

An
Coimisiún
Pleanála

Commission Order
ABP-321453-24

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 2460946

Appeal by Peter Mahon care of FHA Architecture and Design of The Masonry, 151 Thomas Street, Dublin against the decision made on the 18th day of November, 2024 by Kildare County Council to refuse permission for the proposed development.

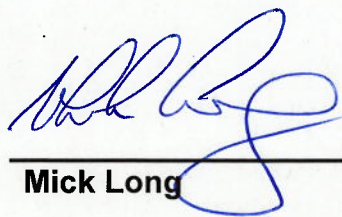
Proposed Development: The development seeking retention permission consists of alterations of the permitted ridge height of the permitted garage/fuel store and elevational amendments to the fenestration all of the existing garage/fuel store. The development seeking permission for development consists of the change-of-use (including relevant internal modifications) of the existing garage/fuel store to a family flat, the construction of an extension connecting the existing house to the family flat, the construction of a new vehicular entrance to the property parallel to the existing entrance and all associated site works all at Castlekeely, Carragh, County Kildare.

Decision

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

Reasons and Considerations

1. Having regard to the nature, location and scale of the proposed development and the development proposed to be retained it is considered that the proposed development which is two storey and consists of two bedrooms is not subservient to the principal dwelling, the design of the corridor extension is not sensitive to the existing dwelling and overall, would not accord with the standards with respect to the provision of a family flat, in accordance with Section 15.4.14 (Family Flat) of the Kildare County Development Plan 2023-2029. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the lack of sufficient detail with respect to wastewater treatment on site, the Commission is not satisfied that the additional loading, generated by the family flat, can be accommodated within the existing wastewater system. To permit development in the absence of such data, would be prejudicial to human health and the protection of water quality. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 24th day of October 2025.