An Rannóg Pleanála
Planning Department

Date: 02/10/2026
Pl. Ref.: 26/60912

Grace Reilly,
c/o Patrick Kavanagh,
Main Street,
Newbridge,
Co. Kildare,
W12 VP02.

Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)
Planning Register Number: 26/60912
Application Received Date: 11/08/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 02/10/2026 decided to **REFUSE** PERMISSION for the development of land namely: (A) new detached single storey dwelling house, (b) new on-site domestic wastewater treatment system, (c) upgraded access road extending to new recessed vehicular entrance, (d) landscaping about the subject site and all associated development works on lands at **Sherlockstown Sallins 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: 02/10/2026

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.

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(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.

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Planning Permission is sought for the development of land namely: (A) new detached single storey dwelling house, (b) new on-site domestic wastewater treatment system, (c) upgraded access road extending to new recessed vehicular entrance, (d) landscaping about the subject site and all associated development works on lands at Sherlockstown, Sallins, Co. Kildare - Grace Reilly – 26/60912.

Permission is REFUSED for the following reasons:

1. Policy HO P26 of the Kildare County Development Plan 2023-2029 (as varied) seeks to sensitively consider the capacity of the receiving environment to absorb further development. It is considered that the proposed development, in conjunction with the level of existing and permitted development in the vicinity would further exacerbate an excessive density of development in this rural area and would contribute to the increasing suburbanisation of the area. Having regard to the foregoing and the intended interpretation of the above Policy, it is considered that the proposed development would contravene policy HO P26 of the Kildare County Development Plan 2023- 2029 (as varied) and would be contrary 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. The proposed site, being carved out a larger field and requiring more than one boundary, and the proposed upgrading of an existing substandard trackway to gain access, all of which would be compounded by the siting of the dwelling setback approximately 400m from the local road, does not accord with Section 2.4 of 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, which would be contrary to the proper planning and sustainable development of the area.

3. Notwithstanding the documents submitted pertaining to the improvement works of the section of private/shared road serving the proposed site, the Planning Authority is not satisfied that the access infrastructure is sufficient for residential use. A grant of permission would set an undesirable precedent for additional dwellings to utilise the sub-standard single access track as part of a future application. Having regard to the submitted information, the Planning Authority is not satisfied that the access track can accommodate additional traffic pressures, while also being contrary to the standards outlined in Section 15.7.6 of the Kildare County Development Plan 2023-2029 (as varied), as well as to the proper planning and sustainable development of the area.

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