



An
Bord
Pleanála

Board Order
PL 09.248536

Planning and Development Acts 2000 to 2017

Planning Authority: Kildare County Council.

Planning Register Reference Number: 17/207.

Appeal by Sharon and Knut Hylle care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, County Kildare against the decision made on the 21st day of April, 2017 by Kildare County Council to refuse permission to the said Sharon and Knut Hylle.

Proposed Development Development consisting of: (A) change of use from residential house/former post house and agricultural outbuildings to artisan/craft shop/display rooms, café/organic food outlet and pet farm; (B) alterations to north-western and south-eastern elevations of existing outbuilding/proposed café/organic food outlet to include for extension comprising orangery and new roof to current fodder barn area; (C) relocation and construction of new site entrance, access road, provision of parking spaces, children's play area and patio; (D) new treatment system and percolation area along with all associated site development and facilitating works, all at Firmount Cross, Clane, County Kildare.

Decision

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

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. The planning authority, in the Kildare County Development Plan 2017-2023, outlines policies and provisions for the assessment of rural based enterprise with an emphasis on promotion of enterprise in settlements but permitting consideration of rural based enterprise outside of settlements where considered appropriate to do so. The proposed development does not meet the criteria set out in the Plan for consideration of an enterprise to be located in a rural area and is a development not dependent on the particular location in which it is proposed and could be located in a settlement. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

