



An
Bord
Pleanála

Board Order ABP-319188-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23588

Appeal by Kate Vaughan care of Ger Fahy Planning of Mulhussey, Maynooth, County Kildare against the decision made on the 8th day of February 2024 by Kildare County Council to grant, subject to conditions, a permission to Terry McCahey and Dan Carstea care of Apartment 1 Mollyware Court, Courtstown Road, Kilcock, County Kildare in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of two steel garden sheds (with a combined floor area of 23 square metres) constructed at the rear of existing back garden space at Mollyware Court, Courtown Road, Kilcock, County Kildare.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Amendment to this
Board Order has been made

Reasons and Considerations

Having regard to the provisions of the Kildare Development Plan 2023-2029 it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the visual or residential amenities of the area, nor by virtue of the use of the sheds be incompatible with the residential context within which it is located. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 28th day of August 2023 and the 19th day of January 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority within three months from the date of this Order and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The use of the sheds shall be for domestic purposes only and shall remain ancillary to the apartment units. The sheds shall not be used for human habitation, for any commercial use or for the purposes of carrying out any trade. The sheds shall not be let or sold separately to the apartment dwellings.

Reason: In the interest of protecting the residential amenity of the area.

Board Order has been made

Dated

15/11/24

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3. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of public health.

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

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

Dated this 01 day of October 2024

**An amendment to this
Board Order has been made**

Dated 15/11/24

Signed: Secretary *EW*