An Rannóg Pleanála
Planning Department

Date: 17/11/2026
Pl. Ref.: 26/61067

Abdelhamid Elgoraiby,
5 Priory Walk,
Saint Raphael's Manor,
Celbridge,
Co. Kildare. W23 P290.

Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)
Planning Register Number: 26/61067
Application Received Date: 28/09/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 17/11/2026 decided to **REFUSE** RETENTION for the development of land namely: The development consists of a detached single-storey, two-bedroom dwelling (36m²) located within the rear garden of the existing dwelling, including connections to existing services, replacement tree planting and associated landscaping, together with all associated site development works at **5 Priory Walk, Saint Raphael's Manor, Celbridge, Co. Kildare W23 P290** for the 1 reason set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 17/11/2026

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)

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(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.

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Retention Permission is sought for a detached single-storey, two-bedroom dwelling (36m²) located within the rear garden of the existing dwelling, including connections to existing services, replacement tree planting and associated landscaping, together with all associated site development works at 5 Priory Walk Saint Raphael's Manor Celbridge, Co. Kildare W23 P290 – Abdelhamid Elgoraiby - 26/61067

Permission is REFUSED for the following reasons:

1. Policy HO P6 and objective HO O7 of the Kildare County Development Plan 2023-2029 (as varied) seeks to encourage residential consolidation and sustainable intensification where good quality accommodation is achieved; and promote increased densities where proposals are sensitive to the characteristics of the receiving environment. The structure to be retained is a standalone dwelling and does not comply with minimum standards for new residential development in relation to floor area, private open space and storage as set out in Chapter 15 of the Kildare County Development Plan 2023-2029 (as varied). For these reasons, the proposal fails to provide good quality residential accommodation. A grant of permission would seriously injure the amenities of the area, would set an undesirable precedent for substandard development, would materially contravene HO P6 and HO 07 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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