An Rannóg Pleanála
Planning Department

Date: 04/11/2026
Pl. Ref.: 26/61015

Siobháin Owen
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: 26/61015
Application Received Date: 11/09/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 04/11/2026 decided to **REFUSE** PERMISSION for the development of land namely: (A) construction of a single storey type house, (B) garage / store for domestic use, (C) the installation of a proprietary treatment system with polishing filter percolation area, and (D) the existing on site agricultural field entrance to be permanently closed up with the construction of a new vehicular recessed entrance and access driveway to serve the dwelling and all associated site works at **Drummond, Carbury, Co. Kildare** for the 3 reasons set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 04/11/2026

pp O. H. Smith
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

Kildare County Council - Inspection Purposes Only

An Rannóg Pleanála
Planning Department

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.

Kildare County Council - Inspection Purposes Only

An Rannóg Pleanála
Planning Department

Planning Permission is sought for : (A) construction of a single storey type house,(B) garage/store for domestic use, (C) the installation of a proprietary treatment system with polishing filter percolation area, (D) the existing on site agricultural field entrance to be permanently closed up with the construction of a new vehicular recessed entrance and access driveway to serve the dwelling and all associated site works at Drummond, Carbury, Co. Kildare – Siobháin Owen - 26/61015

Permission is REFUSED for the following reasons:

1. Policy HO P13 of the Kildare County Development Plan 2023-2029 (as varied) seeks to restrict ribbon development, which is defined as five or more houses along 250 metres on one side of any road. It is noted that there are 5 no. existing houses to the south of the subject site. If permitted, the proposed dwelling would be the sixth dwelling along 250 metres on one side of this road. The proposed development would therefore further exacerbate an existing pattern of ribbon development and as such would be contrary to Policy HO P13 of the Kildare County Development Plan 2023-2029 (as varied) and be contrary to the proper planning and sustainable development of the area.

2. Policy HO P12 of the Kildare County Development Plan 2023-2029 (as varied) seeks to "*ensure that the siting and design of any proposed dwelling shall integrate appropriately with its physical surroundings and the natural and cultural heritage of the area whilst respecting the character of the receiving environment',* while Objective HO O51 '*requires all applications to demonstrate the ability to provide safe vehicular access to the site without the necessity to remove extensive stretches of native hedgerow and trees'.* A significant amount of existing mature hedgerow is proposed to be removed to accommodate the proposed entrance (approx. 40m). It is therefore considered that an entrance at this location, if permitted, would have a significantly injurious visual impact and detract from the existing rural character of the area. The loss of this stretch of native mature hedgerow, taken in conjunction with the historic loss of hedgerow as a result of the pattern of ribbon development in the area, represents an unacceptable loss of habitat and a further erosion of the character of the countryside, contrary to Policy HO P12 and Objective HO O51 of the Kildare County Development Plan 2023-2029 (as varied), and therefore would be contrary to the proper planning and sustainable development of the area.

3. The Office of Public Works (OPW) Preliminary Flood Risk Assessment (PFRA) flood maps identify localised pluvial flooding on the subject site. A Site-Specific Flood Risk Assessment has not been submitted as part of this application and therefore it has not been demonstrated, to the satisfaction of the Planning Authority, that the proposed development is not at risk of

Kildare County Council - for planning purposes only

An Rannóg Pleanála
Planning Department

flooding or will not cause residual flood risk including flooding on adjoining or nearby properties. The proposed development would therefore be contrary to the provisions of Policy HO P33 of the Kildare County Development Plan 2023-2029 (as varied) and therefore would be contrary to the proper planning and sustainable development of the area.

Kildare County Council - Inspection Purposes Only