



An Rannóg Pleanála
Planning Department

Date: 21/10/2026
Pl. Ref.: 26/60977

Niamh Barrett
c/o Seamus Tutty
Silverhills
Ballymore Eustace
Naas Ireland
W91NP21

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

Planning Register Number: 26/60977
Application Received Date: 28/08/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 21/10/2026 decided to **REFUSE** PERMISSION for the development of land namely: to build a single storey dwelling and detached domestic garage to be accessed via the existing recessed entrance & driveway and for all associated site works including connecting to the mains foul sewer at **Moneycooly, Maynooth, Co. Kildare** for the **2 reasons** set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 21/10/2026

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





An Rannóg Pleanála

Planning Department

- 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.





An Rannóg Pleanála
Planning Department

Planning Permission is sought to build a single storey dwelling and detached domestic garage to be accessed via the existing recessed entrance & driveway and for all associated site works including connecting to the mains foul sewer at Moneycooly, Maynooth, Co. Kildare – Niamh Barrett – 26/60977

Permission is REFUSED for the following reasons:

1. The proposed development, given its location c.30m south of the development boundary of the Maynooth and Environs Joint Local Area Plan 2025-2031, Maynooth being designated as a Key Town within the Dublin Metropolitan Area in the Regional Spatial and Economic Strategy, would be contrary to the provisions of Policy HO P15 of the Kildare County Development Plan 2023-2029 (as varied), which seeks to preserve and protect the open character of transitional lands outside of settlement boundaries in order to prevent urban sprawl near towns, villages and settlements and to maintain a clear demarcation and distinction between urban areas and the countryside. The proposed development, if permitted, would contravene policy HO P15 of the Kildare County Development Plan 2023-2029 (as varied), and would set an undesirable precedent for similar development in close proximity to the settlement boundary of Maynooth, a Key Town within the Metropolitan Area, and would therefore be contrary to the proper planning and sustainable development of the area.
2. Objective IN O13 of the Kildare County Development Plan 2023-2029 (as varied) seeks to ensure that adequate wastewater services will be available to service development prior to the granting of planning permission. On the basis of the proposal to discharge foul flows from the proposed development to the public sewer via a private foul sewer pumping station that is offsite and not in the ownership of the Applicant, it has not been satisfactorily demonstrated to the Planning Authority that adequate wastewater services are available to service the proposed development. To permit the proposed development would be contrary to objective IN O13 of the Kildare County Development Plan 2023-2029 (as varied) and would be prejudicial to public health and would therefore be contrary to the proper planning and sustainable development of the area.

