



Date: 23/09/2026
Pl. Ref.: 26/60887

Stephen Roche
c/o Tom O'Loughlin
Redhills House
Kildare
Co. Kildare
R51N886

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

Planning Register Number: 26/60887
Application Received Date: 03/08/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 23/09/2026 decided to **REFUSE** PERMISSION for the development of land namely: is sought for a detached single storey dwelling, on site effluent treatment system & percolation area, surface water to soakaways, access via existing recessed entrance and all associated site works at **Ardscull, Athy, Co Kildare** for the **4 reasons** set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 23/09/2026

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 a detached single storey dwelling, on site effluent treatment system & percolation area, surface water to soakaways, access via existing recessed entrance and all associated site works at Ardscull, Athy, Co Kildare – Stephen Roche – 26/60887

Permission is REFUSED for the following reasons:

1. Objective AH O2 of the Kildare County Development Plan 2023-2029 (as varied) seeks to protect and conserve the archaeological heritage of County Kildare and avoid adverse impacts on sites and monuments of significant archaeological interest. Additionally, Objectives AH O4 and AHO 5 seek to ensure development in the vicinity of a site of archaeological interest is not detrimental to the character of the setting and requires the preservation of the context, visual integrity and connection of the setting of archaeological monuments. The proposed development by reason of its location and proximity to the Moat of Ardscull would undermine the setting of the recorded monument (reference KD035-010001), would result in the degradation of the recorded monuments archaeological context and have a significant visual impact on its setting. It is therefore considered the proposed development, if permitted, would contravene Objectives AH O2, AH O4 and AH O5 of the Kildare County Development Plan 2023-2029 (as varied).
2. Objective LR O33 of the Kildare County Development Plan 2023-2029 (as varied) seeks to ensure developments due to their inappropriate siting do not have a disproportionate visual impact or significantly interfere with or detract from scenic views. Having regard to the location of the application site off Scenic Route 5 and in such close proximity to the Moat at Ardscull, which Scenic Route 5 seeks to preserve, the proposed development, by reason of its location, would contravene objective LR O33 of the Kildare County Development Plan 2023-2029 (as varied).
3. The application site is located off the R418 regional road, where no domestic vehicular entrance currently exists. Based on the information provided relating to sightlines, the Applicant has not satisfactorily demonstrated that the proposed development can achieve the minimum required sightline. The proposed development, if permitted, would pose a traffic hazard and would be contrary to proper planning and sustainable development of the area.
4. Policy HO P11 of the Kildare County Development Plan 2023-2029 (as varied) requires Applicants to demonstrate compliance with Table 3.4 of the Plan in terms of local need criteria. It is considered that, based on the information submitted within the application in relation to local need, the Applicant has not demonstrated compliance with the rural housing local needs criteria as outlined in Section 3.13.3 and Table 3.4 of the Plan. The proposed development would be contrary to Policy HO P11 of the Kildare County Development Plan 2023-2029 (as varied) and would, therefore, be contrary to the proper planning and sustainable development of the area.