine number detached, storey-and-a-half type houses, landscaping and all associated site development works on previously approved site under planning register reference number 06/2206, all at Derrymullen, Robertstown, County Kildare.

### **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

P.C.

## Reasons and Considerations

Notwithstanding the residential zoning objective that pertains to the site, as set out in the current development plan for the area, having regard to the peripheral location of the site, separated from the village of Allenwood, the undeveloped nature of similarly zoned lands in closer proximity to the built-up area of the village, the nature and scale of the proposed development, the absence of appropriate links to the village proper (including footpaths and public lighting), it is considered that the proposed development would result in an unplanned and disorderly approach to the expansion of the village, would represent a piecemeal approach to the sustainable development of the area, which would be contrary to the stated policies of the planning authority, would endanger the safety of vulnerable road users by reason of traffic hazard and would be excessively car dependent. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Patricia Calleary*

**Patricia Calleary**

**Member of An Bord Pleanála**

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



Dated this 25<sup>th</sup> day of January 2023.