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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 21/1652**

**APPEAL** by John and Margaret Armstrong and others care of Whyte Planning Consultants of Great Connell, Newbridge, County Kildare, and by Others, against the decision made on the 13<sup>th</sup> day of July, 2022 by Kildare County Council to grant subject to conditions a permission to Denise Harris care of David Mulcahy Planning Consultants Limited of 67 the Old Mill Race, Athgarvan, County Kildare.

**Proposed Development:** Construction of a two-storey, detached dwelling (including staff accommodation) and a single-storey gate lodge, along with a new vehicular entrance off Ryston Avenue, car parking, driveway, landscaping (including ponds) and all associated site works (including temporary construction access via Ryston Pitch and Putt course). The two-storey dwelling will have solar PV panels; on lands to the south of Ryston Pitch and Putt course and east of Ryston Avenue, Ryston, Newbridge, County Kildare. The proposed development was revised by further public notices received by the planning authority on the 5<sup>th</sup> day of April 2022.



## Decision

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

## Reasons and Considerations

The Board considered that the application site, with a stated area of 1.548 hectares, which retains the benefits of public infrastructure and services including water, wastewater, access, and footpaths, along with its close proximity to the town centre, commercial and retail development, community services and public transport, and access to adjoining recreational amenities, represents an unacceptably low density to maximise proper use of serviced lands and fails to address its spatial relationship with the town centre.

Having regard to:

- the provisions of the National Planning Framework (2018) which aims to promote compact growth within towns and villages, and specifically National Policy Objectives NPO 4, NPO 5 and NPO 6 which seek to deliver higher residential densities in towns,
- Newbridge Town's designation as a Self-Sustaining Growth Town in the Kildare County Development Plan 2023-2029 which is required to be developed in an efficient and consolidated manner, and
- the policies and objectives of the Kildare County Development Plan 2023-2029 in particular CSO 1, CSO 5 and HP O6 which seek to promote compact growth, residential consolidation and the future growth and spatial development in towns and villages in County Kildare as set out in the Core Strategy,

the Board considered that the proposed development would result in an inefficient and unsustainable use of serviced lands in close proximity to a town centre and would give rise to increased urban sprawl, as demand for housing is met by development further out from established town cores. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
  

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

Dated this 29<sup>th</sup> day of February 2024.