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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 22/61**

**APPEAL** by Michael Connors care of Mark Gilligan and Associates of Belgrade Building, Unit W2E, Ladytown Business Park, Naas, County Kildare against the decision made on the 14<sup>th</sup> day of September, 2022 by Kildare County Council to refuse permission for the proposed development.


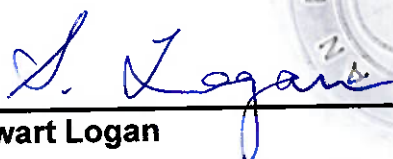
**Proposed Development:** Construction of a two-storey house, effluent treatment plant, extensive screen planting and landscaping, new front boundary treatment and site access and all associated site development works, all at The Cottage, Milltown, Newbridge, County Kildare.

**Decision**

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

## Reasons and Considerations

The 'Settlement Core' of Milltown has a distinct and intact identifiable character and includes a number of designated protected structures which are located within close proximity to the appeal site. Having regard to the 'Existing Settlement' designation of the appeal site and its prominent location adjacent to Milltown's 'Settlement Core', it is considered that the scale, bulk, massing and design of the proposed dwelling would fail to enhance and would seriously injure the residential character and amenities of the existing settlement. The proposed development would contravene materially Objective GO 3 and the relevant 'Development Aims' and 'Development Objectives' (Table 3.8) for 'Rural Settlements' as set out in Volume 2 of the Kildare County Development Plan 2023 – 2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Stewart Logan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *25* day of *October* 2023.