



Date: 24/08/2026
Pl. Ref.: 25/61294

Ricky Wilson
c/o Tom Concannon,
Ferguson Planning,
61 Moyle Road,
Ballycastle,
Co. Antrim. H91XKC5.

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

Planning Register Number: 25/61294
Application Received Date: 14/11/2025
Further Information Received Date: 29/07/2026

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 24/08/2026 decided to **REFUSE PERMISSION** for the development of land namely: for change of use, development and retention works for the purposes of the provision of holiday lets/guesthouse. The development will consist/consists of: Retention of road widening works at the site entrance along the Straffan Road (L-2007). Reinstatement of blockwork piers and entrance gates with specialist fabricator to extend gate length to fit c.4.8m wide opening. Change of use of redundant farm steadings/dwelling buildings from agricultural/residential use to guesthouse. Renovation/restoration of redundant farm buildings including reroofing. Extension/amalgamation of 2 no. buildings (c.176 sq. m - extension area). Demolition of 5 no. external stores/out houses (c.309 sq. m total). Provision of 4 no. outdoor patio spaces. Roof Mounted PV panels (c.31 sq. m). Removal of existing septic tank and installation of a new wastewater treatment system, foul drainage and percolation filter, stormwater and SuDS drainage systems. Road/path paving, bike storage and 7 no. car parking spaces, landscaping, site lighting and all associated ancillary works. Revised by Significant Further Information which consists of: • Revision to the application site boundary, with changes to the red line boundary from that originally submitted. • Alterations to the vehicular entrance, including the widening of the site entrance • Associated works, including landscaping. • Updated drawings, plans and supporting documentation at **Straffan Road, (L-2007), Alasty, 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: 24/08/2026

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.

PERMISSION sought for change of use, development and retention works for the purposes of the provision of holiday lets/guesthouse. The development will consist/consists of: Retention of road widening works at the site entrance along the Straffan Road (L-2007). Reinstatement of blockwork piers and entrance gates with specialist fabricator to extend gate length to fit c.4.8m wide opening. Change of use of redundant farm steadings/dwelling buildings from agricultural/residential use to guesthouse. Renovation/restoration of redundant farm buildings including reroofing. Extension/amalgamation of 2 no. buildings (c.176 sq. m - extension area). Demolition of 5 no. external stores/out houses (c.309 sq. m total). Provision of 4 no. outdoor patio spaces. Roof Mounted PV panels (c.31 sq. m). Removal of existing septic tank and installation of a new wastewater treatment system, foul drainage and percolation filter, stormwater and SuDS drainage systems. Road/path paving, bike storage and 7 no. car parking spaces, landscaping, site lighting and all associated ancillary works. Revised by Significant Further Information which consists of: • Revision to the application site boundary, with changes to the red line boundary from that originally submitted. • Alterations to the vehicular entrance, including the widening of the site entrance • Associated works, including landscaping. • Updated drawings, plans and supporting documentation at Straffan Road, (L-2007), Alasty, Co. Kildare – Ricky Wilson – 25/61294.

Permission is REFUSED for the following reasons:

1. Policy RE O105 of the Kildare County Development Plan 2023-2029 seeks to promote and facilitate the development of rural tourism, subject to such development not having a detrimental impact on the residential amenities of rural residents. The proposed development by its nature will increase human activity and vehicular movement, thereby resulting in increased light spill, noise and visual intrusion, all within an existing rural area and in immediate proximity to existing dwelling houses. The proposal, if granted, would seriously injure the amenities, or depreciate the value, of property in the vicinity and would have a significant impact on the rural character and visual amenity of the area. The development as proposed would be contrary to the policies and objectives in the Kildare County Development Plan 2023-2029, would set an undesirable precedent for similar development of this scale and nature and would therefore be contrary to the proper planning and sustainable development of the area.
2. The provision of safe and achievable lines of sight has not been demonstrated in a southern direction on the L-2007 local road. The proposed development and the associated intensification of the use of the vehicular entrance, from that of a private dwelling and historic entrance, to a 22-bed commercial tourism development, which would, by its nature result in increased vehicular movement where sight lines are not achievable, represents a potential traffic hazard and endangerment of public safety. The proposed development would therefore endanger public safety by reason of traffic hazard or obstruction of road users or otherwise and would be contrary to the proper planning and sustainable development of the area.
3. Having regard to the extent of the proposal for a significantly sized holiday commercial activity at this rural location (provision for 22 persons) and the unzoned nature of the subject lands, located in a rural area:

(a) Where under Section 9.3 of the Kildare County Development Plan 2023-2029, it is stated that *'if land is not within an identified settlement and is not otherwise zoned, the use of such land shall be deemed to be primarily agriculture'* and

(b) Where the site is located within the River Liffey Valley and Plains Landscape Character Area with a 'Medium to High Sensitivity' and a 'Medium to Low Capacity' in the Landscape Character Assessment of the Kildare County Development Plan 2023-2029.

(c) Where the site is situated off a Local Road where no footpath or cycling provisions are provided and located at a significant distance from any settlement, facilities and amenities, thereby requiring increased vehicular movement at this rural location and attracting a significant increase in additional car-borne journeys and an increased reliance on private vehicle travel,

the proposed development would represent a negative intervention into a rural setting where the receiving environment does not have the capacity to absorb its extent, would promote unsustainable travel patterns, would be contrary to national policy on active travel (the National Sustainable Mobility Policy 2026), and would be contrary to Kildare County Development Plan 2023-2029 policy regarding the protection of the rural environment and sensitive landscapes and, if granted would be contrary to the proper planning and sustainable development of the area.

4. The proposed development, located in a rural area, where substantial trees and hedgerows have been removed and where the proposed development would require additional significant removal of hedgerows to facilitate sight visibility would be contrary to Section 12.9 Trees, Woodlands and Hedgerows and Objectives, BI O1, BI O26, BI O27, and BI O29 of the Kildare County Development Plan 2023-2029, which seek to incorporate existing trees and hedgerows within developments and to prevent, in the first instance, the removal of hedgerows to facilitate development. To permit the proposal would be contrary to the policies and objectives of the Kildare County Development Plan 2023-2029 and would therefore be contrary to the proper planning and sustainable development of the area.