

An
Bord
Pleanála

Board Order
ABP-321109-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 2460761

APPEAL by Willoughbys Hardware Limited care of Adrian Donoghue Design Studio of The Long Acre, Clonanny, Portarlinton, County Laois against the decision made on the 25th day of September 2024 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: Retention of storage shed and all associated site works, at Barraderra, Monasterevin, County Kildare.

Decision


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

Reasons and Considerations

1. The development proposed for retention is outside of a settlement boundary in an un-serviced rural area and defined as primarily agriculture in Section 9.3 of the Kildare County Development Plan, 2023-2029. The development proposed for retention would be inconsistent with Table 9.1 'Criteria for Assessment of One-off Enterprises in Rural Areas' of the Kildare County Development Plan, 2023-2029, and if permitted would set a precedent for similar undesirable types of development in a rural area. The development proposed for retention would, therefore, be contrary to Objective RD O1 and Table 9.1 of the Kildare County Development Plan, 2023-2029 and would be contrary to the proper planning and sustainable development of the area.
2. The siting of the storage shed for retention is contrary to the minimum set back distance required for building lines for a County Road, as set out in Table 15.7 of the Kildare County Development Plan 2023-2029. As such, the development proposed for retention would contravene the requirements of section 15.7.7 of the Kildare County Development Plan, 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.



3. It is considered that the development would endanger public safety by reason of traffic hazard, where the public road is substandard in terms of horizontal alignment at a point where sightlines are restricted in an easterly direction. The development proposed for retention would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

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



Dated this  **day of**  **2025.**