



Planning and Development Acts 2000 to 2021

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/814

APPEAL by Kerrie Leonard care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 26th day of July, 2021 by Kildare County Council to refuse permission.

Proposed Development: (i) Demolition of existing single-storey building in use as a medical/dental clinic and removal of existing hard surfaced carpark areas comprising 29 number spaces; (ii) construction of two-storey building to accommodate crèche (289 square metres) at ground floor level, with associated external covered play area and garden space to the rear (north) of the building, and office space (114 square metres) at first floor level with ground floor level entrance/lobby area; (iii) provision of shared parking area, comprising 22 number vehicular parking spaces (including one number accessible space) and 10 number bicycle parking spaces, to be located to the front (south) of the building; and, (iv) all associated site works necessary to facilitate the development including landscaping and SuDS drainage all at The Leinster Clinic, Dún Sion, Maynooth, County Kildare.

Decision

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

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Reasons and Considerations

Having regard to the high water table and concentrated soakage and percolation areas, combined with the potential risk of flooding, it is considered that the proposed development, which would comprise an intensification of development on the site, could give rise to the contamination and pollution of the surface water system. Furthermore, based on the information submitted the separation distances required in Table 4 of the EPA's 'Wastewater Treatment Manual - Treatment Systems for Small Communities, Business, Leisure Centres and Hotels', have not been provided. Therefore, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the site would be suitable for the on-site disposal of wastewater generated by the proposed development. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.



Una Crosse

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this  day of  2023.