An Rannóg Pleanála
Planning Department

Date: 29/10/2026
Pl. Ref.: 26/61002

Oceantech Solutions Limited,
c/o Ivo Avramov,
Blackhall St,
Mullingar,
Co. Westmeath.

Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)
Planning Register Number: 26/61002
Application Received Date: 08/09/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 29/10/2026 decided to **REFUSE** PERMISSION for the development of land namely: for the subdivision of the existing 173.8 sqm commercial unit to create two separate commercial units, comprising a pharmacy (91.5 sqm) and a medical unit (82.3 sqm). The proposed pharmacy will include a 31.8 sqm retail/shop area, a 5.7 sqm pharmacy consultation room, a 15.3 sqm dispensary area, a 3.2 sqm bathroom and a 4.4 sqm staff lounge. The proposed medical unit will include a 16.2 sqm waiting/reception area, Office 01 (12.2 sqm), Office 02 (10.1 sqm), a 3.2 sqm bathroom and a 4.4 sqm staff lounge. Permission is also sought for alterations to the existing front elevation/entrance, including the partial removal of the existing window and the installation of a new sliding entrance door to provide access to the proposed pharmacy unit, together with all associated site development works at the above address. At **Unit B, Millers Square, Athgarvan, Co. Kildare** 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: 29/10/2026

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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.

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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.

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Permission is REFUSED for the following reasons:

1. The proposed commercial use at Unit B would contravene Condition 2 of Planning Permission Register Reference 19/745 which restricts the use of the subject unit to a community use. On the basis of the foregoing and having regard to the level of detail within the application, the Planning Authority is not satisfied that the proposed development has demonstrated an appropriate justification or rationale for the proposed subdivision of the unit, in light of the existing and permitted uses on site and in particular, community use. The proposed development would contravene materially a condition attached to an existing permission for development, would set an undesirable precedent for similar development of this nature and would therefore be contrary to the proper planning and sustainable development of the area.