



Date: 17/09/2026
Pl. Ref.: 25/61482

DWSL Ventures Limited,
c/o Emmet Nugent,
Nugent Planning & Design Ltd.,
Barronstown,
Milltown,
Newbridge,
Co. Kildare. W12 PN52.

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

Planning Register Number: 25/61482
Application Received Date: 22/12/2025
Further Information Received Date: 21/08/2026

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 17/09/2026 decided to **REFUSE** RETENTION for the development of land namely: for (A) retention permission for extension to the existing restaurant to the rear (north) elevation of the existing public house and (B) Retention Permission for new kitchen/preparation area with cold room storage to the rear (north) elevation with external covered bin storage. Revised by Significant Further Information which consists of: proposing to retain the existing restaurant on the subject site and to decommission the existing septic tank on site and replace it with a new wastewater treatment system and provide additional storage at **Roche's Public House, Derrycrib, Donadea, Co. Kildare W91 CR94** 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: 17/09/2026



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) Retention permission for extension to the existing restaurant to the rear (north) elevation of the existing public house and (B) Retention Permission for new kitchen/preparation area with cold room storage to the rear (north) elevation with external covered bin storage. Revised by Significant Further Information which consists of: proposing to retain the existing restaurant on the subject site and to decommission the existing septic tank on site and replace it with a new wastewater treatment system and provide additional storage at Roche's Public House, Derrycrib, Donadea, Co. Kildare W91 CR94 – DWSL Ventures Limited – 25/61482

Retention is REFUSED for the following reasons:

1. Objective IN O28 of the Kildare County Development Plan 2023-2029 seeks to ensure development proposals in rural areas demonstrate compliance with ground water protection schemes and flood risk guidelines. Furthermore, objective IN O33 of the Kildare County Development Plan 2023-2029 requires compliance with the Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and circular PL02/2014 (August 2014) or any updated version of these guidelines. Having regard to the proposed Waste Water Treatment System being sited within a 1% AEP flood risk zone and the Site Specific Flood Risk Assessment submitted not satisfying the Planning Authority that the proposal would not be liable to flooding leading to the endangerment of human and wildlife health, to permit the proposed development and development for retention would be prejudicial to public health, would materially contravene the Kildare County Development Plan 2023-2029 objectives and would be contrary to the proper planning and sustainable development of the area.