



An  
Bord  
Pleanála

## Board Order ABP-321798-25

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 24/61231**

**Appeal** by Ciara and Dean Curran care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 24<sup>th</sup> day of January, 2025 by Kildare County Council to refuse permission for the proposed development.

**Proposed Development:** (A) The retention of the demolition of a historic timber dwelling, (B) the retention of the construction of a single storey dwelling for the purpose of replacing the derelict dwelling, (C) the construction of an extension to the south-west of the existing dwelling, (D) provision of a new vehicle entrance and close of existing entrance and (E) the retention of the construction of a 53.6 square metres fuel shed and all associated site and development works and services at Clongorey, Newbridge, County Kildare.

### Decision

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

## Reasons and Considerations

The proposed development (including development to be retained) includes the provision of a new access and wastewater treatment plant, neither of which are referenced in the public notices. The public notices for the development (including development to be retained) are therefore inadequate and the Board is precluded from granting planning permission under these circumstances.



  
**Declan Moore**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

Dated this **9<sup>th</sup>** day of **JUNE** 2025.