

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 2460613

APPEAL by Knockaulin Residents Association care of Peter P. Gillett and Associates Town Planning and Development Consultancy of 55 Glencarrig, Sutton, Dublin and by Adrian Rodriguez Ulla and Cameela Keetheeswaran care of Peter P. Gillett and Associates Town Planning and Development Consultancy of 55 Glencarrig, Sutton, Dublin against the decision made on the 22nd day of August 2024 by Kildare County Council to grant, subject to conditions, a permission to Mulberry Properties Limited care of Eamonn Daly of 18 Elmpark Avenue, Ranelagh, Dublin, in accordance with the plans and particulars submitted to the said Council..

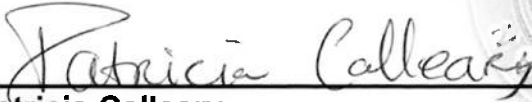
Proposed Development: Permission for one number additional storey to Apartment Block A, increasing its height from four-storey to five-storey. This will provide four number additional apartments, consisting of two number additional one-bed units and two number additional two-bed units, at The Paddocks, Knockaulin, Leixlip, 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 nature, height, scale and design of the proposed development, the established level and scale of permitted development and its relationship to existing permitted development in the vicinity of the proposed development, it is considered that the proposed development would represent a significant, discordant and overbearing development to what was previously permitted on the site. The proposed development, with its increased height, would represent a significant departure from the initial scale and height of the current permitted development and its relationship to adjacent residential development and therefore would not be in keeping with the visual or residential amenities of the area or the amenities of property in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Patricia Calleary

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 02 day of January 2025.