

An
Coimisiún
Pleanála

Direction

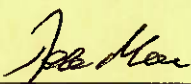
CD-022011-26

ABP-313306-22

The submissions on this file and the Inspector's reports were considered at meetings held on 17/07/2025, 22/07/2025 and 11/3/2026.

The Commission decided to refuse permission, for the following reasons and considerations.

Planning Commissioner:



Declan Moore

Date: 26/03/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

A significant revision to the proposed site layout plan and the loss of a significant number of dwelling units would be required to comply with the land use zonings contained within Variation Number 2 of the Kildare County Development Plan, which was adopted at a Special Meeting of Kildare County Council on 23 February 2026.

The Commission was not satisfied that these amendments could be made by condition as the layout of the proposed development does not allow for the simple omission of areas/ blocks from the site. Revising the layout through condition could also adversely impact on the layout and result in a poor level of residential amenity for future occupants of the scheme.

Note

The Commission noted that Variation Number 2 (as adopted) included material alterations to that published in the initial consultation phase and therefore differed to the version relied upon by the Planning Authority and the Applicant during the Limited Agenda Oral Hearing to underpin their opinion that the zoning contained within the expired LAP would be carried over into the new Settlement Strategy.

The Land Use Zoning Map (V2-N:11.1), published as part of adopted Variation Number 2, inserts Open Space and Amenity zones into the previously residential zoned area from the expired LAP, the proposed SHD in its current form cannot be accommodated within the lands as now zoned.

The Commission did briefly consider reopening the Limited Oral Hearing but determined that the zoning changes would require a fundamental alteration to the housing layout, permeability and open spaces that would be best addressed by a new application.

