

An
Bord
Pleanála

Board Order ABP-321725-25

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/61120

Appeal by Robin Developments Limited care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 17th day of December, 2024 by Kildare County Council to refuse permission.


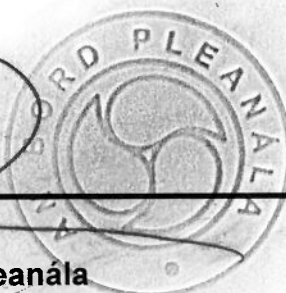
Proposed Development: Retention as constructed of a two-storey structure to the side and rear of the property, consisting of bin, barrel storage and pedestrian access way to lower ground level and covered beer garden/terraced area at ground level, along with all associated site development and facilitating works, all at Cunningham's Bar and Restaurant, Market Square, Kildare Town, County Kildare.

Decision

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

Reasons and Considerations

Having regard to Policy Objective TCO 2.1 of the Kildare Town Local Area Plan 2023-2029, which seeks to 'Support and facilitate the implementation of the projects detailed in Table 4-1 (as per the Kildare Town Renewal Masterplan)', it is considered that the development proposed to be retained would prejudice the delivery of Project 1C, 5 and 6 of the Kildare Town Renewal Masterplan 2024 and would result in a poor quality pedestrian environment, the nature, character and dimensions of which would not be sufficient to accommodate a safe and attractive walkway to connect Market Square through the car park with Bride Street. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area. The Board also considered that the development proposed to be retained would result in a substandard elevational treatment, would seriously injure the residential and visual amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Rose McGovern

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 26th day of May 2025.