An Rannóg Pleanála
Planning Department

Date: 02/10/2026
Pl. Ref.: 26/60913

Rachel Reilly
c/o Mark Gilligan
MDG-AT
Unit W2E
Ladytown Business Park
Naas, Co. Kildare

Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)
Planning Register Number: 26/60913
Application Received Date: 12/08/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 02/10/2026 decided to **REFUSE** PERMISSION for the development of land namely: single storey + storey and a half dwelling, site entrance, effluent treatment plant, landscaping and all associated site development works at **Ticknevin, Carbury, County Kildare** for the **3 reasons** set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 02/10/2026

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.

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(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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An Rannóg Pleanála
Planning Department

Planning Permission is sought for single storey + storey and a half dwelling, site entrance, effluent treatment plant, landscaping and all associated site development works at Ticknevin, Carbury, County Kildare – Rachel Reilly – 26/60913

Permission is REFUSED for the following reasons:

1. Policy HO P26 of the Kildare County Development Plan 2023-2029 (as varied) seeks to "Sensitively consider the capacity of the receiving environment to absorb further development of the nature proposed through the application of Kildare County Council's 'Single Rural Dwelling Density' Toolkit (see Appendix 11)" and "Examine and consider the extent and density of existing development in the area". Having regard to the level of existing development in the wider area it is considered that the proposed development would result in the further suburbanisation of the receiving environment and would erode the rural character of the immediate area and therefore would be contrary to the provisions of HOP26 of the Kildare County Development Plan 2023-2029 (as varied) and to the proper planning and sustainable development of the area.

2. Objective HO O59 of the Kildare County Development Plan 2023-2029 (as varied) seeks to "Carefully manage Single Rural Dwelling Densities to ensure that the density of one-off housing does not exceed 30 units per square kilometre, unless the Applicant is actively engaged in agriculture, or an occupation that is heavily dependent on the land and building on their own landholding." In conjunction with the level of existing development in the vicinity which is measured at over 30 units per square kilometre, it is considered that the proposed development would exacerbate an excessive density of development in this rural area, would contribute to the increasing suburbanisation of the area. The proposed development would materially contravene Objective HO O59 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.

3. Policy HO P12 of the Kildare County Development Plan 2023-2029 (as varied) seeks to ensure that the siting and design of any proposed dwelling shall integrate appropriately with its physical surroundings. The design of all new dwellings in rural areas should respond sensitively to the characteristics of the receiving environment. New dwellings should blend into and not dominate the local landscape. Proposals must also comply with Appendix 4 Rural House Design Guide and Chapter 15 Development Management Standards. It is considered that the proposed development, by way of the proposed overly complicated design and its scale, would not sensitively integrate with the established pattern of development in the rural area and the environment and would be contrary to Policy HO P12 and Appendix 4 Rural House Design Guide 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.

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