



Date: 28/08/2026
Pl. Ref.: 26/60759

BRJM Construction Limited trading as Reimal
c/o Brian Connolly
The Studio,
Woods Way
Clane
Co. Kildare

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

Planning Register Number: 26/60759
Application Received Date: 07/07/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 28/08/2026 decided to **REFUSE** PERMISSION for the development of land namely: part demolition of an extension to an existing cottage, renovating & refurbishing the existing single storey cottage, constructing a single storey extension to the rear, constructing a detached domestic garage, de-commissioning an existing septic tank system & installing a replacement proprietary effluent treatment system in lieu, upgrading an existing vehicular entrance, and all associated ancillary site-works at **Mylerstown, Robertstown, Co. Kildare, W91 W6RY** 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: 28/08/2026

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.
 - (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 part demolition of an extension to an existing cottage, renovating & refurbishing the existing single storey cottage, constructing a single storey extension to the rear, constructing a detached domestic garage, de-commissioning an existing septic tank system & installing a replacement proprietary effluent treatment system in lieu, upgrading an existing vehicular entrance, and all associated ancillary site-works at Mylerstown, Robertstown, Co. Kildare, W91 W6RY – BRJM Construction Limited trading as Reimal – 26/60759

Permission is REFUSED for the following reasons:

1. Policy HO P27 requires all proposals for an on-site wastewater treatment to comply with the Environmental Protection Agency (EPA) Code of Practice for Waste Water Treatment Systems for single houses (2021). The Domestic Waste Water Treatment Plant (DWWTP) is to be sited within a seasonally waterlogged, or wetted area and as such would be contrary to the recommendations of Section 5.4.1 of the EPA Code of Practice for domestic wastewater treatment systems. Having regard to the evidence of a high water table and the poor percolation characteristics of the soil, it is considered that the site cannot be drained satisfactorily. The proposed intensification of development will therefore be prejudicial to public health and constitute an unacceptable risk of water pollution would therefore contravene the provisions of the EPA Code of Practice for Wastewater Treatment Systems for single houses and Policy HO P27 of the Kildare County Development Plan 2023-2029, as well as being prejudicial to public health, constitute an unacceptable risk of water pollution and be contrary to the proper planning and sustainable development of the area.
2. The proposed extension by reason of its excessive floor area and configuration, is considered insensitive to the appearance of the existing cottage and in its current form does not adequately promote the reuse and sensitive restoration of the existing cottage. It is considered that the proposed development would therefore be contrary to the principles set out in Policy HO P17 and Section 15.4.12 of the Kildare County Development Plan 2023-2029. The proposed development, if permitted, would therefore be contrary to the principles of proper planning and sustainable development of the area.