

An
Coimisiún
Pleanála

Commission Order
ABP-322713-25

Planning and Development Acts 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 2460775

APPEAL by ARC Villages Limited care of Brock McClure Planning and Development Consultants of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 13th day of May 2025 by Kildare County Council to refuse permission.

Proposed Development: The proposed development shall consist of the following: The demolition of two number single storey vacant dwellings and all associated outbuildings (approximately 349 square metres) and the construction of a new retirement village (one-two storeys in height) consisting of:

(a) 92 number residential units (12 number one-beds and 80 number two-beds) comprising eight number one-bed single storey courtyard style houses (Type A1), 36 number two-bed single storey courtyard style houses (Types A2, B1, B2, B3 and B4), 40 number two-bed two storey mid terrace/end of terrace houses (Types C1, C1A and C2), four number one-bed and four number two-bed maisonettes / own-door apartments (Type D1 and D2) in two number two storey buildings, all with an associated private amenity garden/terrace/winter garden area;

(b) the construction of a new single storey recreational building (approximately 479.3 square metres) and associated external terrace area comprising an office, kitchen, multifunction room, activity / music room, wellness suite, library/games room, three number treatment rooms, store rooms, bathrooms, changing rooms and external service yard;

(c) the provision of a centralised area of open space (approximately 18,337 square metres) consisting of a bowling green, pickleball court, play space, amenity open space and allotments; and

(d) communal open space (approximately 8,128 square metres). The development will also provide for 134 number car parking spaces (125 number standard spaces and seven number accessible car parking spaces) and 32 number secure visitor bicycle parking spaces; one number new vehicular access / egress point via the Curragh Road with vehicular and pedestrian access gates and the provision of a new footpath, cycle path and boundary planting along Curragh Road for circa 332.5 metres bounding the site; two number ESB substation kiosks; diversion of 38kv ESB overhead lines underground and the erection of one number new mast (approximately 12 metres); site development and infrastructural works providing for water, foul and surface water drainage and all associated connections; all landscaping and boundary treatment works; public lighting; PV/solar panels; internal roads and footpaths; and all associated site clearance, excavation and site development works. The proposed development was revised by further public notices received by the planning authority on the 17th day of April 2025 which consists of;

- (a) an increase in site area to facilitate works on Curragh Road;
- (b) a reduction of residential unit numbers from 92 number units to 86 number units;
- (c) the unit mix has been updated providing a greater range of typologies;
- (d) the relocation and increase in Gross Floor Area of the recreational building to circa 563.8 square metres;
- (e) modifications to the overall site layout to include amendments to the proposed residential units and open space;
- (f) the removal of the proposed gate at the entrance of the development;

- (g) the provision of two number crossings and one number bus stop along Curragh Road, and a cycle and footpath along the inside of the existing hedgerow along Curragh Road;
- (h) a decrease in car parking spaces to 123 number spaces;
- (i) an increase in bicycle parking to 36 number visitor spaces;
- (j) the redesign of unit types;
- (k) and all associated landscaping, services and ancillary works at Curragh Road Athgarvan, Newbridge, County Kildare.

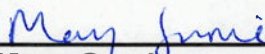
Decision

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

Reasons and Considerations

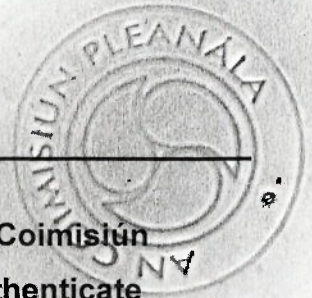
Having regard to the scale and nature of the proposed development, on lands zoned E - Community and Education under the Kildare County Development Plan 2021-2027 where the objective is 'To provide for community and educational facilities', it is considered that, notwithstanding that a retirement village is open for consideration on E zoned land, the proposed development, by reason of being constructed on the entirety of the E zoned lands, and consisting of private residential development and an ancillary recreation building which primarily serves the future residents of the retirement village, the proposed development would materially contravene the said zoning objective in that it would not provide sufficient community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission agreed with the Inspector that the proposed large open space area to the east of the development would provide a significant quantum of high quality usable public open space both for the retirement village and as a public amenity for the community, and that the proposed layout including internal roads and footpaths would not pose a traffic or pedestrian hazard. However, the Commission did not agree with the Inspector that a retirement home, in itself, was a community amenity. The Commission considered that while a retirement village is open for consideration under the E zoning, the fact that it was constructed over the entirety of the E-zoned land, and because it had not been demonstrated by the applicant that the proposed recreational building would be sufficiently available to the public, the Commission shared the opinion of the planning authority and decided that the proposed development would materially contravene the E zoning objective.



Mary Gurrie

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



Dated this 06 **day of** October **2025.**