



Date: 07/09/2026
Pl. Ref.: 26/60802

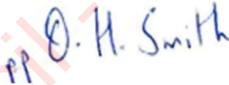
JI June Limited,
c/o Patrick Clarke,
10 The Square,
Kilcock,
Co. Kildare. W23 D522.

Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)

Planning Register Number: 26/60802
Application Received Date: 14/07/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 07/09/2026 decided to **REFUSE** RETENTION for the development of land namely: for a) the retention of two separate one (x1) bedroomed residential apartment / studio units, instead of one two (x2) bedroomed residential apartment unit, b) these units are located at first floor level of the existing building, accessed by an existing door at ground level, c) all existing alterations, internal modifications and all existing associated site works at **Weaver's Court, Prosperous, Co. Kildare** for the **1 reason** set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 07/09/2026



Senior Executive Officer, Planning
Kildare County Council

Any appeal against the decision of a Planning Authority under Section 37 of the Planning & Development Act 2000 (as amended) may be made to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1. First and third party objections must be received by An Coimisiún Pleanála within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later, even within the time limit.

Any appeal made within the statutory appeal period to An Coimisiún Pleanála will be invalid unless accompanied by

- 1 Confirmation of submission to Planning Authority
- 2 The correct statutory fee, (Fees payable to An Coimisiún Pleanála on or after 5th September, 2011)
 - (i) Appeal by 1st party relating to commercial development where the application included the retention of development - €4,500 or €9,000 if an EIAR or NIS involved.
 - (ii) Appeal by 1st party relating to commercial development (no retention element in application) - €1,500 or €3,000 if an EIAR or NIS involved.
 - (iii) Appeal by 1st party non-commercial development where the application included the retention of development - €660

- (iv) Appeal by 1st Party solely against contribution condition(s) – (2000 Act and amendments Section 48 or 49) - €220
- (v) Appeal following grant of leave to appeal
- (vi) An Appeal other than referred to in (i) to (v) above - €220

This guide does not purport to be a legal interpretation of the fees payable to An Coimisiún Pleanála. Please contact An Coimisiún Pleanála for further information.

Retention Permission is sought for a) the retention of two separate one (x1) bedroomed residential apartment / studio units, instead of one two (x2) bedroomed residential apartment unit, b) these units are located at first floor level of the existing building, accessed by an existing door at ground level, c) all existing alterations, internal modifications and all existing associated site works at Weavers Court, Prosperous, Co. Kildare – JI June Limited – 26/60802.

Permission is REFUSED for the following reasons:

1. Having regard to the inadequate overall floor area of each residential unit, internal storage and lack of private open spaces provided, the development for retention has failed to comply with the relevant standards of the Planning Design Standards for Apartments Guidelines for Planning Authorities 2025, which constitute Ministerial Guidelines under Section 28 of the Planning and Development Act 2000 (as amended), and fails to offer an adequate level of residential amenity which results in substandard development and a detrimental impact on the residential amenities for the occupants. The development is therefore contrary to the Planning Design Standards for Apartments Guidelines for Planning Authorities 2025, would set an undesirable precedent for further such development and would be contrary to the proper planning and sustainable development of the area.