

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23/510

APPEAL by MRP Oakland Limited care of McGill Planning Limited of 22 Wicklow Street, Dublin against the decision made on the 9th day of November, 2023 by Kildare County Council to refuse permission.

Proposed Development: Large scale residential development at a site of circa 10.3 hectares. The development lands are located to the north of the Dublin Road (R445), east/north-east of Heffernan Tyres and Ruanbeg Manor Estate and south-east of Coolaghknock Estate. The application site includes works along the R445 and at Ruanbeg Park and Ruanbeg Avenue. The proposed development will comprise the construction of 295 number residential units along with a two-storey crèche facility measuring circa 472.7 square metres. The residential units will include: 15 number single storey, semi-detached/terraced houses (12 number one bedroom and three number two bedrooms) provided as "age-friendly housing", 206 number two-storey, semi-detached/terraced houses (10 number two bedrooms, 160 number three bedrooms, 36 number four bedrooms), 74 number three-storey duplexes/apartments (37 number two bedrooms, 37 number three bedrooms) arranged within six number blocks. All residential units will be provided with associated private gardens/balconies/terraces facing to the

north/south/east/west. New vehicular and pedestrian/cyclist accesses will be via Dublin Road (R445) and Ruanbeg Avenue and a pedestrian only access via Ruanbeg Park, with upgrade to existing public road as necessary. All associated site development works, including 571 number car parking spaces (including EV parking), 236 number cycle parking spaces, public and communal open spaces, landscaping, SuDS features, boundary treatments, plant areas, waste management areas/bin stores and services provision (including ESB substations, pumping station) are also proposed, as revised by the further public notices received by the planning authority on the 19th day of September 2023 which consists of replacement of three number three-storey duplex apartment blocks in the north-east corner of the site with two-storey housing and the inclusion of a new multifunctional space within the "age friendly housing block". This results in a reduction in number of residential units to 285 number residential units, made up of 14 number single storey, semi-detached/terraced houses (12 number one bedroom and two number two bedrooms) provided as "age friendly housing"; 231 number two storey, semi-detached/terraced houses (20 number two bedrooms, 173 number three bedrooms, 38 number four bedrooms); and 40 number duplexes/apartments (20 number two bedrooms, 20 number three bedrooms) arranged within three number three-storey blocks, along with an associated reduction in parking provision to 560 number car parking spaces (including EV parking) and 138 number cycle parking spaces and the inclusion of a signalised junction on the Dublin Road at Ruanbeg, within the townlands of Kildare and Collaghknock Glebe, Kildare Town, County Kildare.

Decision

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




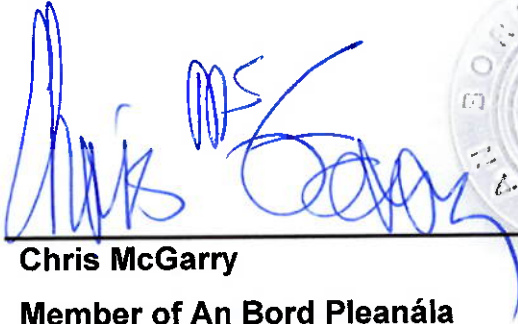
Reasons and Considerations

1. Having regard to the 'New Residential Phase 2' zoning of the site as per the Kildare Town Local Area Plan 2023 - 2029, the objective of which is to protect future development lands from inappropriate forms of development which would impede the sequential expansion and consolidation of the town in terms of providing for new residential development for future plans, it is considered that the proposed development would contravene materially the said zoning objective and would undermine the housing and population targets for the town as outlined in the Core Strategy of the Kildare County Development Plan 2023 – 2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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2. Having regard to the peripheral location of the site at a significant walking distance from the town centre, the absence of definitive proposals for the provision of cycle connections and traffic calming measures, and the absence of suitable public transport services, it is considered that the proposed development would be excessively car-dependent and would not facilitate the safe movement of all vulnerable road users. Accordingly, the proposed development would be contrary to Policy TM P1 of the Kildare County Development Plan 2023 – 2029, which promotes sustainable development through facilitating movement that is accessible to all and prioritises walking, cycling and public transport, and 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  day of  2024