



An
Coimisiún
Pleanála

Commission Order
ABP-322610-25

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 2560207

APPEAL by Declan Flaherty care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 28th day of April, 2025 by Kildare County Council to refuse permission.

Proposed Development: Construction of a single storey bungalow, single storey domestic garage, secondary effluent treatment system, upgrade existing agricultural entrance to recessed entrance and all associated site works, all at Derryvarrogue, Donadea, County Kildare.

Decision

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

Reasons and Considerations

1. Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would contribute to an excessive density of development and overdevelopment of a rural area and would contravene Objective HO O59 of the Kildare County Development Plan 2023-2029 in relation to single rural dwelling densities. Furthermore, when taken into account the existing development in the vicinity of the site, it is considered that the proposed development would contribute to the sprawl of low-density un-serviced development in an open rural area, which would militate against the preservation of the rural environment, would lead to demands for the provision of further public services and community facilities, and would contribute to the erosion of the rural character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to Policy HO P27 of the Kildare County Development Plan 2023-2029, the submissions made in connection with the planning application and the appeal, and the absence of a detailed up-to-date appraisal of the site, including site specific ground investigations to determine the suitability of the site for the safe disposal and treatment of effluent from the proposed development, the Commission is not satisfied that effluent generated by the proposed development can be satisfactorily treated and disposed of on-site without risk to groundwater. The proposed development would be prejudicial to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.


Mary Henchy

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this ^{17th} day of September 2025.