

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25131

APPEAL by Porterstown Haulage and Transport Limited against the decision made on the 24th day of September 2025, by Kildare County Council to refuse permission for the proposed development.

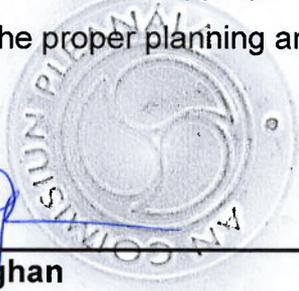
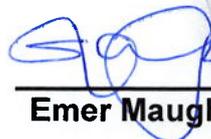
Proposed Development: (a) Retention of existing 3754 square metres of the hard standing area consisting of a mix of concrete, blacktop and gravel and permission for upgrading of the same hard standing area for the parking of up to twenty trucks and trailers as per this application, (b) retention of use of same hard standing area for use of parking of up to twenty trucks and trailers, (c) retention of 898 square metres of existing buildings, (d) the retention of use for these same buildings at (c) above for use for overnight parking of trucks and trailers and the storage of dry spare parts, components and towing equipment necessary for the trucks and trailers, (e) retention of the use of a drive which serves the home of the directors of Kill Haulage as a means of access to the public road from the hard standing areas and buildings, the subject of this application, and (f) all ancillary works at Porterstown, Kill, County Kildare.

Decision

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

Reasons and Considerations

It is the policy of the planning authority, as set out in the Kildare County Development Plan 2023-2029, to permit development proposals for small scale enterprises in the open countryside only where there is a demonstratable need for the enterprise at the specific location in the first instance and where it complies with the criteria outlined in Table 9.1 (Criteria for Assessment of One-off Enterprises in Rural Areas) of the development plan. The applicant has not demonstrated tangible locational links to this specific rural area or sufficient justification as to why this proposal for a haulage company could not be accommodated on more appropriately zoned land closer to the edge of settlement locations. Furthermore, it is considered that the scale of the sheds proposed to be retained, together with the cumulative impacts of associated areas of hardstanding, storage yard and hardcore access route would not be considered appropriate to a rural area. The proposed development and development proposed to be retained would be contrary to Objective RD 01 of the Kildare County Development Plan 2023-2029 which seeks to encourage the development of appropriately scaled alternative rural based small-scale enterprises that are appropriate in rural areas and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

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

Dated this *18th* day of *February* 2026