

Planning and Development Acts 2000 to 2021

Planning Authority: Kildare County Council

Planning Register Reference Number: 21/1289

APPEAL by St. James Resources Centres Limited care of AKM Design of Unit 6, Kingswood Business Centre, 4075 Kingswood Road, Citywest Business Campus, Dublin against the decision made on the 3rd day of November, 2021 by Kildare County Council to refuse permission.

Proposed Development: Retention to continue to use the building (when refurbished) for residential rehabilitation use. The building was previously in continuous use since 2001 as a rehabilitation facility until it was damaged by a fire in 2018. Planning permission sought to repair and rebuild the fire damaged building and provide a rear single storey extension of 60 square metres. The building comprises eight double bedrooms, shower room, toilets, staff room, plant room, gym, kitchen/utility, reception/office, stores, day rooms and resident rooms. The works include new fire safety systems, emergency lighting and fire escape doors. The total floor area of the extended single storey building will be 582.9 square metres. The building footprint will be smaller than the fire damaged building, all at St. James Camino Centre, Cloncurry, Enfield, County Kildare.

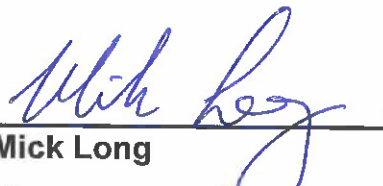
Decision

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

Reasons and Considerations

1. Policy Objective SC 091 of the Kildare County Development Plan 2023-2029 supports the provision of after-care facilities for vulnerable groups (i.e., older persons, people with disabilities and those undergoing addiction treatment) within primary care centres to improve social inclusion across the county. It is considered that the location of the proposed development in an undesignated and inadequately serviced rural area would not be appropriate given the intensification of use and would constitute a haphazard and unsustainable form of development. The proposed development would be contrary to development plan policy and would, therefore, be contrary to the proper planning and sustainable development of the area.

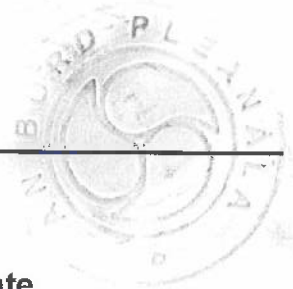
2. Having regard to the information submitted in connection with the planning application and the appeal, and the proposed intensification of use of the site, the Board is not satisfied that the proposed on-site wastewater treatment system has been adequately sized, designed and located to ensure the safe and adequate disposal of effluent on site in accordance with current EPA standards. The proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

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



Dated this 25 day of May, 2023.