



An
Coimisiún
Pleanála

Direction
CD-020661-25
ABP-322527-25

The submissions on this file and the Inspector's report were considered at a meeting held on 12/09/2025.

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

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 12/09/2025

DRAFT WORDING FOR ORDER

Having regard to the zoning objective for the site under the Kildare County Development Plan 2023 - 2029, the provisions of Section 15.4.12 of the Plan relating to extensions to dwellings and Policy HO P6 which promotes residential consolidation subject to good quality accommodation, the proposed development and the development proposed to be retained, by reason of the scale of the development alongside other structures within the site (not indicated on submitted drawings or public notices), would represent a haphazard form of development which would detract from the character of the area and seriously injure the residential and visual amenities of the area. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Furthermore, the proposed development and the development proposed to be retained are not accurately shown on the plans and particulars submitted with the application and are not referred to within the public notices and are therefore inadequate. It is considered that it would be inappropriate to grant planning permission under these circumstances.