



Date: 14/09/2026
Pl. Ref.: 25/61048

J.H. McLoughlin & Co. Ltd.,
c/o Brian Fagan,
James Fagan & Associates,
Hawkfield,
Newbridge,
Co Kildare.

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

Planning Register Number: 25/61048
Application Received Date: 11/09/2025
Further Information Received Date: 20/08/2026

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 14/09/2026 decided to **REFUSE** RETENTION for the development of land namely: for an existing storage shed, with modifications to the structure comprising: (A) a reduction in floor area to 40m² through the construction of a new external wall, and (B) the adaptation of the remaining covered space for bin and bicycle storage by replacing an existing window with a new pedestrian access opening, together with all associated site works. Revised by Significant Further Information which consists of: a proposed reduction in floor area of the existing shed structure to be retained to 40m² through the construction of a new wall which will bisect the structure. This 40m² portion of the structure is proposed to be retained as a domestic shed, and the remaining area of 28m² is proposed to be retained as a functionally separate but attached covered space for bin and bicycle storage by replacing an existing window with a new pedestrian access opening, and all associated site works. The application proposes to retain the full existing structure through dividing it into two sections that serve an ancillary function to the house on site at **Baywood Villa, Moorefield Road, Newbridge, Co Kildare** for the reasons set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 14/09/2026

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)
 - (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.

Kildare County Council - Inspection Purposes Only

Retention Permission is sought for the development of land namely: for an existing storage shed, with modifications to the structure comprising: (A) a reduction in floor area to 40m² through the construction of a new external wall, and (B) the adaptation of the remaining covered space for bin and bicycle storage by replacing an existing window with a new pedestrian access opening, together with all associated site works. Revised by Significant Further Information which consists of: a proposed reduction in floor area of the existing shed structure to be retained to 40m² through the construction of a new wall which will bisect the structure. This 40m² portion of the structure is proposed to be retained as a domestic shed, and the remaining area of 28m² is proposed to be retained as a functionally separate but attached covered space for bin and bicycle storage by replacing an existing window with a new pedestrian access opening, and all associated site works. The application proposes to retain the full existing structure through dividing it into two sections that serve an ancillary function to the house on site at Baywood Villa, Moorefield Road, Newbridge, Co Kildare.
– J.H. McLoughlin & Co. Ltd – 25/61048

Permission is REFUSED for the following reasons:

1. The storage shed for which retention is sought, is located in an area where the stated zoning objective in the Newbridge Settlement Plan (Variation 2 of the Kildare County Development Plan 2023-2029) is 'B - Existing Residential and Infill, - to protect and enhance the amenity of established residential communities and promote sustainable intensification. The scale and design of the shed structure at a stated gross floor area of 68sqm, would be contrary to Section 15.4.13 of the Kildare County Development Plan 2023-2029 (as varied) which requires that the floor area shall not exceed 40sqm and would therefore be excessive for purposes ancillary to the enjoyment of the dwelling house. Accordingly, to permit the retention of a 68sqm storage shed would be contrary to section 15.4.13 of the Kildare County Development Plan 2023-2029 (as varied), would contravene materially the zoning objective pertaining to the site which is to protect and enhance the amenity of established residential communities and promote sustainable intensification, would seriously injure the amenities and depreciate the value of property in the vicinity and set an undesirable precedent for similar development in the area and be contrary to the proper planning and sustainable development of the area.