



Date: 25/08/2026
Pl. Ref.: 26/60736

Mark Twohig & Avalon Everett,
c/o David Hart,
Fairview,
Allenwood South,
Naas,
Co. Kildare. W91P6D0.

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

Planning Register Number: 26/60736
Application Received Date: 02/07/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 25/08/2026 decided to **REFUSE** PERMISSION for the development of land namely: for the construction of a detached, two storey dwelling, the provision of a new vehicular driveway connecting to an existing road entrance, a new waste-water treatment system and percolation area. The provision of landscaping, including boundary treatments; and the provision of all other associated site development works. The change of use of the existing dwelling to agricultural use at **Shortwood, Sallins, Co. Kildare, W91 T9K4**, 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: 25/08/2026

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.

Planning Permission is sought for the construction of a detached, two storey dwelling, the provision of a new vehicular driveway connecting to an existing road entrance, a new wastewater treatment system and percolation area. The provision of landscaping, including boundary treatments; and the provision of all other associated site development works. The change of use of the existing dwelling to agricultural use at Shortwood, Sallins, Co. Kildare, W91 T9K4 – Mark Twohig & Avalon Everett – 26/60736.

Permission is REFUSED for the following reasons:

1. 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 whilst respecting the character of the receiving environment. In addition, Objective RD O5 requires new buildings and structures to be sited as unobtrusively as possible and to be clustered to form a distinct and unified feature in the landscape. The proposed site, by virtue of its location within the River Liffey Valley and Plains Landscape Character Area which is designated as a Medium to High Sensitivity landscape, and the siting of the proposed dwelling approximately 231m from the roadside boundary thereby requiring significant intervention into the rural landscape for the construction of an excessively long driveway to connect to the proposed dwelling house, would constitute haphazard development, representing an incongruous and out of character siting relative to its surrounding context. The proposed development would not comply with current rural house design requirements as contained in Appendix 4 Rural House Design Guide of the current Kildare County Development Plan 2023-2029, and the proposed development would be contrary to Policy HO P12, Objective RD O5 and Appendix 4 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 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. Specific details including in relation to the nature of the business and stock/animal numbers and accounts have not been provided to demonstrate that the owner/operator [as referred to in Category A (ii)] of Table 3.4 of the Kildare County Development Plan 2023-2029, is engaged in that farming activity on a daily basis, as their main employment. In this regard, it is considered that 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.
3. Having regard to 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, an excessively long drive (measuring approximately 231m) and the requirement to remove approximately 60metres of hedgerow, the proposed development would result in the dwelling appearing visually incongruous with the rural setting, and if granted would seriously injure the visual and character amenities of the area, would be contrary to Kildare County

Development Plan 2023-2029 Policy and Objectives. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

4. The removal and replacement of the existing roadside hedgerow (approximately 60m) is contrary to Objective BI O26 in the Kildare County Development Plan 2023–2029 (as varied) which seeks to prevent the removal of hedgerows to facilitate development in the first instance. To permit the removal of a significant established existing hedgerow on site in the absence of detailed assessment, justification and mitigation of same in the context of green infrastructure, natural heritage, biodiversity/ecology, would be contrary to Objective BI O26, Section 12.9.1 and Appendix 4 Rural House Design Guide of the Kildare County Development Plan 2023–2029 (as varied) and would therefore be contrary to the proper planning and sustainable development of the area.