



Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

Planning Register Reference Number: 20/177

APPEAL by Dunne Better Build Limited care of PDS and Associates of Lismard House, Tullow Street, Carlow against the decision made on the 28th day of May, 2020 by Kildare County Council to refuse permission.

Proposed Development: Demolition of an existing single storey dwelling and outbuildings while constructing four number two-storey four bedroom, semi detached dwellings, new entrance (two number), car parking, associated landscaping and internal boundaries and all associated site works at Green Road, Kildare Town.

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

On the basis of the information presented, and particularly in the absence of any consent from Irish Water or detailed agreement and method of connection of the proposed development to the permitted residential development to the north including clearly identified connection point and levels, the Board is not satisfied that an acceptable and feasible method of connection of the development to the public foul sewerage network is available. In the absence of such details, the proposed development would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

John Connolly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.