

Comhairle Contae Chill Dara
Kildare County Council



Date: 09/06/2026
Pl. Ref.: 26/60408

Patrick Ennis
c/o Mark Byrne
Gormanstown
Kilcullen
Co Kildare

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

Planning Register Number: 26/60408
Application Received Date: 16/04/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 09/06/2026 decided to **GRANT PERMISSION** to the above named for the development of land in accordance with the documents submitted namely:- for (a) construction of two story house, (b) construction of Garage with domestic storage area and (c) installation of approved waste water treatment system and percolation area along with all associated site development works at **Crockaun, Kilcullen, Co Kildare** subject to **20 conditions** set out in the schedule attached.

The reason for the imposition of the said conditions are also included. The Planning Authority have had regard to any submissions or representations made on this file. If there is no appeal against the said decision a **grant of permission** in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Coimisiún Pleanála (see footnote). It should be noted that until a grant of permission has been issued the development in question is NOT AUTHORISED and work should not commence.

Date: 09/06/2026

Senior Executive Officer, Planning
Kildare County Council

PLEASE ARRANGE TO REMOVE SITE NOTICE

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 two story house, (b) construction of Garage with domestic storage area and (c) installation of approved waste water treatment system and percolation area along with all associated site development works at Crockaun, Kilcullen, Co Kildare – Patrick Ennis – 26/60408.

Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, (as amended).

Having regard to the policies and objectives of the Kildare County Development Plan 2023-2029 (as varied), to the nature and design of the proposed development, and the character of adjoining development, it is considered that, subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications received by the Planning Authority on 16/04/2026, save as may be required by the other conditions attached hereto.

Reason: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. The Applicant/Developer to pay to Kildare County Council the sum of **€18,057.50** being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022 in accordance with Section 48 of the Planning and Development Act 2000 as amended. Payments of contributions are strictly in accordance with Section 13 of the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022.

Development Contributions are due for payment once a commencement notice is lodged. In the case of retention permission, development contributions are due on the issuing of a Final Grant of planning permission.

Note: Please note water and wastewater development contribution charges now form part of the water connection agreement, if applicable, with Uisce Éireann.

Reason: It is considered reasonable that the Developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

3. The proposed dwelling, when completed, shall be first occupied for a minimum period of **ten years** as a sole place of permanent residence by the Applicant, **Patrick Ennis**.

(a) **Within two months of the occupation of the proposed dwelling** the Applicants shall submit, to the Planning Authority, a letter from their Architect/Engineer or other suitably qualified and indemnified person indicating the date on which the first occupation of the dwelling occurred.

(b) The Planning Authority will consent to any sale of the property by a lending institution in exercise of its powers as mortgagee and likewise consent to any sale by any person deriving

title from the lending institution. Approval to the sale of the property in any other circumstance will be considered on its merits by Kildare County Council.

Reason: To secure, in the interests of orderly development, that the proposed house is used to meet the Applicants stated housing needs and in accordance with Policy HOP11 of the Kildare County Development Plan 2023-2029 (as varied) and to ensure that development in this rural area is appropriately restricted in the interest of proper planning and sustainable development of the area.

4. Existing hedgerows, trees and shrubs on the boundary of the site shall be retained, preserved and maintained and additional planting shall be planted in accordance with the Site Layout Plan received on 16/04/2026.

Reason: To protect the rural character of the area.

5. The finishes shall be as indicated on the submitted drawings received by the Planning Authority on 16/04/2026 unless otherwise agreed in writing with the Planning Authority **prior to the commencement of development.**

Reason: In the interest of visual amenity.

6. The garage/outbuilding shall be used solely for use incidental to the enjoyment of the dwelling house and shall not be used for human habitation or sold, rented or otherwise transferred or conveyed independently of the house and shall not be used for the carrying out of any trade or business.

Reason: In the interest of the proper planning and sustainable development of the area.

7. All service lines and cables servicing the proposed development shall be located underground except where otherwise agreed in writing with the Planning Authority.

Reason: In the interest of orderly development and visual amenities.

8. (a) Recessed entrance shall be part of a combined recessed entrance provided to site and shall be constructed generally in accordance with Drawing E/3639-1 (copy attached).

(b) Outer piers shall be fully 2.4 metres back from the road edge.

(c) Lines of sight at the entrance to the site shall be provided strictly in accordance with Transport Infrastructure Ireland (TII.) Document (DN-GEO-03060) and Site Layout Plan Drawing No 24/PE/05A received by the Planning Authority on 16/04/2026.

(d) The existing front roadside verge and hedgerows shall be kept free from obstruction and shall be maintained by the Occupant so as not to impede lines of sight at the entrance as provided in accordance with TII. Document (DN-GEO-03060).

(e) A pavement overlay of Stone Mastic Asphalt (SMA) shall be provided for the carriageway tie in, recessed entrance area in front of the vehicle entrance area. The development works shall be carried out with the agreement of the Planning Authority.

Reason: In the interest of proper planning and development and in the interest of road safety.

9. Only clean uncontaminated surface water from the development shall be discharged to the surface water system as per the Site Layout Plan received by the Planning Authority on 16/04/2026. Only foul sewage and soiled water from the development shall be discharged to the foul system. All surface water shall be collected and disposed of to rainwater harvesting, soakaways designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365 and provided with inspection manhole covers. The entrance shall be drained to the surface water system in order that no water discharges to the public roadway.

Reason: In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

10. Roadside drainage shall be provided at the entrance which shall discharge to soakaways or water system on site. The roadside drainage along the road frontage shall not be impaired and shall discharge to the grass verge which shall be lowered and levelled to the road level and provided with water run-off cuttings which shall be agreed in writing with the Planning Authority **prior to the commencement of development**. Roadside drains, where present, shall be retained except at the entrance where they shall be piped with a single pipe or culvert corresponding to the dimensions of the drain cross section.

Reason: In the interest of traffic safety and proper planning and sustainable development.

11. Where it is required to connect to a public water/wastewater network operated by Uisce Éireann, the Developer/Owner or Applicant shall sign a connection agreement with Uisce Éireann **prior to the commencement of the development** and shall adhere to the standards and conditions set out in that agreement. All development shall be carried out in compliance with Uisce Éireann Standards codes and practices.

Reason: To ensure proper servicing of the development and in the interests of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and constraints of the Uisce Éireann Capital Investment Programme.

12. All foul waste and soiled water shall discharge to the onsite Waste Water Treatment System (WWTS) as per the submitted and approved operational and layout plans.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

13. "Best Practicable Means" shall be used to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

14. (a) The WWTS, including the percolation area and/or polishing filter, shall be designed and installed strictly in accordance with the approved layout plans by suitably trained and competent persons as per the 2021 "Environmental Protection Agency (EPA) Code of Practice for Domestic Waste Water Treatment Systems".

(b) Staged photographs of the installation and commissioning stages of the WWTS, including the percolation area/polishing filter; shall be supplied to Kildare County Council together with a commissioning certificate by a suitably competent professional for approval **prior to occupation of the property**.

(c) The location of any well shall comply with the minimum distances as set out in Appendix E and Table E2 EPA Code of Practice "Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)".

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

15. **Prior to the commencement of development**, the Developer, or any agent acting on their behalf, shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix B of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)". Objectives and targets of this RWMP shall be enacted by the Developer during all stages of construction and a copy of the Plan shall be retained onsite during construction stages for random inspection purposes. This RWMP does not need to be submitted to Kildare County Council for pre-commencement approval.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

16. The Domestic Waste Water Treatment Plant (DWWTP) shall be maintained in accordance with Section 12.1 of the EPA Code of Practice for Domestic Waste Water Treatment Systems on a bi-annual basis, or more often if recommended in the manufacturer's recommended guidelines.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

- 17.(a) The permitted hours of operation during the construction phase and for construction related deliveries and collections shall be between 07:00 hours to 18:00 hours Monday to Friday and 08:00 hours to 14:00 hours on Saturdays. Work is not permitted on Sundays and on public holidays. Any deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.

(b) Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 07:00 hours and 18:00 hours Monday to Friday inclusive (excluding bank holidays) and between 08:00 hours and 14:00 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. If changes are agreed in writing with the Planning Authority to the construction hours as per (a) above, the noise levels shall align with same. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: (a) In order to safeguard the residential amenity of properties in the area. (b) In the interest of public health, to avoid noise pollution, and to ensure proper development.

18. During construction the Developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.

Reason: In the interest of traffic safety.

19. No spoil, dirt, debris or other materials shall be deposited on the public road, footpath or verge by machinery or vehicles travelling to or from the development site during the construction phase.

Reason: To ensure that public areas adjacent to the development are kept in a suitably clean state of repair during the construction works.

20. No land-raise activities shall occur on the site, other than those identified in the permitted drawings. Where land-raise activities are permitted, a detailed plan prepared by a competent Consultant and in accordance with current EPA guidelines shall be submitted for the written approval of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

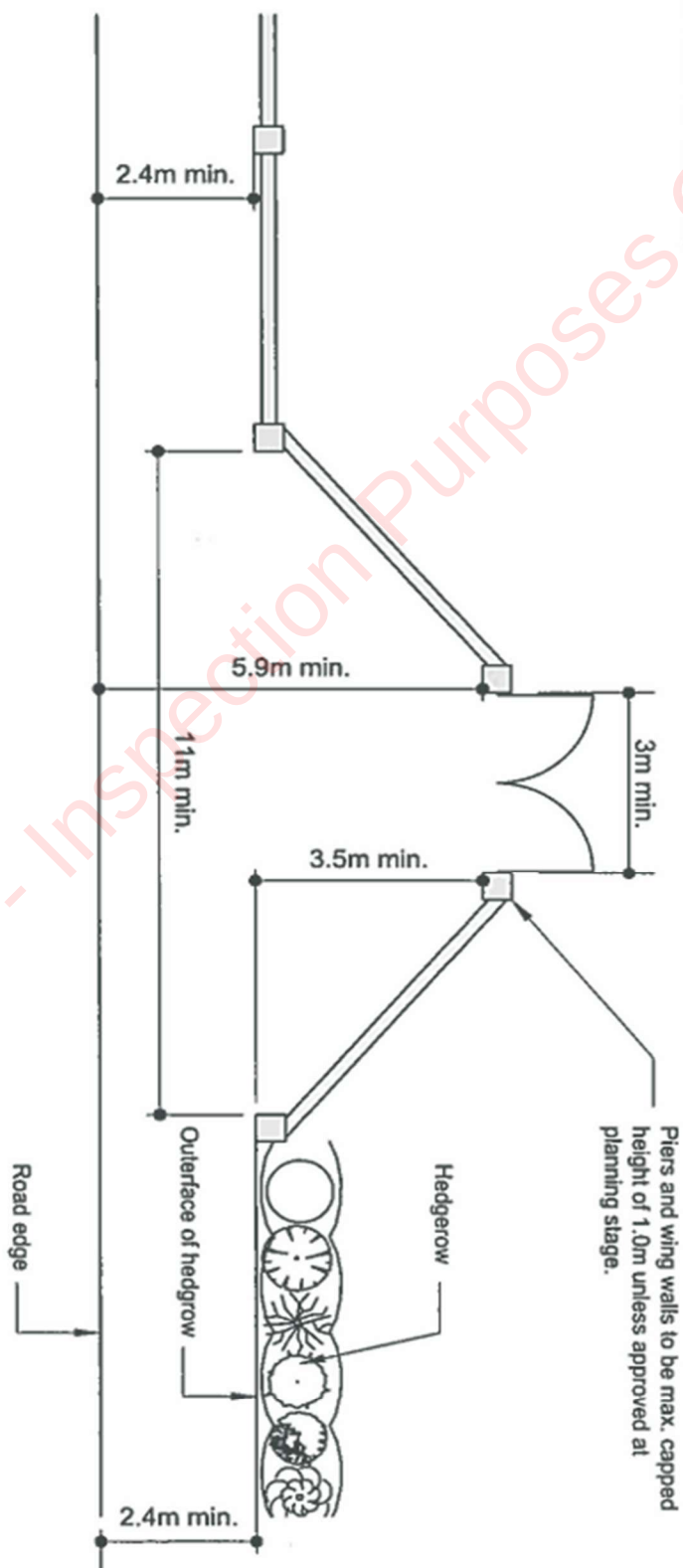
ADVICE NOTE TO APPLICANTS

All applicants are advised to make themselves aware of their responsibilities under the requirements of the Building Control Regulations 1997 to 2021, the EU Construction Products Regulations, and the EU Energy Performance of Buildings Regulations.

Further information and FAQ's can be found online at <https://localgov.ie/> or <https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/>

NB: Failure to submit a Commencement Notice (where required) is an offence and will have serious consequences which cannot be regularised at a later date. You may have difficulties in selling your property if you cannot prove that the statutory requirements relevant to the property have been met.

Note:
No dimensions to be scaled from this drawing.



Note:

The exact nature of the entrance i.e. walls, timber post and rail fence, retention of hedgerow etc., will be subject to a condition of your planning permission.

Any service access covers, valves, markers or other fittings to be relocated with the permission of and supervision of the relevant utility authority.

No lighting poles, trees, sign posts or other new or existing obstruction shall be within 1.0 metre of the lowered vehicle access crossing.

No kerbs, bollards, rocks, planting or other obstructions to be placed in entrance bellmouth.



Kildare County Council
Roads Design Section
Comhairle Chontae Chill Dara
Áras Chill Dara, Devoy Park, Naas, Co. Kildare
Tel: +353-45-980200, Fax: +353-45-980201, e-mail: roads@kildarecoco.ie

Entrance Details for Planning Purposes

Detail:

Single Recessed Entrance

Scale:

N.T.S.

Detail No.

E3639-1

Niall Kennedy

DIRECTOR OF SERVICES
Roads, Transportation and Public Safety

John Coughlan B.E., C.Eng. M.I.E.I.

SENIOR ENGINEER
Roads and Transportation Department

Date:

January 2016



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