



**Date:** 11/09/2026  
**Pl. Ref.:** 26/60831

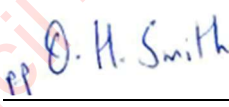
Clodagh Pender & Gary Gorman,  
c/o Frank Mallen,  
Dun Mealla,  
Williamstown,  
Carbury,  
Co. Kildare. W91 YR5R.

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

**Planning Register Number:** 26/60831  
**Application Received Date:** 20/07/2026  
**Further Information Received Date:**

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 11/09/2026 decided to **REFUSE** PERMISSION for the development of land namely: for the construction of a new dwelling house, a detached double garage, a stock shed, a new vehicular entrance, installation of a wastewater treatment system, together with all associated site works at **Rathmore, Carbury, Co. Kildare** for the **3 reasons** set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 11/09/2026

  
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.

**Planning Permission is sought for the construction of a new dwelling house, a detached double garage, a stock shed, a new vehicular entrance, installation of a wastewater treatment system, together with all associated site works at Rathmore, Carbury, Co. Kildare.**  
**– Clodagh Pender & Gary Gorman – 26/60831.**

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

1. The proposed development, when taken in conjunction with the level of existing development in the vicinity, would exacerbate an excessive density of development in this rural area, would contribute to the further erosion of the rural character of the area and would contravene objective HO O59 of the Kildare County Development Plan 2023-2029 (as varied), which 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 *pro rata*. The proposed development would represent the 50<sup>th</sup> dwelling within a square kilometre and would therefore materially contravene Kildare County Development Plan 2023-2029 policy HO O59 and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development, being backland development to the rear of unrelated third parties, would be contrary to Policy HO P16 of the Kildare County Development Plan 2023-2029, where only family members can be considered for backland development in rural areas. To permit the development would therefore contravene materially HO P16 and be contrary to the proper planning and sustainable development of the area.
3. Policy HOP11 of the Kildare County Development Plan 2023-2029 (as varied) seeks to facilitate, subject to all appropriate environmental assessments proposals for dwellings in the countryside outside of settlements in accordance with NPF Policy NPO 19 for new Housing in the Open Countryside in conjunction with the rural housing policy zone map (Map 3.1) and accompanying Schedule of Category of Applicant and Local Need Criteria set out in Table 3.4. Based on the information submitted with the application, the Applicant has not demonstrated to the satisfaction of the Planning Authority that they comply with Local Need Criteria. To permit the development would therefore be contrary to the proper planning and sustainable development of the area.