

An
Coimisiún
Pleanála

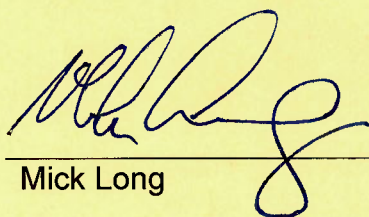
Direction
CD-021049-25
ABP-321453-24

The submissions on this file and the Inspector's report were considered at a meeting held on 23/10/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:


Mick Long

Date: 23/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the nature, location and scale of the proposed development and the development proposed to be retained it is considered that the proposed development which is two storey and consists of two bedrooms is not subservient to the principal dwelling, the design of the corridor extension is not sensitive to the existing dwelling and overall, would not accord with the standards with respect to the provision of a family flat, in accordance with Section 15.4.14 of the Kildare County Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the lack of sufficient detail with respect to wastewater treatment on site, the Commission is not satisfied that the additional loading, generated by the family flat, can be accommodated within the existing wastewater system. To permit development in the absence of such data, would be prejudicial to human health and the protection of water quality. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.