An Rannóg Pleanála
Planning Department

Date: 09/11/2026
Pl. Ref.: 26/61031

Abbie Forster,
c/o Derek Whyte
Great Connell,
Newbridge,
Co. Kildare. W12D251.

Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)
Planning Register Number: 26/61031
Application Received Date: 17/09/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 09/11/2026 decided to **REFUSE** PERMISSION for the development of land namely: permission sought for the construction of a detached dormer bungalow house, single storey domestic garage, installation of a secondary effluent treatment system, access via existing entrance and right of way and all associated site works at **Ardrass Lower, Celbridge, 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: 09/11/2026

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.

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(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.

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An Rannóg Pleanála
Planning Department

Planning Permission is sought for the construction of a detached dormer bungalow house, single storey domestic garage, installation of a secondary effluent treatment system, access via existing entrance and right of way and all associated site works at Ardrass Lower, Celbridge, Co. Kildare – Abbie Forster – 26/61031

Permission is REFUSED for the following reasons:

1. Having regard to the location of the site on a Regional Road where the posted speed limit is 60kph and where typical speeds are in excess of this limit, and the proposed development of an additional dwelling with the resultant intensification of a single access point to serve a fourth dwelling, it is considered that the proposed development at this site would increase the potential for conflict between vehicles entering and exiting the site and through-traffic on the R403 would interfere with the safety and free flowing nature of traffic on the road and would set an undesirable precedent for similar type developments. The proposed development would therefore endanger public safety by reason of a traffic hazard, which would be contrary to the proper planning and sustainable development of the area.

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