



**Date:** 21/09/2026  
**Pl. Ref.:** 26/60867

Investmed Ltd.,  
c/o Aaron Dunne,  
An Grianan,  
Corballis,  
Donabate,  
Co. Dublin. K36 KY55.

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

**Planning Register Number:** 26/60867  
**Application Received Date:** 28/07/2026  
**Further Information Received Date:**

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 21/09/2026 decided to **REFUSE** PERMISSION for the development of land namely: 1. A two-storey extension and dormer roof extension to the rear of the existing unit. 2. Extension of the existing ground floor retail unit (for pharmacy use), including internal alterations, new front entrance door, new windows, and a new access door to the rear. 3. First floor extension, new door to front elevation and internal alterations to provide for 3 one-bedroom studio apartments. 4. Attic level development comprising new stairs within the existing stair core to provide access to new one-bedroom studio apartments. 5. New Rooflight to Front elevation roof. 6. All associated site development works at **ground and first floor of Unit 7 Riverforest Shopping Centre, Riverforest, Leixlip, 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: 21/09/2026

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 5<sup>th</sup> 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 1<sup>st</sup> 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

**Planning Permission is sought for : A two-storey extension and dormer roof extension to the rear of the existing unit. 2. Extension of the existing ground floor retail unit (for pharmacy use), including internal alterations, new front entrance door, new windows, and a new access door to the rear. 3. First floor extension, new door to front elevation and internal alterations to provide for 3 one-bedroom studio apartments. 4. Attic level development comprising new stairs within the existing stair core to provide access to new one-bedroom studio apartments. 5. New Rooflight to Front elevation roof. 6. All associated site development works at ground and first floor of Unit 7 Riverforest Shopping Centre, Riverforest, Leixlip, Co. Kildare.**  
**– Investmed Ltd. - 26/60867**

**Permission is REFUSED for the following reasons:**

1. Policy HO P6 and objective HO O7 of the Kildare County Development Plan 2023-2029 (as varied) seeks to encourage residential consolidation and sustainable intensification where good quality accommodation is achieved; and promote increased densities where proposals are sensitive to the characteristics of the receiving environment. The proposed development, by reason of inadequate car parking, bicycle parking and bin storage provision, would result in a substandard level of residential amenity for proposed residents and over development of this restricted site and therefore would not constitute good quality accommodation. As such, the proposed development would set an undesirable precedent for other developments in the area, would contravene HO P6 and HO 07 of the Kildare County Development Plan 2023-2029 and would be contrary to the proper planning and sustainable development of the area.