

Planning and Development Acts 2000, as amended

Planning Authority: Kildare County Council

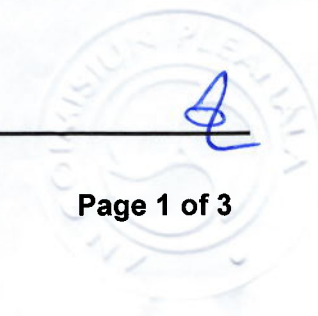
Planning Register Reference Number: 2579

Appeal by Seamus McGrath, Future Proof Construction against the decision made on the 11th day of June 2025 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: Planning permission sought for the construction of a storey and a half dwelling, new entrance, connection to public sewage and water and ancillary works at Sunbury Close, Kilcullen, County Kildare.

Decision

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

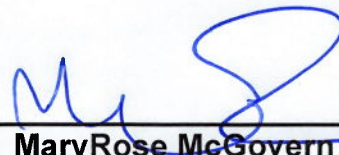


Reasons and Considerations

Having regard to the provisions of the Kildare County Development Plan 2023-2029, the Kilcullen Settlement Plan (Volume 2 of the Kildare County Development Plan 2023-2029), and the zoning of the subject site as “F- Open Space and Amenity” which has the objective ‘to protect and provide for open space, amenity and recreation provision, and where development of “dwelling” is “not permitted” by Table 2.4 (Small Towns – Land Use Zoning Matrix), and having regard to the established pattern of development in the area, and the information submitted with the application and the grounds of appeal, it is considered that the proposed development would materially contravene the provisions of the Kildare County Development Plan 2023 - 2029 and the Kilcullen Settlement Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission did not consider itself to be fettered by the zoning of the subject site, and neither did the Commission consider itself to be fettered by Condition 13 attaching to planning permission reference 78/822, which had previously conditioned the subject site as public open space to be levelled, soiled, seeded and grassed. The Commission considered the proposed infill development which would remove a public open space arrangement associated with the existing Sunbury Close development, and noted that Sunbury Close has a land use zoning “B - Existing Residential/Infill”, which provides for infill development at an appropriate density within existing residential areas, and has the primary aim to preserve and improve residential amenity.

Having considered the totality of the information on file, the Commission did not consider the proposed infill development to be appropriate, as it would seriously injure the existing residential amenities of Sunbury Close, and would be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

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

Dated this *29th* day of *June* 2026.

