

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 221256

APPEAL by Greenfield Shopping Centre Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 15th day of December, 2022 by Kildare County Council to refuse permission.

Proposed Development: (i) Alterations to the existing single storey shopping centre including the provision of a new cafe unit (130 square metres) at ground floor level with an associated outdoor seating area, fronting Straffan Road to the west; provision of a new retail unit (54 square metres) at ground floor level, located adjacent to the south-eastern site boundary; and alterations to the existing signage and elevational treatment of the existing retail/commercial units; (ii) the extension of the existing structure to provide for 24 number build-to-rent apartments on first to third floor levels comprising: nine number one-bedroom units, 13 number two-bedroom units, and two number three-bedroom units all of which will be served with private amenity space in the form of balconies/terraces. The proposed residential units will be located above the existing shopping centre and proposed commercial/retail units. Communal facilities/amenities are provided to serve the proposed residential units including a concierge office at ground floor level, a common

room at first floor level and landscaped communal roof terraces at first floor level (342 square metres) and second floor level (250 square metres). The proposed development will also include: (iii) alterations to the existing surface car parking to provide for a total of 43 number car parking spaces (including two number accessible parking spaces and one number go-car car-share space), a new deliveries area is also proposed to the front of the existing commercial units at ground floor level; (iv) provision of a total of 76 number bicycle parking spaces at surface level; (v) alterations to the existing main vehicular entrance off Maynooth Park and internal road layout; (vi) provision of new footpaths and pedestrian circulation space; (vii) provision of a bicycle and bin store adjacent to the northern site boundary, with access available from Straffan Road; (viii) provision of a bin store to the rear of the proposed retail unit at ground floor level; and (ix) landscaping, boundary treatments, signage, infrastructural works, foul and surface water drainage, ESB substation, ESB room and Water Storage room and all associated site works necessary to facilitate the proposed development, at Greenfield Shopping Centre, Maynooth Park, Maynooth, 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 nature and scale of the proposed development, its location within an established and functioning neighbourhood centre, the restricted nature of the site, the high turnover rate of existing car parking spaces and the lack of public parking facilities in the wider area, the Board considers that the development of this site as proposed, which

would see the expansion of retail/commercial offerings along with the addition of 24 number residential units with a significant reduction in on-site parking provision, would lead to pressure for parking in the vicinity of the neighbourhood centre, resulting in localised traffic congestion and haphazard parking. Furthermore, the Board considers that the reduction in parking provision on site would have a negative impact on the functionality and viability of the existing neighbourhood centre. The proposed development would seriously injure the residential amenity of the area and has the potential to endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Units 2, 14 and 24 are single aspect north facing units, overlooking a service station. The proposal to provide these units, with very poor amenity value for future occupants, is representative of over development of the site and would lead to a substandard residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 8th day of May 2024.