



Date: 11/08/2026
Pl. Ref.: 25/60949

Colm Conlon
c/o Anthony Lambe
St Jude's
Nicholastown
Kilcullen
Co. Kildare

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

Planning Register Number: 25/60949
Application Received Date: 21/08/2025
Further Information Received Date: 16/07/2026

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 11/08/2026 decided to **REFUSE PERMISSION** for the development of land namely: for (a) construction of single story house (b) construction of Garage with domestic storage area and (c) installation of approved waste water treatment and all associated and development works at **Ballindoolin, Edenderry, Co. Kildare** for the **2 reasons** set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 11/08/2026

D. 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.

Planning Permission is sought for (a) construction of single story house (b) construction of Garage with domestic storage area and (c) installation of approved waste water treatment and all associated and development works at Ballindoolin, Edenderry, Co. Kildare – Colm Conlon – 25/60949.

Permission is REFUSED for the following reasons:

1. Policy HO P11 of the Kildare County Development Plan 2023-2029 (as varied) seeks to facilitate proposals for dwellings in the countryside outside of settlements in conjunction with the Rural Housing Policy Zones map and accompanying Schedule of Category of Applicant and Local Need Criteria. Based on the information submitted with this application, the Applicant has not demonstrated to the satisfaction of the Planning Authority that they have an economic or social need to live in the area, as identified in the Kildare County Development Plan 2023-2029 (as varied) and therefore is contrary to Policy HO P11 of the Kildare County Development Plan 2023-2029 (as varied) and to the proper planning and sustainable development of the area.
2. It is the policy of the Kildare County Development Plan 2023-2029 (as varied) under HO P12 to ensure that the siting and design of any proposed dwelling integrates appropriately with its physical surroundings whilst respecting the character of the receiving environment. Given the elevated nature of the site and the excessive requirement for cut and fill it is considered that the proposal is contrary to Appendix 4 of the Rural House Design Guide of the Kildare County Development Plan 2023-2029 (as varied). Having regard to the foregoing, the proposed development contravenes Policy HO P12 and Appendix 4 of the Rural House Design Guide of the Kildare County Development Plan 2023-2029 (as varied), which would be contrary to the proper planning and sustainable development of the area.