



Date: 28/09/2026
Pl. Ref.: 26/60419

Michael Mc Mahon,
c/o Derek Whyte,
Urban+Rural Design &
Planning Consultancy,
Great Connell,
Newbridge,
Co. Kildare, W12D251.

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

Planning Register Number: 26/60419
Application Received Date: 17/04/2026
Further Information Received Date: 03/09/2026

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 28/09/2026 decided to **REFUSE PERMISSION** for the development of land namely: the extension of an existing building by removing the existing roof and constructing an additional first floor and mono-pitch roof, change of use of existing and proposed building for 4 no. One bedroom apartments, internal site car parking, connection to public foul sewer, detached bin and bike store, reconstruction of front boundary gate and wall on a like for like basis (due to vehicle collision damage) and all associated site works. Revised by Significant Further Information which consists of: Revised roof profile from mono-pitch roof to pitched roof on existing structure to be extended and converted to 4 No. apartments at **The Square, Main Street, Commons East, Kilcock, Co. Kildare** 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: 28/09/2026


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 the extension of an existing building by removing the existing roof and constructing an additional first floor and mono-pitch roof, change of use of existing and proposed building for 4 no. One bedroom apartments, internal site car parking, connection to public foul sewer, detached bin and bike store, reconstruction of front boundary gate and wall on a like for like basis (due to vehicle collision damage) and all associated site works. Revised by Significant Further Information which consists of: Revised roof profile from mono-pitch roof to pitched roof on existing structure to be extended and converted to 4 No. apartments at The Square, Main Street, Commons East, Kilcock, Co. Kildare – Michael McMahon – 26/60419

Permission is REFUSED for the following reasons:

1. Objectives HO P6 and UD O1 of Kildare County Development Plan 2023-2029 (as varied) require consolidation, intensification and regeneration of infill development and a high standard of urban design to be integrated into the design and layout of all new developments. Having regard to the backland nature of the subject site, and the inadequate consideration of adjoining undeveloped sites within the same land ownership and the wider urban block, which is located in An Architectural Conservation Area, it is considered that the proposed development has been designed in isolation and would constitute a haphazard and piecemeal approach to development of this town centre site. A grant of permission would prejudice the comprehensive, consolidated development of these lands and would negatively impact the urban regeneration potential of the wider urban block, which would therefore be contrary to the provisions of Objectives HO P6 and UD O1 of Kildare County Development Plan 2023-2029 (as varied). Having regard to the foregoing it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.