

KILDARE COUNTY COUNCIL

PLANNING REPORT

Planning Report



Planning Ref. No.:2561294

Name of Applicant	Ricky Wilson
Address of Development	Straffan Road, Alasty, Co. Kildare.
Type of Permission	Permission & Retention
Application Date	14/11/2025
Date Inspected	12/01/2025
Due Date	17/01/2025
Site Size	0.510ha
Proposed Development	The development consists of retention permission for. • Retention of road widening works at the site entrance along the Straffan Road (L-2007). The development consists of planning permission for. • 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

Description of Proposed Development

The proposed development consists of retention permission for the following components:

- Retention permission for the replacement and widening of the vehicular entrance/ opening to an expanded width of approximately 4.8m.

The proposed development consists of planning permission for.

- The Change of Use of the former farm stables and barn from agricultural/residential use to guest housing.
- The provision of 3 no. guest bedrooms, a living area, a bathroom, a hall and a kitchen/dining area all at ground floor level at the stables with a gross floor area of approximately 88sqm.
- The subdivision of the barn into 2 no. levels with a floor to ceiling height of 2.4m at ground level and 3.45m at first floor level.
- The provision of 3 no. guest bedrooms, 2 no. bathrooms, a stairwell and a landing at the first-floor level of the barn.
- The provision of a living room, a kitchen/ dining/ living area, a utility room, an entrance hall and a guest wash closest at ground floor level in the barn (total floor area approximately 125sqm).
- The renovation/restoration of redundant farm buildings including reroofing.
- The demolition of the 2 no. of extensions at the main farmhouse and the erection of a new extension area to the west of the farmhouse, connecting to the renovated outbuilding to the west.
- The reconfiguration of the existing farmhouse, to provide 5 no. bedrooms, a kitchen/living/dining area, 4 no. bathrooms, a TV room, a home office, 2 no. utility rooms, a cloakroom, a walled utility yard, corridors and storage over a total gross floor area of 226sqm.
- The demolition of 5 no. disused external stores/out houses to north and northwest of the site as well as to the side of the barn (approximately 309 sqm total).
- The provision of 4 no. outdoor patio spaces around the structures along with surface water drainage systems diverting stormwater to bio retention tanks, soakways and swales.

- The provision of approximately 31sqm of roof mounted PV panels.
- The removal of the existing septic tank and installation of a new wastewater treatment system, encompassing foul drainage and percolation filter to the southwest of the site with a PE12.
- The provision of internal road and pathways, bike storage and 7 no. car parking spaces, landscaping, site lighting and all associated ancillary works.
- The reinstatement of blockwork piers and entrance gates with specialist fabricator to extend gate length to fit the approximate 4.8m wide opening.

Site Location and Context

The subject site, measuring approximately 0.510ha in extent, is located in the townland of Alasty approximately 2.3km to the north of Kill. The site is located in a ribbon development of rural housing on the western side of the L2007 local primary road. There is a detached single-storey farmhouse with extensions on site, along with a large agricultural barn, some stables and some other farm-related outbuildings. The site has been out of use for a number of years.

There is a small lane across the road to the east. Development in the vicinity is predominantly detached rural housing, green fields and agricultural buildings.



Figure 1: Site Location map (subject site denoted with red star)



Figure 2: Aerial of Site - Image from GIS (application site denoted in yellow)

Site Services

Water: Existing public mains.

Wastewater: New biological aerated filter sewage treatment system (BAF) enhanced Tertiary Sand Polishing Filter.

Surface Water: Soakaways and bioretention areas.

Zoning

The site is on unzoned lands approximately 2.2km north of the zoned boundary of Kill.

Kildare County Development Plan 2023-2029

The lands are not zoned. Section 9.3 of the Kildare County Development Plan 2023-2029, notes 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.

Built / Natural Heritage / Flooding

Built Heritage	There are no protected structures located within 500m of the application site.
Archaeological Heritage	There are no. sites/ monuments located within 500m of the application site.
Natural Heritage	A screening for Appropriate Assessment is attached at the end of this report in relation to SPA/SAC.
Landscape Character Area	Northern Lowlands (Sensitivity Class 1)

Flood Data	There is no Flood Data currently relevant to the site.
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Appropriate Assessment

The nearest Special Area of Conservation (SAC) site is the Red Bog SAC located approximately 8.78km to the southeast of the application site at the nearest point. A screening for Appropriate Assessment accompanies this report which concludes that a Stage 2 AA (NIS) is not required.

Environmental Impact Assessment

A screening report for the need for EIAR accompanies this report. Having regard to the nature and scale of the proposal, it is concluded that EIAR screening or EIAR is not required.

Relevant Planning History

There is no relevant planning history at the site.

Relevant Planning Enforcement

Planning Enforcement Ref. No. **UD8897** – Warning Letter served to the Applicant for the unauthorised widening of a vehicular entrance and potential removal of hedgerow. This application seeks to regularise the above outlined works.

Pre-Planning Meeting

A preplanning consultation took place under the reference no. **PP6164** on 01/08/2025 and then a follow up email was sent shortly after. In this the Applicant and Agent shared images of the site which appeared to indicate that some unauthorised work had taken place at the site.

1. The entrance appeared to have been removed and widened.
2. A large number of trees/hedgerows had been removed from the roadside boundary of the site.

The Applicant was advised to apply for retention permission for the alterations done on site as well as the widening of the entrance.

The Applicant stated that the derelict farm was purchased in an auction, and it was proposed to convert the structures into holiday accommodation, specifically targeted at golf related tourism. The Planner stated that the County Development Plan has policy that would support this type of proposal and that restoration of derelict structures was favourable as well as the supply of short-term tourist accommodation.

Submissions / Observations / Representations

A total of 13 no. submissions and observations were received largely in opposition to the proposed development. There were 12 no. submissions made objecting to the proposed development, the main points made related to the following matters.

1. Negative/detrimental impact on rural amenity.

- Noise from tourist comings/goings, irregular arrival hours, outdoor patio areas and potential for highly disruptive social gatherings.
- Noise from additional traffic generated from 11 no. bedrooms on site, cars parking - disturbing the peace.
- Lack of on-site management/ control/ supervision, potential for disruptions during evenings and weekends.
- Concerns related to waste management and disposal at the unsupervised site.

2. Traffic Impacts/ Road Safety.

- Additional traffic generation during operation and prior to completion of the development during construction.
- Entrance is at a dangerous point in the road and an increase in the use of it and the road by unfamiliar users may cause a hazard.
- Sightlines at the entrance have not yet been adequately demonstrated.
- All occupiers of the 11 no. bedrooms will essentially be car-dependent, due to the lack of pedestrian facilities and the distance to any services, therefore, this could result in significant intensification of the use of the road and the entrance.
- A Road Safety Review is required at the road as many 'near-misses' are witnessed regularly.
- There is a need to improve road signage in the area before any further development on the 60km/h stretch of road which already has a number of dangerous bends and blindspots.
- The 11 no. bedroom development would result in a greater volume of traffic than a single rural dwelling.
- The gate which is currently kept locked and may continue to be in the future is a hazard.

3. Lighting Pollution/ Ecology Concerns

- The impact of the introduction of artificial outdoor lighting not yet fully assessed.
- No Lighting Strategy has been proposed.
- Bat Survey was undertaken after the removal of hedgerows/ trees and therefore does not reflect what has already potentially been lost.
- The proposal fails to account for Endangered/ Protected Species and may impact/ disrupt nature to the rear of the site.

4. Issues with Documentation Submitted

- Comparisons made to the previously approved application from a different site in Johnstown are inappropriate as this one is at a much larger scale in a more remote location.
- There are potential errors in the Site Characterisation Form submitted and incorrect data relating to the wastewater treatment system proposed.

5. Design & General Concerns

- Enhancement of local biodiversity is needed to compensate for what was lost, will take years for the site to recover a naturalised appearance.
- No golf courses are in the immediate vicinity of the site, Castlewarden is approximately 3.2km away.
- Site is very exposed due to unauthorised tree and hedgerow removal.
- The proposed 4.8m wide entrance is excessive.
- The rooms in the stables appear to be inadequately sized.
- Inadequate parking provision will be provided (7 cars for potential max 22 people).
- Concerns exist over the potential for a future change of use to residential accommodation.

There was 1 no. submission in support of the proposed development, the key points made were in response to the concerns raised above.

- Buildings are orientated inward and not towards neighbouring sites/ dwellings.
- Spaces are not designed for large gatherings and can be conditioned as such by the Planning Authority.
- An Operational Management Plan could be conditioned also to alleviate noise and supervisory concerns.
- The wastewater treatment system design is based on full year occupancy and makes no allowance for typical guesthouse usage patterns.
- Hedges were trimmed rather than removed in the hedge cutting season (November 2024).
- To alleviate lighting concerns, low-level bollard lighting with ecologically sensitive fittings will be employed at the subject site.

Internal Reports

This application was referred to the following departments and prescribed bodies. Reports summarised as indicated below.

Internal Departments

Area Engineer	Received 20/11/2025 – Site notice inspected, no further comments made.
Chief Fire Officer	Received 30/12/2025 – No objection subject to the acquisition of a Fire Safety Certificate in accordance with the requirements of the Building Control Act.
E.H.O.	Received 12/12/2025 - No objection, subject to standard conditions.
Environment Department	Received 16/12/2025 - Further information has been requested by the Department.
Planning Control	Received 05/12/2025 – Cited Enforcement Report UD8897 (Warning Letter Issued)
Short Term Lettings	No comments made at time of writing.
Transportation Department	Received 07/01/2026 – Further information has been requested by the Department.
Water Services	Received 26/11/2025 - No objection, subject to standard conditions.

Prescribed Bodies	
Uisce Éireann	No comments made at time of writing.

Relevant Policy Context

Kildare County Development Plan 2023 – 2029

The most relevant chapters and respective policies and objectives are outlined below.

a) Chapter 3: Housing

HO P27 *Require all applications to demonstrate, to the satisfaction of the Planning Authority that the proposed development site can accommodate an on-site wastewater treatment system in accordance with the EPA Code of Practice for Wastewater Treatment Systems for single houses (2021), the County Kildare Groundwater Protection Scheme, and any other relevant documents / legislation as may be introduced during the Plan period.*

HO P30 *Require that proposals retain and maintain existing hedgerows in all instances, with the exception only of the section required to be removed to provide visibility at the proposed site entrance. On such cases, proposals for replacement*

hedgerows, including details of composition and planting must be submitted with any application which requires such removal.

HO P32 Require that the design of entrance gateways should be in keeping with the rural setting. All applications for a dwelling in a rural area should include detailed drawings and specifications for entrance treatments. The roadside boundary should ideally consist of a sod/earth mound/ fencing planted with a double row of native hedgerow species.

b) Chapter 4: Resilient Economy Job Creation

RE P15 Support, promote, protect, improve, **encourage and facilitate the development of tourism throughout the county** as an important contributor to job creation in accordance with the proper planning and sustainable development of the area.

RE P16 Support and promote environmental sustainability, which will be central to the development and protection of a viable tourism sector within the county.

RE O100 Support additional and diversification of tourist accommodation and other types of tourism infrastructure such as motorhome parking and toilet facilities at appropriate, sustainable locations, where the vitality and vibrancy of nearby serviced centres is not compromised.

RE O105 Promote and facilitate the development of rural tourism inter alia open farms, on-farm craft villages and visitor centres and the reuse and refurbishment of vernacular buildings (houses or farm/industrial buildings) for tourist related facilities, including holiday home accommodation, **subject to compliance with both the Rural Housing Policies and Development Management Standards of this Plan.** It is important that such development does not have a detrimental impact on the residential amenities of rural residents.

RE O119 Promote Kildare as a hub for sustainable tourism and the sustainable development of low impact activities including orienteering, angling, equestrian activities, bird watching, canoeing, kayaking, paragliding, botany, photography, painting, yoga and meditation, in appropriate locations in order to diversify the range of tourist experiences available in the county and to extend the tourism season.

RE O120 Encourage all new tourism related development proposals to maximise energy efficiency through siting, layout and design and incorporate best practice in energy technologies, conservation and smart technology

c) Chapter 9: Our Rural Economy

RD O2 Facilitate agriculture, horticulture, forestry, tourism, energy production and rural resource-based enterprise within the rural settlements and in appropriate rural locations subject to relevant development management standards.

RD O4 Encourage and facilitate the sensitive re-use of vernacular houses or farm buildings for farm diversification, agri-tourism, and other appropriate rural based development.

RD O5 Require new buildings and structures:

- To be sited as unobtrusively as possible.
- To be clustered to form a distinct and unified feature in the landscape.
- To utilise suitable materials and colours.
- To utilise native species in screen planting to integrate development into the landscape.

RD O6 Encourage the conservation and promotion of biodiversity in all rural development activities whilst supporting the restoration, preservation, and enhancement of ecosystems dependent on agriculture and forestry.

RD O24 Facilitate tourism infrastructure and visitor services including tourism accommodation at appropriate locations in forest estates in accordance with all relevant planning and environmental conditions.

d) Chapter 13: Landscape, Recreation & Amenity

LR P1 Protect and enhance the county's landscape, by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the existing local landscape.

e) Chapter 15: Development Management Standards

Table 15.4 - Minimum Cycle Parking Standards

Table 15.8 - Maximum Car Parking Standards

Assessment

In determining the merits of this application, the following factors were considered, each of which is discussed in detail below:

- Principle of Development,
- Overall Layout and Design,
- Bat Survey,
- Waste Water Treatment, and
- Vehicular Safety.

Principle of Development

The proposed development consists of planning permission for the refurbishment and change of use of a rural dwelling and agricultural structures to short-term holiday accommodation as well as the retention of the widening of the entrance to the site, all on unzoned lands. Section 9.3 of the Kildare County Development Plan 2023-2029, notes 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*. Tourism Projects such as that proposed have a high level of compatibility in this area, which indicates that the proposed development is *Likely to be compatible with reasonable care*. The principle of the proposed development can be considered, subject to a thorough assessment and application of County Development Plan policies and objectives.

Overall Layout and Design

The proposal, the submitted drawings and documentation have been assessed against County Development Plan policy and objectives and is generally considered to be acceptable, with the exception of:

1. In figure 3 (below) there is a grass cut pathway right at the northern boundary of the site, which is adjacent to a neighbouring house. This area should be left as a buffer zone to maintain privacy between the proposed development and the neighbouring dwelling to the north. The Applicant will be requested to submit a revised Landscaping Plan to include a 10m buffer zone without any pedestrian paths along the northern boundary of the site.
2. Concerns have been raised relating to the lack of supervision or management of the facility from any on-site office. Few details have been submitted as to how the proposed development will be maintained and by whom.
3. The Planning Authority need to understand how waste and other elements of the site will be managed when there is no permanent presence on site. The Applicant will be required to submit a Site Management Schedule in response to these concerns.
4. Notwithstanding the Applicant's claim that hedgerows were only 'trimmed' rather than removed prior to the submission of the application, the Planning Authority is of the opinion that whatever works were conducted prior, have resulted in a very exposed and highly visible site within the context of the surrounding area. The Applicant will be requested to include plans for semi-mature planting of trees along the roadside boundary of the site within the revised Landscaping Plan.
5. In line with policy **HO P32** of the Kildare County Development Plan 2023-2029 that requires the design of entrance gateways to be in keeping with the rural setting, it is considered that the 4.8m wide opening is excessive. The Applicant will be required to submit revised plans for the entrance showing a reduced width of 3.5m, subject to agreement with the Roads Section of the County Council.
6. Few details of the proposed signage have been submitted. Signage should be befitting of a rural setting, and illustrations of the proposed signage must be submitted.

The above issues may be addressed via a **further information** response.

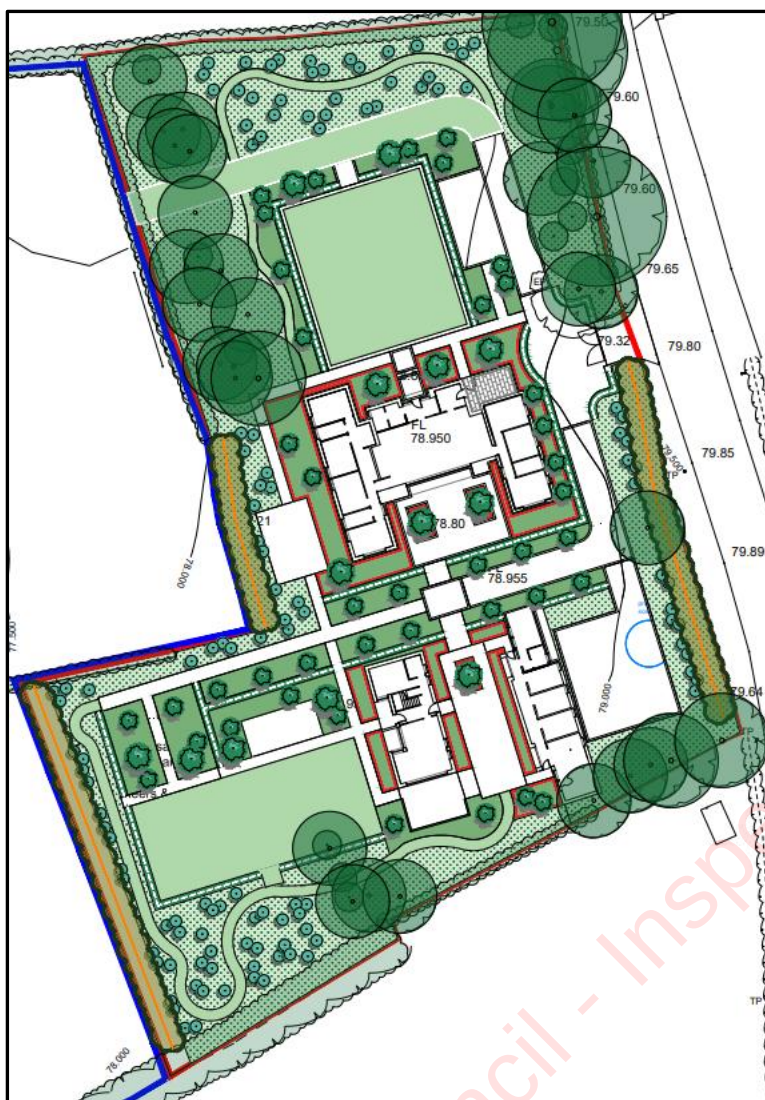


Figure 3: Proposed Soft Landscaping Plan

Bat Survey

A submission has been made querying the accuracy of the Bat Report. In order to enhance and protect the foraging routes of any bats in the vicinity, the Applicant will be required to accommodate the relevant mitigation measures from the conclusion of the Bat Survey submitted, within the revised Landscaping Plan. The Applicant is requested to liaise with the Council's Ecology Officer prior to submitting a response to the above. **Further information.**

Waste Water Treatment

The Environment Department has assessed the application and has raised the following concerns.

- The water table was measured at approx. 0.55m BGL at the time of site inspection on 02/12/2025. This does not correspond with the details in the Site Characterisation Form submitted. The Applicant will be required to comment on this and to submit a revised and fully completed 'Site Characterisation Form for an On-Site Wastewater Treatment System' The new SCF must take the revised water table measurements into account, be signed by a competent person in

accordance with Section 5.1 of the EPA Code of Practice, and be accompanied together with a copy of their Professional Indemnity insurance policy. A revised site suitability report from the manufacturers of the proposed wastewater treatment system will also need to be submitted. **Further information.**

- The Applicant will be required to submit a detailed and labelled cross-section drawing (to the appropriate scale) of the site showing the following:
 - a.) the ground level at the dwelling,
 - b.) the gradient of the pipe from the dwelling to the septic tank/wastewater treatment system,
 - c.) the invert level of the percolation trench or polishing filter, and
 - d.) cross section of the percolation area/polishing filter and the depth from point of infiltration to water table/mottling. The cross section must be in accordance with the detailed requirements of the EPA Code of Practice “Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10)”. **Further information.**
- The Applicant will be required to indicate on a Site Layout Plan (1:500 scale) the exact location and extent of all wastewater treatment systems, streams/ditches and wells that are on, bordering, or adjacent to the site. **Further information.**

Vehicular Safety

The Kildare County Council Transport, Mobility and Open Spaces Department has reviewed the application and is requesting further information on the below points.

1. The Applicant will be required to submit a revised Site Layout Plan at a scale of 1:250 indicating:
 - a. Lines of sight at the vehicular entrance of 90 metres in each direction on the L2007 local road in accordance with the TII Geometric Design of Junctions DNGEO-03060. This is to indicate a setback distance “X” of 2.40 metres from the nearest edge of the local road. The concerns of the KCC Transport, Mobility and Open Spaces Department pertaining to road safety, the current location of the entrance and the deficiency in lines of sight and the existing volume of traffic and vehicular speed at this location on the local road must be addressed.

The current proposals and the potential intensification of use of this entrance serving a guest house complex use may warrant a recommendation of refusal. The Applicant is required to assess the relocation for vehicular access and egress point for the site in addressing the foregoing. Lines of sight are to be to the front of existing boundaries and hedgerows and not above them. Obstructions such as utility poles are to be indicated on this drawing and their relocation in order not to impede lines of sight.
 - b. In conjunction with item 1.a, revised entrance proposals in accordance with the Kildare County Council Detail Number: E3639-1 should be submitted. (Please see a copy attached). The nearest piers of the entrance are to be set 2.40 metres from the nearest edge of the L-2007 local road.

c. Due to the confined nature of the site and the road safety concerns as listed in the foregoing, critical swept path analyses for a private vehicle, a fire tender and a 3 axle refuse collection lorry 2.50 metres by 9.86 metres in dimension demonstrating access and egress from the local road and manoeuvrability on site should be submitted. This is to indicate the manner of refuse collection whilst addressing the concerns of this department pertaining to road safety set out in the foregoing.

d. Clearly indicated perpendicular parking spaces to be 2.50 metres by 5.00 metres in dimension. The Applicant is required to include a comment demonstrating that the proposed 7. no. parking spaces are adequate to serve the proposed guest house use in preventing unauthorised parking of vehicles on the local road. Internal traffic route widths are to be clearly indicated on this drawing.

e. A disabled parking space to be in accordance with the Irish Wheelchair Association's Best Practice Access Guidelines, clearly marked with 100 mm wide white lines with a durable permanent material and have 1.20 metre wide accessibility aisles cross hatched in yellow. The disabled parking space is also to be marked with a white wheelchair symbol in a durable material.

2. In conjunction with item 1. a, b, c and d the Applicant is requested to submit a Stage 1 Road Safety Audit assessing the guest house development's entrance on the L-2007 local road having particular consideration to the volume and speed of traffic at this location.
3. The Applicant is requested to submit a Lighting Report and a Site Lighting Layout drawing at a scale of 1:250 demonstrating the referred to external lighting arrangements are not a source of light pollution to adjacent lands, property and the public road network. This is to have consideration to item 1 set out above. Calculations are required to be submitted demonstrating that they have satisfied the requirements of ILP Guidance Notes for the Reduction of Obtrusive Light (GN01:2011) in relation to the impact of lighting design on the adjoining local road, lands and properties. Reference is to be had to the Kildare County Council Lighting Policy Street Lighting Technical Specification June 2019 in this report.

***Note** that the Applicant will be advised to contact the Roads Department in advance of submitting a response to the request for further information.

The Water Services Department and the E.H.O. have raised no objections subject to standard conditions. The Chief Fire Officer has raised no objections to the proposed development.

Conclusion

Having regard to the,

- The concerns relating to the lack of supervision or onsite management proposed,

- The provision of pedestrian paths along the northern boundary of the site,
- The width of the vehicular gate proposed,
- The level of exposure of the site following the removal of roadside vegetation,
- The concerns related to the mitigation measures within the Bat Survey,
- The concerns raised by the KCC Environment Department, and
- The concerns raised by the KCC Transport, Mobility and Open Spaces Department,

it is the opinion of the Planning Authority that **Further Information** should be sought.

Recommendation

Having regard to the above, it is recommended that **Further Information** be requested as follows:

1. In order to ensure that an acceptable and appropriate level of rural amenity is maintained in the area, the Applicant is requested to submit revised plans and particulars to address the following:
 - a. There is a grass cut pathway right at the northern boundary of the site, which is adjacent to a neighbouring house. This area should be left as a buffer zone in order to maintain privacy between the proposed development and the neighbouring dwelling to the north. The Applicant is requested to submit a revised Landscaping Plan to include a **10m planted buffer zone** along the northern boundary of the site without any pedestrian paths.
 - b. Concerns have been raised relating to the lack of supervision or management of the facility from any on site office or provision for a management team. Few details have been submitted as to how the proposed development will be maintained and by whom. The Applicant is requested to submit revised proposals including facilities for staff / management team, notwithstanding that they may not be present full time on the site.
 - c. Details are required as to how waste and other elements of the site will be managed (when there is no permanent employee presence on site). The Applicant is requested to submit a Site Management Schedule and waste management schedule in response to these concerns.
 - d. Notwithstanding the Applicant's claim that hedgerows were only 'trimmed' rather than removed prior to the submission of the application, the Planning Authority is of the opinion that whatever works were conducted prior, have resulted in a very exposed and highly visible site within the context of the surrounding area. The Applicant is requested to include plans for semi-mature planting of trees along the roadside boundary of the site and along the northern boundary within the revised Landscaping Plan to be submitted as per point 1(a) above.

- e. Few details of the proposed signage have been submitted. Signage should be befitting of a rural setting, and illustrations of the proposed signage should be submitted if considered necessary. This may require revised statutory notices.
2. A submission has been made querying the accuracy of the Bat Report. In order to enhance and protect the foraging route of any bats in the vicinity, the Applicant is requested to ensure that any of the relevant mitigation measures from the conclusion of the Bat Survey are included within the revised Landscaping Plan. *Note the Applicant is requested to liaise with the Council's Ecology Officer prior to submitting a response to the above.
3. The Environment Department has assessed the application and has raised the following concerns:
- a. The water table was measured at approx. 0.55m BGL at the time of site inspection on 02/12/2025. This does not correspond with the details in the Site Characterisation Form submitted. The Applicant is requested to comment on this and to submit a revised and fully completed 'Site Characterisation Form for an On-Site Wastewater Treatment System' The new SCF must take the revised water table measurements into account, be signed by a competent person in accordance with Section 5.1 of the EPA Code of Practice, and be accompanied together with a copy of their Professional Indemnity insurance policy. A revised site suitability report from the manufacturers of the proposed wastewater treatment system will also need to be submitted.
- b. The Applicant will be required to submit a detailed and labelled cross-section drawing (to the appropriate scale) of the site showing the following:
- the ground level at the dwelling,
 - the gradient of the pipe from the dwelling to the septic tank/wastewater treatment system,
 - the invert level of the percolation trench or polishing filter, and
 - cross section of the percolation area/polishing filter and the depth from point of infiltration to water table/mottling. The cross section must be in accordance with the detailed requirements of the EPA Code of Practice "Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10)".
4. The Applicant is requested to indicate on a Site Layout Plan (1:500 scale) the exact location and extent of all wastewater treatment systems, streams/ditches and wells that are on, bordering, or adjacent to the site.
5. The Applicant is requested to submit a revised Site Layout Plan at a scale of 1:250 indicating:
- a. Lines of sight at the vehicular entrance of 90 metres in each direction on the L2007 local road in accordance with the TII Geometric Design of

Junctions DN GEO-03060. This is to indicate a setback distance “X” of 2.40 metres from the nearest edge of the local road. The concerns of the KCC Transport, Mobility and Open Spaces Department pertaining to road safety, the current location of the entrance and the deficiency in lines of sight and the existing volume of traffic and vehicular speed at this location on the local road must be addressed.

The current proposals and the potential intensification of use of this entrance serving a guest house complex use may warrant a recommendation of refusal. The Applicant is required to assess the relocation for vehicular access and egress point for the site in addressing the foregoing. Lines of sight are to be to the front of existing boundaries and hedgerows and not above them. Obstructions such as utility poles are to be indicated on this drawing and their relocation in order not to impede lines of sight.

b. In conjunction with item 1.a, revised entrance proposals in accordance with the Kildare County Council Detail Number: E3639-1 should be submitted. (Please see a copy attached). The nearest piers of the entrance are to be set 2.40 metres from the nearest edge of the L-2007 local road.

c. Due to the confined nature of the site and the road safety concerns as listed in the foregoing, critical swept path analyses for a private vehicle, a fire tender and a 3 axle refuse collection lorry 2.50 metres by 9.86 metres in dimension demonstrating access and egress from the local road and manoeuvrability on site should be submitted. This is to indicate the manner of refuse collection whilst addressing the concerns of this department pertaining to road safety set out in the foregoing.

d. Clearly indicated perpendicular parking spaces to be 2.50 metres by 5.00 metres in dimension. The Applicant is requested to include a comment demonstrating that the proposed 7. no. parking spaces are adequate to serve the proposed guest house use in preventing unauthorised parking of vehicles on the local road. Internal traffic route widths are to be clearly indicated on this drawing.

e. A disabled parking space to be in accordance with the Irish Wheelchair Association’s Best Practice Access Guidelines, clearly marked with 100 mm wide white lines with a durable permanent material and have 1.20 metre wide accessibility aisles cross hatched in yellow. The disabled parking space is also to be marked with a white wheelchair symbol in a durable material.

- f. In line with policy **HO P32** of the Kildare County Development Plan 2023-2029, that requires the design of entrance gateways to be in keeping with the rural setting, it is considered that the 4.8m wide opening is excessive. The Applicant is requested to submit revised plans for the entrance showing a significantly reduced width or preferably closed and relocated. The Applicant is requested

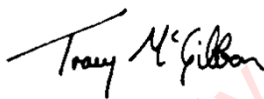
to liaise directly with the Roads Section prior to replying to this item of further information. *All written correspondence should be included with the response.

6. In conjunction with item 1. a, b, c and d the Applicant is requested to submit a Stage 1 Road Safety Audit assessing the guest house development's entrance on the L-2007 local road having particular consideration to the volume and speed of traffic at this location.
7. The Applicant is requested to submit a Lighting Report and a Site Lighting Layout drawing at a scale of 1:250 demonstrating the referred to external lighting arrangements are not a source of light pollution to adjacent lands, property and the public road network. This is to have consideration to item 1 set out above. Calculations are required to be submitted demonstrating that they have satisfied the requirements of ILP Guidance Notes for the Reduction of Obtrusive Light (GN01:2011) in relation to the impact of lighting design on the adjoining local road, lands and properties. Reference is to be had to the Kildare County Council Lighting Policy Street Lighting Technical Specification June 2019 in this report.

***Note** that the Applicant will be advised to contact the Roads Department in advance of submitting a response to the request for further information.



Cian Buckley
Assistant Planner
15/01/2026



Tracy McGibbon
Senior Executive Planner
15/01/2026

Appendix 1: AA Screening



APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

(A) Project Details

Planning File Ref:	2561294
Applicant Name	Ricky Wilson
Development Location	Straffan Road, Alasty, Co. Kildare.
Site Size	The development consists of retention permission for. • Retention of road widening works at the site entrance along the Straffan Road (L-2007). The development consists of planning permission for. • 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

Application Accompanied by an EIAR (Yes/No)	No
Distance from a Natura 2000 site in km	The nearest Special Area of Conservation (SAC) site is the Red Bog SAC located approximately 8.78km to the southeast of the application site at the nearest point.
Description of the Project / Proposed Development	The proposed development consists of retention permission for the following component. - Retention permission for the replacement and widening of the vehicular entrance/ opening to an expanded width of approximately 4.8m. The proposed development consists of planning permission for. - The Change of Use of the former farm stables and barn from agricultural/residential use to guest housing. - The provision of 3 no. guest bedrooms, a living area, a bathroom, a hall and a kitchen/dining area all at ground floor level at the stables with a gross floor area of approximately 88sqm. - The subdivision of the barn into 2 no. levels with a floor to ceiling height of 2.4m at ground level and 3.45m at first floor level. - The provision of 3 no. guest bedrooms, 2 no. bathrooms, a stairwell and a landing at the first floor level of the barn. - The provision of a living room, a kitchen/ dining/ living area, a utility room, an entrance hall and a guest wash closest at ground floor level in the barn (total floor area approximately 125sqm). - The renovation/restoration of redundant farm buildings including reroofing. - The demolition of the 2 no. of extensions at the main farmhouse and the erection of a new extension area to the west of the

	farmhouse, connecting to the renovated outbuilding to the west. • The reconfiguration of the existing farmhouse, to provide 5 no. bedrooms, a kitchen/living/dining area, 4 no. bathrooms, a TV room, a home office, 2 no. utility rooms, a cloakroom, a walled utility yard, corridors and storage over a total gross floor area of 226sqm. • The demolition of 5 no. disused external stores/out houses to north and northwest of the site as well as to the side of the barn (approximately 309 sqm total). • The provision of 4 no. outdoor patio spaces around the structures along with surface water drainage systems diverting stormwater to bio retention tanks, soakways and swales. • The provision of approximately 31sqm of roof mounted PV panels. • The removal of the existing septic tank and installation of a new wastewater treatment system, encompassing foul drainage and percolation filter to the southwest of the site with a PE12. • The provision of internal road and pathways, bike storage and 7 no. car parking spaces, landscaping, site lighting and all associated ancillary works. • The reinstatement of blockwork piers and entrance gates with specialist fabricator to extend gate length to fit the approximate 4.8m wide opening.
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(B) Identification of Natura 2000 sites which may be impacted by the proposed development			If answer is yes, identify list name of Natura 2000 site likely to be impacted.	
			Yes	No
1	Impacts on sites designated for freshwater habitats or species.	Is the development within a Special Area of Conservation whose	☐	☒

	<u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>		
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	☐	☒
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	☐	☒
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	☐	☒
Conclusion: If the answer to all of the above is No , significant impacts can be ruled out for habitats and bird species. No further assessment in relation to habitats or birds is required. If the answer is Yes refer to the relevant sections of C .				

(F) Screening Conclusion Statement		
<i>Selected relevant category for project assessed by ticking box.</i>		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site.	☐
2	No potential significant affects/AA is not required.	☒
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement	☐

	Reject proposal. (Reject if potentially damaging / inappropriate)	
Justify why it falls into relevant category above (based on information in above tables): Given the scale of the development, same is not considered to have an impact on the nearest SAC.		
Name:	Cian Buckley	
Position:	Assistant Planner	
Date:	13/01/2026	

Appendix 2: EIA Screening



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

STAGE 1: PRE-SCREENING

For use when establishing if the proposal is a 'sub-threshold development' requiring Preliminary Examination

Planning File Ref:

2561294

Development Description Summary:

Ricky Wilson The proposed development consists of retention permission for the following component.

- Retention permission for the replacement and widening of the vehicular entrance/opening to an expanded width of approximately 4.8m.

The proposed development consists of planning permission for.

- The Change of Use of the former farm stables and barn from agricultural/residential use to guest housing.
- The provision of 3 no. guest bedrooms, a living area, a bathroom, a hall and a kitchen/dining area all at ground floor level at the stables with a gross floor area of approximately 88sqm.
- The subdivision of the barn into 2 no. levels with a floor to ceiling height of 2.4m at ground level and 3.45m at first floor level.
- The provision of 3 no. guest bedrooms, 2 no. bathrooms, a stairwell and a landing at the first floor level of the barn.
- The provision of a living room, a kitchen/dining/ living area, a utility room, an entrance hall and a guest wash closest at ground floor level in the barn (total floor area approximately 125sqm).

	• The renovation/restoration of redundant farm buildings including reroofing. • The demolition of the 2 no. of extensions at the main farmhouse and the erection of a new extension area to the west of the farmhouse, connecting to the renovated outbuilding to the west. • The reconfiguration of the existing farmhouse, to provide 5 no. bedrooms, a kitchen/living/dining area, 4 no. bathrooms, a TV room, a home office, 2 no. utility rooms, a cloakroom, a walled utility yard, corridors and storage over a total gross floor area of 226sqm. • The demolition of 5 no. disused external stores/out houses to north and northwest of the site as well as to the side of the barn (approximately 309 sqm total). • The provision of 4 no. outdoor patio spaces around the structures along with surface water drainage systems diverting stormwater to bio retention tanks, soakways and swales. • The provision of approximately 31sqm of roof mounted PV panels. • The removal of the existing septic tank and installation of a new wastewater treatment system, encompassing foul drainage and percolation filter to the southwest of the site with a PE12. • The provision of internal road and pathways, bike storage and 7 no. car parking spaces, landscaping, site lighting and all associated ancillary works. • The reinstatement of blockwork piers and entrance gates with specialist fabricator to extend gate length to fit the approximate 4.8m wide opening.
Was a screening determination carried out under Section 176A-C?	☐ Yes, no further action required
	☒ No, proceed to Part A

Part A. Is the development a project listed in Schedule 5, Part 1, of the Planning & Development Regs 2001 (as amended)?		
☐	Yes, specify class: <i>[insert class here]</i>	EIA is mandatory No Screening required CS1
☒	No	Proceed to Part B
Part B. Does the development comprise a project listed in Schedule 5, Part 2, of the Planning & Development Regulations 2001 (as amended) and does it meet/exceed the thresholds?		
☐	Yes, the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): <i>[Insert class & threshold here]</i>	EIA is mandatory No Screening required CS1
☒	No, the development is not a project of a type listed in Schedule 5, Part 2	No Screening required CS2
☐	Yes, the project is of a type listed but is <i>sub-threshold</i> : <i>[Insert class & threshold here]</i>	Proceed to Part C
Part C. Has Schedule 7A information/screening report been submitted?		
☐	Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
☒	No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required
CS2: Having regard to the nature and scale of the proposal, it is concluded that EIA screening or EIA is not required.		
Name:	Cian Buckley	
Position:	Assistant Planner	
Date:	13/01/2026	

Appendix 3: Site Photos



Figure 4: Site Inspection Photo



Figure 5: Site Inspection Photo



Figure 6: Site Inspection Photo



Figure 7: Site Inspection Photo