

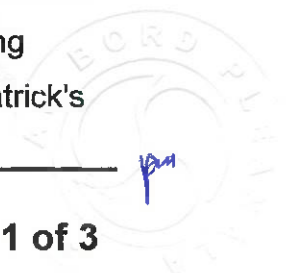
Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/117

APPEAL by Johnstown Bridge Spire Limited care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 29th day of March, 2021 by Kildare County Council to refuse permission.

Proposed Development: The development will consist of:- the provision of 68 number residential units comprising 59 number houses (10 number two bedroom, 31 number three bedroom and 18 number four bedroom) and nine number maisonette apartments (eight number one bedroom and one number two bedroom) and a retail unit/café measuring 72.2 square metres with heights ranging from two storeys to two storeys with attic accommodation over. The development also proposes a new vehicular entrance off Johnstown Road, ancillary car-parking, cycle parking, a pump station and a temporary on-site wastewater treatment plant, hard and soft landscaping, lighting, balconies, solar panels, boundary treatments, bin store, ESB substation, and all associated site development works above and below ground; all at a circa 2.4 hectares site at the Junction of R402 and Johnstown Road, Johnstownbridge, County Kildare. The site is bounded by existing residential to the north-east and east, the R402 to the north with St. Patrick's



Church and School beyond, Johnstown Road to the west with the Hamlet Court Hotel and existing residential beyond and agricultural land to the south.

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.

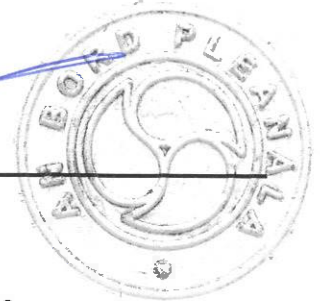
Reasons and Considerations

The Enfield wastewater treatment plant is currently overloaded. The proposed development requires provision of a temporary on-site wastewater treatment plant to facilitate the development should proposals to upgrade the Enfield wastewater treatment plant not progress. It is the policy of Kildare County Council, as expressed in Policy WW 10 of the Kildare County Development Plan 2017-2023, to refuse residential development that requires the provision of private waste water treatment facilities, other than single house systems. Therefore, it is considered that the proposed development would be premature by reference to an existing deficiency in the provision of sewerage facilities and the period within which the constraints involved may reasonably

be expected to cease, would contravene Policy WW 10 of the Kildare County Development Plan 2017-2023, and would be contrary to the proper planning and sustainable development of the area.


Paul Hyde

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



Dated this 11th day of October 2021.