



Date: 07/09/2026
Pl. Ref.: 26/60807

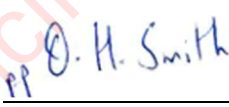
Mairead Grogan,
c/o Derek Whyte,
Urban+Rural Design & Planning Consulting,
Great Connell,
Newbridge,
Co. Kildare. W12 D251.

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

Planning Register Number: 26/60807
Application Received Date: 16/07/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 07/09/2026 decided to **REFUSE** PERMISSION for the development of land namely: for the construction of a two storey rear extension to existing two storey house, construction of a two storey front extension to existing two storey house, removal of two storey gable end front projections to existing house, amendments of existing side fenestrations with new doors and windows at ground and first floor level, removal of front stone and brick façade with replacement nappe plaster, construction of single storey side extensions to existing two storey house, installation of new secondary effluent treatment system and all associated site works at **Blackwood, Robertstown, 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: 07/09/2026



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 construction of a two storey rear extension to existing two storey house, construction of a two storey front extension to existing two storey house, removal of two storey gable end front projections to existing house, amendments of existing side fenestrations with new doors and windows at ground and first floor level, removal of front stone and brick façade with replacement nappe plaster, construction of single storey side extensions to existing two storey house, installation of new secondary effluent treatment system and all associated site works at Blackwood, Robertstown, Co. Kildare – Mairead Grogan – 26/60807.

Permission is REFUSED for the following reasons:

1. The proposed development, by reason of its design, excessive mass and scale, would significantly increase the building's overall bulk in a manner that is visually intrusive and incompatible with the established rural character of the area, particularly as guided by the Rural House Design Guide. The proposal is therefore considered to contravene Objective HO O6, as well as the principles set out in Section 15.4.12 and Appendix 4 (Rural House Design Guide) of the Kildare County Development Plan 2023–2029. If permitted, the development would set an undesirable precedent for similar inappropriate forms of development and would thus be contrary to the proper planning and sustainable development of the area.