

An
Bord
Pleanála

Board Order
ABP-314317-22

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 22/571

APPEAL by Roundtower Developments Limited care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 11th day of July, 2022 by Kildare County Council to refuse permission.

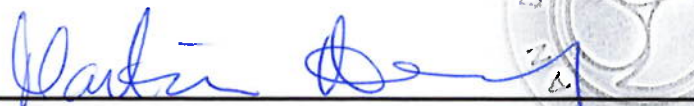
Proposed Development: Construction of a three storey and part two-storey detached apartment building consisting of six number one-bedroom apartments and one number studio apartment, connection to public foul sewer and surface water sewer and all associated site works, all at Melitta Road, Kildare Town, County Kildare.

Decision

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

Reasons and Considerations

1. Having regard to the proposed layout and orientation of the apartments, in addition to access and parking arrangements, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future residents by reason of insufficient levels of daylight and sunlight to the main living areas and to the private open space of Unit 1, poor quality access via a narrow unsupervised laneway and inadequate car parking provision to serve the development. The proposed development would, therefore, be contrary to the policies and objectives of the Kildare County Development Plan 2023-2029, and to the proper planning and sustainable development of the area.
2. Having regard to the pattern of development in the area, it is considered that the proposed development by reason of its scale, massing, density, architectural finishes, and proximity to existing houses, would present an overly dominant form in the existing streetscape and would be visually intrusive when viewed from the public road and from the adjacent residential properties. The proposed development would have a significant and negative impact on the visual amenity of the area which would, therefore, be contrary to the policies and objectives of the Kildare County Development Plan 2023-2029, and to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

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

Dated this ^{8th} day of January 2024.

