



An Rannóg Pleanála
Planning Department

Date: 16/10/2026
Pl. Ref.: 26/60956

Lisa Crowe
c/o James Bryan
1307 Kill West
Kill
Co Kildare
W91A7X3

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

Planning Register Number: 26/60956
Application Received Date: 24/08/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 16/10/2026 decided to **REFUSE** PERMISSION for the development of land namely: the construction of a part single storey & storey and a half dwelling house and a garage for domestic use, installation of an on-site wastewater treatment system, provision of a new recessed site entrance & driveway and all associated ancillary site development works above and below ground at **Loughanure Commons, Clane, Co. Kildare** for the **4 reasons** set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 16/10/2026

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





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- 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.





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Planning Permission is sought for the construction of a part single storey & storey and a half dwelling house and a garage for domestic use, installation of an on-site wastewater treatment system, provision of a new recessed site entrance & driveway and all associated ancillary site development works above and below ground at Loughanure Commons, Clane, Co. Kildare – Lisa Crowe - 26/60956

Permission is REFUSED for the following reasons:

1. Objective HO O59 of the Kildare County Development Plan 2023-2029 seeks to “*carefully manage Single Rural Dwelling Densities to ensure that the density of one-off housing does not exceed 30 units per square kilometre, unless the applicant is actively engaged in agriculture, or an occupation that is heavily dependent on the land and building on their own landholding.*” The proposed development would be the 95th dwelling within one square kilometre of the subject site. In conjunction with the level of existing development in the vicinity, it is considered that the proposed development would exacerbate an excessive density of development in this rural area and would contribute to the increasing suburbanisation of the area. The proposed development would materially contravene Objective HO O59 and Policy HO P26 of the Kildare County Development Plan 2023-2029 and would therefore be contrary to the proper planning and sustainable development of the area.
2. Policy HO P12 of the Kildare County Development Plan 2023-2029 seeks to ‘Ensure that the siting and design of any proposed dwelling shall integrate appropriately with its physical surroundings and the natural and cultural heritage of the area whilst respecting the character of the receiving environment. Proposals must comply with Appendix 4 Rural House Design Guide and Chapter 15 Development Management Standards.’ The proposed development, by virtue of its overall design, form, scale and external appearance would not comply with current rural house design requirements as contained in Appendix 4 Rural House Design Guide of the County Development Plan (CDP). It is considered therefore that the proposed development would contravene policy HO P12, and Appendix 4 of the Kildare County Development Plan 2023-2029 and taken in conjunction with the site's location within the River Liffey Valley & Plains Landscape Character Area (Kildare County Development Plan 2023-2029, as varied) on lands designated as Medium-High Sensitivity where it is a guiding principle to retain the strong, largely intact, rural character of this Landscape Character Area in order to contain urban expansion and pressures and in the absence of a detailed landscaping plan, prepared by a suitably qualified landscape architect, the proposed development would result in the dwelling appearing visually incongruous, and if granted would seriously injure the visual and character amenities of the area and be contrary to the proper planning and sustainable development of the area.





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3. Policy HO P11 of the Kildare County Development Plan 2023-2029 seeks to facilitate proposals for dwellings in the countryside outside of settlements in conjunction with the Rural Housing Policy Zones map and accompanying Schedule of Category of Applicant and Local Need Criteria. Insufficient documentary evidence regarding address records has been provided, and as such the Applicant has not fully demonstrated compliance with the Local Need Criteria which is in an area under Strong Urban Influence as identified in the Kildare County Development Plan 2023-2029 and therefore is contrary to Policy HO P11 of the Kildare County Development Plan 2023-2029 and to the proper planning and sustainable development of the area.
4. The works required to what appears to be an existing unauthorised entrance to provide for a recessed site entrance and driveway, at a rural location, situated off a narrow laneway would result in an overly-engineered intervention for a rural location and would diminish the rural character of the area especially having regard to the location of the site within the River Liffey Valley & Plains Landscape Character Area which is designated as a Medium to High Sensitivity. The proposed development would be contrary to Appendix 4 Rural House Design Guide and Section 15.7.6 of the Kildare County Development Plan 2023-2029 which seeks '..to discourage the proliferation of access points onto public roads...', and if permitted, would set an undesirable precedent for similar type development elsewhere in the County, and would therefore be contrary to the proper planning and sustainable development of the area.

