

An
Bord
Pleanála

Board Order

ABP-317266-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 20/23269

Appeal by William Neville and Sons Construction Unlimited Company care of Simon Clear and Associates of 17A Bridgecourt Office Park, Walkinstown Avenue, Walkinstown, Dublin against the decision made on the 8th day of May, 2023 by Kildare County Council to refuse permission.

Proposed Development: Construction of a Large-scale Residential Development (LRD) of 168 number residential units and creche. The residential development will comprise 106 number dwellinghouses comprising eight number three-storey four-bed detached, 14 number three-storey four-bed semi-detached, 56 number two-storey three-bed semi-detached/end-of-terrace and 28 number two-storey two-bed terraced houses, three number four-storey apartment blocks (Blocks A, B and C) containing 54 number units (13 number one-bed and 41 number two-bed units); Block A containing 18 units (four number one-bed and 14 number two-bed); Block B containing 15 units (eight number one-bed and seven number two-bed); Block C containing 21 units (one number one-bed and 20 number two-bed); one number three-storey duplex block (Block D) containing eight number units (four number one-bed and four number two-bed units). The development will also include: creche located at ground floor in Block B; vehicular and pedestrian access from Sallins Link Road and pedestrian access from Clane Road; internal access roads and surface level car parking (250 spaces); basement accommodating car parking (42 spaces),

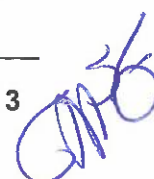
bicycle parking and bin storage; public open spaces, including multi-use games area (MUGA), landscaping, boundary treatments and all associated site development works and services, all at Clane Road and Sallins Link Road, Sallins, County Kildare.

Decision

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

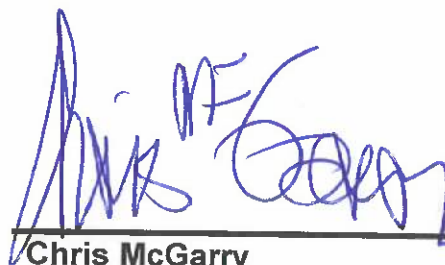
Reasons and Considerations

1. Having regard to the prominent location of the site where it adjoins the Clane Road, it is considered that the proposed apartment Block C would be incongruous in terms of its design and disposition on site, and that the proposed development would fail to provide an appropriate form of public realm at this corner location or a sufficient level of defensible space alongside the ground floor apartments of Block C at this location. In its current form and position, it is considered that Block C would be out of character with the streetscape, would fail to integrate with the existing units on the street and would set an undesirable precedent for future development in the area. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the current development plan for the area in relation to urban development and urban renewal, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, in its current overall configuration, would not facilitate easy pedestrian/cycle access across and through the site in the direction of the town centre and the railway station, would fail to provide good quality pedestrian/cycle infrastructure along the eastern boundary/Clane Road side of the site and would incorporate an excessive amount of car parking, particularly in the form of two spaces for the proposed two-bedroom houses. The proposed development would promote the use of the car over sustainable



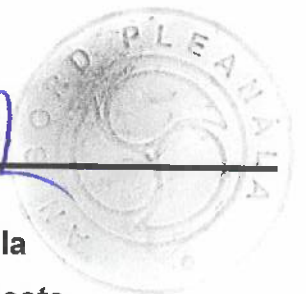
forms of transport, and, by reason of the poor quality of layout, would seriously injure the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the form, layout and nature of the public open space areas, parts of which include SuDS features, does not demonstrate to the satisfaction of the Board the provision of high-quality amenity space that would be suitably useable for the prospective residents. In this regard, it is considered that the proposed play areas, including kick-about spaces would be limited. Furthermore, having regard to the totality of the documentation submitted with the planning application and the appeal, the Board is not satisfied that the proposed development would definitively include the development of a Multi-Use Games Area (MUGA) despite its forming part of the proposed development description. It is considered that the overall public open space provision across the site would be substandard and would seriously injure the amenities of the area, including the amenities of prospective residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

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



Dated this ^{30th} day of ^{August} 2023.