

An
Coimisiún
Pleanála

Commission Order

ABP-322012-25

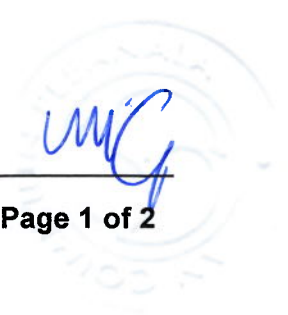
Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/61378

Appeal by Bereniece Flattery of Ryemont House, Leixlip, County Kildare and by Mulberry Properties Limited care of Purser of 20 Harcourt Street, Dublin against the decision made on the 18th day of February, 2025 by Kildare County Council to refuse permission.

Proposed Development: Amendments to previously approved planning permissions, planning register reference numbers 21/655 and 22/1483. The development consists of one number additional storey to apartment Block B, increasing its height from four-storey to five-storey. This will provide five number additional apartments, consisting of two number additional one-bed units and three number additional two-bed units. Also, to include alterations to existing floor levels and heights, the relocation of previously approved bike store to location adjoining the existing apartment block bin store, four number additional bike parking spaces and related alterations to paths and landscaping, all at The Paddocks, Knockaulin, Leixlip, 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 height, scale and design of the proposed development, it is considered that the proposed development would be significantly out of character with the scale of existing and permitted development in this established residential neighbourhood, would result in a negative and overbearing impact on adjacent properties, by reason of its proposed height and proximity to those properties, would contravene the residential density standards for the area as set out in the Kildare County Development Plan 2023-2029, would represent a significant overdevelopment of the site, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 19th day of JUNE 2025.