

An
Bord
Pleanála

Board Order

ABP-315551-23

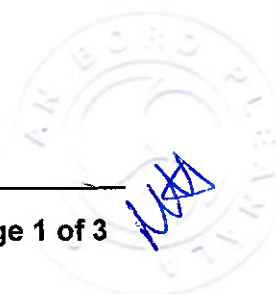
Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 22/572

Appeal by Bluehume Limited care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 13th day of December, 2022 by Kildare County Council to refuse permission.

Proposed Development: Construction of a detached apartment building (three-storey with part two-storey) consisting of 10 residential units (eight number one-beds and two number studio apartments), single storey detached bin store and bike store in lieu of previously approved one number detached house under planning register reference number 18/1367 and all associated site works, all at Naas Road, Newbridge, County Kildare, as revised by the further public notices received by the planning authority on the 29th day of November, 2022 which consisted of a reduction in the number of apartments proposed from 10 number to six number as follows: construction of a detached apartment building (three-storey) consisting of six residential units (three number one-bed apartments and three number two-bed apartments).



Decision

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

Reasons and Considerations

Having regard to Policy Objective HO O16 of the Kildare County Development Plan 2023-2029, which seeks to ensure the 'provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development', and the Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities (2022) and, in particular, section 4 thereof, it is considered that –

- (a) the private open space for each dwelling unit would be seriously substandard in amenity potential due to the poor outlook and deficient separation distances between the balconies and terraces for the proposed dwellings and the western boundary with the adjoining commercial property, and
- (b) the amenity potential for the future occupants of the proposed communal space would be seriously substandard by reason of lack of primacy and focus within the proposed development, lack of visual connectivity or scope for passive surveillance from the apartments, access to adequate sunlight, inadequate sunlight, proximity to and conflict with the adjoining refuse storage building and cycle parking and conflict with vehicular circulation and parking within the site.



The proposed development would constitute substandard development which would seriously injure the residential amenities of future occupants, would seriously injure the visual and residential amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

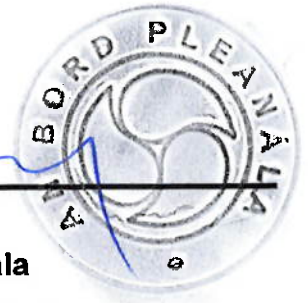


Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 30th day of January 2024.