



An
Bord
Pleanála

Board Order ABP-320977-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/60729

Appeal by Springwood Limited care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 13th day of September, 2024 by Kildare County Council to refuse permission.

Proposed Development: Change of use of most of the property (1.141 hectares 2.81 acres) out of a total area 1.434 hectares (3.54 acres) from a tract of private disused and overgrown land to an area of public open space for community outdoor passive and active recreational activity, including the planting of a wild flower area and extensive landscaping, the provision of internal access footpaths within this amenity space, the removal of an existing boundary fence which encircles this site, so as to facilitate public usage, and the installation of children's play equipment within a freshly grassed area. The proposal also entails the erection of two blocks of apartments which would contain three levels of accommodation and which would provide a total of 30 dwellings (15 apartments per block), the formation of 37 car parking bays (with stand-alone electric car charging points), 82 bicycle spaces, connections to the public water supply system, stormwater network and wastewater network and all site works, all at lands to the west of Oldbridge Park, Osberstown, Naas, County Kildare.

Decision

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

Reasons and Considerations

Having regard to the nature of the proposed development, which includes provision for 30 residential units on lands that currently have no statutory zoning and were never previously zoned for residential use, it is considered that the proposed development would materially contravene the Core Strategy of the Kildare County Development Plan 2023-2029, which provides a transparent evidence-based rationale for the amount of land proposed to be zoned for residential and mixed-use zonings in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

Member of An Bord Pleanála

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

Dated this 7th day of APRIL 2025.