



Date: 28/08/2026
Pl. Ref.: 26/60753

Stephen Harris,
c/o Joseph J Warren,
The Nook,
Hillside,
Kilcullen,
Co. Kildare. R56Y651.

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

Planning Register Number: 26/60753
Application Received Date: 06/07/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 28/08/2026 decided to **REFUSE** PERMISSION for the development of land namely: the construction of a one and a half story dwelling and all associate site works at **Kilmeague, Naas, Co Kildare**, for the **4 reasons** set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 28/08/2026

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

- 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.

Permission is REFUSED for the following reasons:

1. Having regard to the details received with the application, the Planning Authority considers that the Applicant has failed to adequately demonstrate an Economic Need to reside in the area in accordance with the Council's Rural Housing Policy as provided for in the Kildare County Development Plan 2023-2029. The application is notably lacking appropriate supporting documentation, including details of employment in farming for the required period of years. The Planning Authority is not satisfied that the Applicant has demonstrated a need for the dwelling in accordance with Table 3.4, Section 3.13.3 and Policy HO P11 of the Kildare County Development Plan 2023-2029 (as varied). To permit the development would therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed development, given its location 115m to the northwest of zoned land in Kilmeague, would be contrary to the provisions of Policy HO P15 the Kildare County Development Plan 2023-2029 (as varied), which seeks to preserve and protect the open character of transitional lands particularly the approach roads to towns and villages and areas immediately outside of settlement boundaries in order to prevent linear sprawl near towns, villages and settlements and to maintain a clear demarcation and distinction between urban areas and the countryside and to protect the integrity of the agricultural uses in these areas and would therefore be contrary to the proper planning and sustainable development of the area.
3. The proposed development, when taken in conjunction with the level of existing development in the vicinity, would exacerbate an excessive density of development in this rural area, would contribute to the further erosion of the rural character of the area and would contravene Objective HO O59 of the Kildare County Development Plan 2023-2029 (as varied), which seeks to carefully manage Single Rural Dwelling Densities to ensure that the density of one-off housing does not exceed 30 units per square kilometre. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
4. It is considered that the proposed development by reason of the design of the proposed driveway, taken in conjunction with the extensive hardstanding proposed would have a negative visual impact and erode the rural character of the area, resulting in visually incongruous development that would be contrary to Policy HO P12 and the standards outlined in Appendix 4: Rural Design Guide of the Kildare County Development Plan 2023-2029 (as varied). It is considered that if permitted, the proposed development would seriously injure the visual amenities of the area, lead to an undesirable precedent for similar developments and would be contrary to the proper planning and sustainable development of the area.