



Planning and Development Acts 2000 to 2018

Planning Authority: Kildare County Council

Planning Register Reference Number: 18/1233

APPEAL by Beneavin Contractors Limited care of Cunnane Stratton Reynolds of Copley Hall, Cotters Street, Cork against the decision made on the 3rd day of December, 2018 by Kildare County Council to refuse permission.

Proposed Development: Construction of a two-storey building containing 53 number one and two bedroom units for independent and assisted living and associated ancillary facilities, car parking, landscaping and all associated ancillary site works. The proposed development will result in minor alterations to the car parking and layout as permitted under Kildare County Council Planning Register Reference Number 17/1166 at a Continuing Care Community at Mountpleasant Lodge, Kilcock to Clane Road, Portgloriam, Kilcock, 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

Notwithstanding the fact that the proposed development is an extension of an existing facility on a large site, constituting a specialised facility, it is considered that, given the independent nature of the units proposed and the scale of the proposed extension, taking into account the provisions of Policy OP3 of the Kildare County Development Plan 2017-2023, which seeks to direct nursing care facilities into existing settlements, the proposed development would be contrary to Development Plan policy, would represent an unacceptable level of intensification of an existing use in a rural area and would be seriously injurious to the rural character of the area and to the amenities of future residents. The proposed development would, therefore, be contrary to the Development Plan policy and to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.