

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23229

APPEAL by Arthur and Louise Goonan care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin and by Others against the decision made on the 10th day of October 2023 by Kildare County Council to grant, subject to conditions, a permission to Dominic Fagan care of Clarke and Company of Highland View Terrace, Fairgreen, Naas, County Kildare in accordance with the plans and particulars submitted to the said Council:

Proposed Development: (1) Construction of a three-storey apartment building (276 square metres) comprising of two number two-bedroom apartments (88 square metres) on ground floor and first floor and one number one bedroom apartment (75 square metres) on the second floor; (2) construction of new pedestrian access onto Wolfe Tone Street to the front of the site; (3) six number bicycle parking spaces, bin storage and hard landscaped area to the rear of proposed building and all ancillary works, at Wolfe Tone Street, Naas, County Kildare.

Decision

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

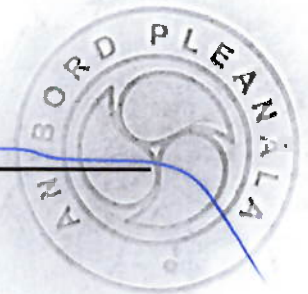
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Reasons and Considerations

1. It is considered that the layout and design of the proposed apartment development would produce a cramped and substandard form of development on the subject site at a density that would be inconsistent with the Ministerial Guidelines, 'Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities 2024' issued under Section 28 of the Planning and Development Act 2000, as amended, and would result in overdevelopment of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the limited size of the site and the scale of development proposed, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future occupants by reason of a poor standard of private amenity space for the ground floor apartment, fronting directly on to the streetscape, and inadequate provision of good quality open space, lacking in passive surveillance by reason of the largely blank wall on the northern-eastern elevation. The proposed development 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 13th day of November 2024.