



Comhairle Contae Chill Dara
Kildare County Council

Date: 14/07/2026
Pl. Ref.: 25/124

REGISTERED POST

Aileen and Michael Moloney
c/o Jason Walsh
Architectural and Engineering Services
12 Ard Mor Crescent
Tallaght
Dublin 24

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

Planning Register Number:
Application Received Date:

25/124
10/07/2025
22/06/2026

Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 14/07/2026 decided to **REFUSE PERMISSION** for the development of land namely: for a proposed detached dormer bungalow plus widening of existing vehicular entrance for the purpose of creating a shared vehicular entrance and all associated site works. Revised by Significant Further Information which consists of redesign of the proposed dwelling from a detached dormer bungalow to a two storey 2 bedroom dwelling plus creating a new vehicular entrance instead of a shared vehicular entrance as proposed originally at **1 The Meadows, Newtown Manor, Kill, 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: 14/07/2026

Senior Executive Officer, Planning
Kildare County Council

O.H. Smith

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 EIA or NIS involved.
- (ii) Appeal by 1st party relating to commercial development (no retention element in application) - €1,500 or €3,000 if an EIA 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:

Planning Permission is sought for a proposed detached dormer bungalow plus widening of existing vehicular entrance for the purpose of creating a shared vehicular entrance and all associated site works. Revised by Significant Further Information which consists of redesign of the proposed dwelling from a detached dormer bungalow to a two storey 2 bedroom dwelling plus creating a new vehicular entrance instead of a shared vehicular entrance as proposed originally at 1 The Meadows, Newtown Manor, Kill, Co. Kildare – Aileen and Michael Moloney – 25/124

1. Having regard to the restricted nature and prominent location of this site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed subdivision of the residential plot, the proposed layout and design of the structure would represent a poorly designed and inappropriate form of infill residential development and would be out of character with development in the vicinity and would therefore be contrary to Policy HO P6 of the Kildare County Development Plan 2023-2029 (KC DP), which seeks 'to promote and support residential consolidation and sustainable intensification and regeneration...subject to the provision of good quality'. Furthermore, the proposed development would seriously injure the amenities of the area and adjacent properties by way of overlooking and overshadowing thereby contravening the zoning objective of the site which seeks 'to protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services'. The development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the residential amenities of the area and therefore would be contrary to the proper planning and sustainable development of the area.

2. The proposed site entrance is located an unacceptable distance from the adjoining road junction. By reason of its proximity to the junction, the proposed development would result in increased turning movements and vehicular conflict in an area where drivers are required to make manoeuvres and decisions associated with the junction and the proposed entrance would endanger public safety by reason of traffic hazard and would therefore be contrary to the proper planning and sustainable development of the area.