

An  
Coimisiún  
Pleanála

**Commission Order**

**ABP-322065-25**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 24/60073**

**Appeal** by Jeffrey and Niamh Dunney of Curryhills, Prosperous, County Kildare against the decision made on the 18<sup>th</sup> day of February, 2025 by Kildare County Council to grant subject to conditions a permission to Mont Blanc Development Limited care of D. C. Turley and Associates of 2 The Crescent, Piper's Hill, Naas, County Kildare.

**Proposed Development:** Construction of two number one-and-half-storey detached, four-bedroom gable-fronted dwellings, each with rooflights, rear return, two number on-curtilage parking spaces and detached single-storey garage. House Type A is situated on the western side of the site and House Type B is situated on the eastern side of the site. Provision of a central access lane via Buttermilk Lane which will give independent access to each dwelling, and all ancillary works, inclusive of landscaping, boundary treatment and SuDS drainage necessary to facilitate the development, all at Buttermilk Lane, Curryhills, Prosperous, County Kildare, as revised by the further public notices received by the planning authority on the 22<sup>nd</sup> day of January, 2025 which comprised the revision of the house locations within the site layout.

## Decision

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

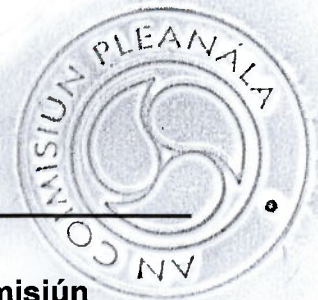
## Reasons and Considerations

The proposed development would result in the provision of residential dwellings outside the small-town boundary of Prosperous on unzoned land where the use of such land has been deemed to be primarily agriculture. The proposed development would contribute to the encroachment of rural agricultural land and would militate against the preservation of the rural environment. The proposed development would contravene Objective HO O46, as set out in the Kildare County Development Plan 2023-2029, which seeks to promote the agricultural and landscape value of the rural area and to prohibit the development of urban generated housing in the rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Paul Caprani**

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



Dated this 24<sup>th</sup> day of June 2025.