

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/61206

APPEAL by Melanie Treacy against the decision made on the 10th day of November, 2025 by Kildare County Council to refuse permission for the proposed development.

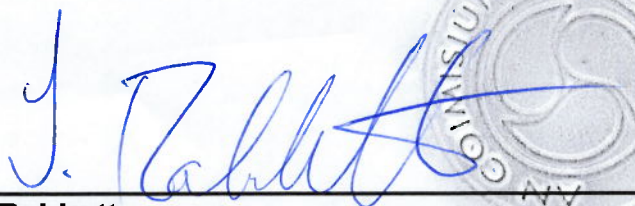
Proposed Development: (i) Refurbishment and alteration works to convert existing grain store into artist's workshop, (ii) the erection of 12 number accommodation pods, (iii) extension to and change of use of existing machinery shed to provide two number guest rooms and reception/waiting room, (iv) extension to existing car park to provide 26 number additional spaces including provision for electric car charging and (v) upgrade and relocation of existing wastewater treatment system and all ancillary works to facilitate same, all at Mel's Pub Narraghmore, Narraghmore, 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 design and scale of the wastewater treatment system proposed and the level of discharge predicted from the existing and proposed development, the Commission is not satisfied, based on information submitted in the application and in the grounds of appeal, that sufficient consideration has been given to the hydrogeological conditions of the site and the surrounding area and is not satisfied that the size of the proposed polishing filter has been adequately justified. The applicant has not demonstrated that the site is suitable for satisfactory disposal of wastewater as proposed. As such, the proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

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

Dated this 16th day of April 2026.