

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323111-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 24/61204**

**Appeal** by Cavan Developments Kill Limited care of Declan Brassil and Company of Lincoln House, Phoenix Street, Smithfield, Dublin against the decision made on the 27<sup>th</sup> day of June, 2025 by Kildare County Council to refuse permission.

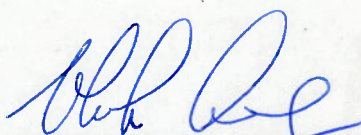
**Proposed Development:** Provision of an infill development of seven number two-storey, three-bedroom terraced houses (Types E, E1 and F) set out in two terraces, with on-curtilage parking and bin stores to front, with associated hard and soft landscaping and all associated site works, all on a site area of 0.2 hectares at Kilheale Avenue and Kilheale Drive, Kilheale Manor, Kill, County Kildare.

## **Decision**

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

## Reasons and Considerations

Having regard to the policies and objectives of the Kildare County Development Plan 2023-2029 and the Childcare Facilities Guidelines (2001), it is considered that, although the principle of the proposed development of seven houses on an infill site is appropriate, the proposed development in place of a previously permitted creche facility would result in an unacceptable loss of social infrastructure to serve the existing and future population of Kill, particularly given that the Kildare County Childcare Committee has identified the need for such provision. The proposed development would be contrary to Objective SC O77 of the Kildare County Development Plan 2023–2029 and 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 19<sup>th</sup> day of November 2025.