

An
Bord
Pleanála

Board Order
ABP-319792-24
(ABP-306825-20)

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 19/1359

APPEAL by Keshmore Construction Limited care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, Newbridge, County Kildare against the decision made on the 7th day of February, 2020 by Kildare County Council to refuse permission.

Proposed Development: Construction of (a) 64 number new dwellings comprising three number four bedroom two-storey detached dwellings Type A1, one number four bedroom two-storey detached dwelling Type A2, 24 number three bedroom two-storey semi-detached dwellings Type B1, 14 number three bedroom two-storey end of terrace dwellings Type B2, 14 number two bedroom two-storey terraced dwellings Type C1, eight number one bedroom dwellings within two-storey blocks Type D1, (b) new vehicular and pedestrian access points connecting into an existing roads network within the existing adjoining housing development, and (c) all associated site development and facilitation works to include temporary construction vehicle access road through agricultural land with associated upgrading of existing agricultural entrance to form temporary entrance for construction traffic, civil engineering works to achieve levels proposed, roads, paths, car parking, drainage and sewerage networks including a new foul pump station, watermain, electrical and telecommunications service connections, boundary

CMG

treatments, and landscaping works, at lands zoned residential adjoining existing Loughminane Green, Green Road, in the townlands of Loughminane, Knocksborough Glebe and Whitesland West, Kildare, County Kildare.

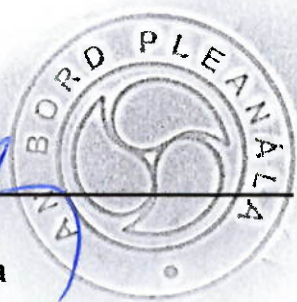
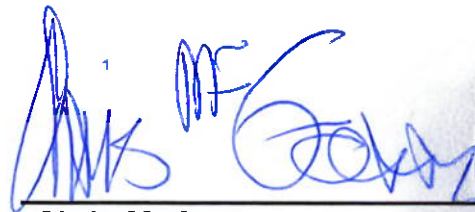
Decision

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

Reasons and Considerations

Having regard to the location of the site on lands zoned, 'SR – Strategic Reserve' in the Kildare Town Local Area Plan 2023 - 2029, the objective of which is to protect the integrity of the lands to provide for the future strategic expansion of the town, post the current Plan period, 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 for which planning permission for housing already significantly exceeds the population targets. Specifically, in reaching its decision, the Board considered the totality of relevant content within the Kildare County Development 2023-2029, including the Core Strategy, and within the Kildare Local Area Plan 2023-2029, including the Future Population and Housing Targets and Residential Development Capacity Audit set out therein. In this context Local Area Plan objective CSO1.10, 'preserve the lands identified as 'Phase 2 New Residential' and 'Strategic Reserve' on Map 11.1 Land Use Zoning Objectives from inappropriate forms of development, thereby controlling the level of piecemeal and haphazard development on these lands and safeguarding their strategic value in accommodating the orderly sequential expansion of the urban settlement beyond the current Plan period' is considered reasonable and of central relevance to the current appeal.

Having regard to this detail, and to the submissions of the applicant and of the planning authority, the Board determined that a material contravention would not be warranted in this instance. 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 12th day of February 2025.