An Rannóg Pleanála
Planning Department

Date: 16/11/2026
Pl. Ref.: 26/61063

Yuqing Wang,
c/o Derek Whyte,
Design and Planning,
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: 26/61063
Application Received Date: 24/09/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 16/11/2026 decided to **REFUSE** RETENTION for the development of land namely: Retention of existing layout as constructed at ground and first floor of building located to the rear of existing shop with permission to construct 3 no. apartments (2 no. 1 bed apartments – 1 no. duplex and 1 no. studio) and 1 no. 2 bed apartment, amendments to side and rear facades to accommodate the development and all associated site works at rear of existing shop, Robertstown West, Grove Lane, Robertstown, 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: 16/11/2026

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)

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(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.

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Planning/Retention Permission is sought for for the development of land namely: Retention of existing layout as constructed at ground and first floor of building located to the rear of existing shop with permission to construct 3 no. apartments (2 no. 1 bed apartments – 1 no. duplex and 1 no. studio) and 1 no. 2 bed apartment, amendments to side and rear facades to accommodate the development and all associated site works at rear of existing shop, Robertstown West, Grove Lane, Robertstown, Co. Kildare – Yuqing Wang -26/61063

Permission is REFUSED for the following reasons:

1. It is considered that the location and layout of the private open space proposed for Units 2 and 3 represents an inappropriate solution for the site, given the northern orientation, the limited setback from a 1.8m high block adjoining boundary wall and the spaces directly adjoin a delivery yard. Consequently, it is considered that the private open space would have negative impacts on the residential and visual amenity of future occupiers of the development and the amenity of neighbouring residents. In addition, no provision of private open space has been provided for Unit 1. With respect to storage space, no dedicated storage provision has been provided for Unit 1, while much of the storage provision for Unit 3 provides access to a bathroom/shower room. Furthermore, no details of bin storage for the development have been submitted as part of the planning application. Moreover, the proposed larch cladding to the rear exterior of the proposed development, is considered to be out of character with the surrounding area and would not integrate satisfactorily within the immediate streetscape.

   Having regard to the foregoing, the proposed development is considered to constitute a substandard form of residential accommodation which is contrary to the provisions of Objective HO O6 and the development standards contained in Sections 15.4.5, 15.4.6 and 15.6.7 of the Kildare County Development Plan 2023-2029 (as varied) and the provisions of Sections 3.7 and 3.8 of the Planning Design Standards for Apartments – National Planning Statements (2026). The proposed development would set an undesirable precedent for substandard residential development and would be contrary to the proper planning and sustainable development of the area.

2. The proposal does not provide adequate details in relation to a safe pedestrian access route from the proposed entrance to the L70764 public road (Grove Lane). Given that pedestrian connectivity would form an integral component of the overall development in a '*Village Centre'* location, any such access route should be clearly identified and incorporated within the application site boundary. Furthermore, it is considered that the application is deficient in relation to the assessment of available public parking provision on the Main Street, which are

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intended to serve the proposed residential units. In the absence of this information, the Planning Authority is not satisfied that the proposed development would provide safe access arrangements for future residents, would be likely to endanger public safety and would therefore be contrary to the proper planning and sustainable development of the area.

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