

KILDARE COUNTY COUNCIL

PLANNING REPORT

Planning Report 1



Planning Ref. No.: 2561507

Name of Applicant	Sally Anne McAtamney
Address of Development	Luggadowden, Ballymore Eustace, Co. Kildare.
Type of Permission	Permission
Application Date	23/12/2025
Date Inspected	12/02/2026
Due Date	25/02/2026
Site Size	0.360ha
Proposed Development	The development consists of planning permission for a) proposed split level (part single-storey / part storey and a half) dwelling, b) proposed site access through separate upgraded shared entrance, d) treatment system & percolation area along with all associated site development and facilitating works.

Description of Proposed Development

The proposed development comprises of the following:

- Planning permission for the construction of a 1.5-storey, split-level detached rural dwelling with a floor area of 209.75sqm.
- The house will be made up of 3 no. sections, a single storey section to the east running north to south, a glass flat roof link area and a large L-shaped 2-storey western section with a pitched roof and some rooflights at the rear.

- The highest section of the house will consist of a master bedroom, a walk in wardrobe and en-suite bathroom with a void area directly above the kitchen/dining area.
- The eastern mezzanine section of the ground floor will be 0.9m lower and will consist of 3 no. bedrooms, 1 no. bathroom, the entrance hall and a mezzanine-style stairwell area.
- The lower ground floor has a finished floor level that is approximately 1.8m lower than the mezzanine area and will consist of the kitchen/dining area, the living room, a utility room, a plant room, a w.c. and a stairwell.
- The 2-storey pitched roof section to the rear of the house will have a ridge height of 6.21m, due to the undulating nature of the site, the roof of the front section of the house will be 0.573m higher.
- Planning permission for the provision of an approx. 38m long, loose gravel driveway running from inside the shared entrance to the southeast of the site to the proposed house in the northwest.
- Planning permission for a new wastewater treatment system and percolation area located downhill to the rear (west) of the dwelling with the percolation area to the northwest corner of the site.
- The provision of 2 no. new soakaways to the rear and side of the dwelling and a proposed swale along the southern side of the proposed driveway.
- The creation of 2.5 no. new boundaries to the rear (west), to the southwest side and to the northeast corner of the site, directly to the rear of the neighbouring dwelling.
- The provision of a patio area with an adjustable covered canopy outside the lower ground level to the rear of the site.

Site Location and Context

The subject site, of a stated 0.360ha in extent, is in the townland of Luggadowden, approximately 1.78km north of Ballymore Eustace. The site is located on the western side of the L6053 local secondary road.

The site is currently part of a large undeveloped green field. There are 2 no. detached single storey dwellings adjacent to the northeast of the site and there is a detached rural house and farm buildings located further to the south of the site (this is the Applicant's family home). There is an established line of trees/hedgerows at the roadside boundary of the site. Development in the vicinity is predominantly green fields and small forested areas along this relatively quiet country road. The site level drops significantly from the highest point in the east sharply down to the west of the site.

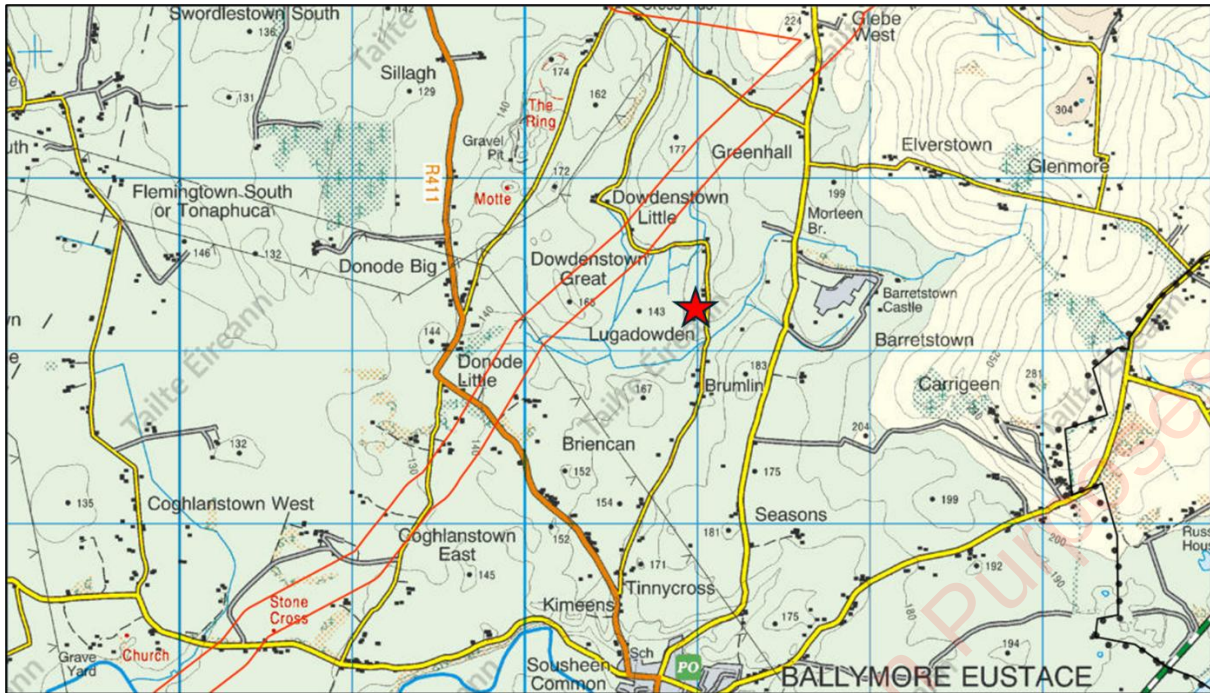


Figure 1: Site Location map (subject site denoted with red star)



Figure 2: Aerial of Site - Image from GIS (application site denoted in yellow)

Site Services

Water: New public mains.

Wastewater: New Oakstown BAF 6 PE Wastewater treatment system.

Surface Water: Soakpit.

Zoning

The site is on unzoned lands approximately 1.76km north of the zoned boundary of Ballymore Eustace.

The lands are not zoned. Section 9.3 of the Kildare County Development Plan 2023-2029, notes if land is not within an identified settlement and is not otherwise zoned, *the use of such land shall be deemed to be primarily agriculture.*

Built / Natural Heritage / Flooding

Built Heritage	There are no protected structures located within 500m of the application site.
Archaeological Heritage	There are no sites/ monuments located within 500m of the application site.
Natural Heritage	A screening for Appropriate Assessment is attached at the end of this report in relation to SPA/SAC.
Landscape Character Area	Eastern Uplands (Sensitivity Class 3)
Flood Data	There is currently no flood risk data present at the site.

Appropriate Assessment

The nearest Special Protection Area (SPA) site is the Poulaphouca Reservoir SPA located approximately 3.45km to the southeast of the application site at the nearest point. A screening for Appropriate Assessment accompanies this report which concludes that a Stage 2 AA (NIS) is not required.

Environmental Impact Assessment

A screening report for the need for EIAR accompanies this report. Having regard to the nature and scale of the proposal, it is concluded that EIAR screening or EIAR is not required.

Relevant Planning History

No relevant planning history could be traced to the subject site; however, there is a concurrent application to the south (by the Applicant's brother) which proposes to upgrade and then share the vehicular entrance which would be used at the proposed dwelling house in this application.

25/61503	Connor McAtamney has applied for planning permission for a) proposed split level (part single-storey / part two-storey) dwelling, b) Upgrading of existing site entrance to form proposed shared entrance arrangement, d) treatment system & percolation area along with all associated site development and facilitating works. This application is due for decision at the same time as the concurrent one at the subject site.
	The Following Planning History relates to a site within the landholding

09/656	Larry and Carmel Moylan granted retention permission for a dwelling as constructed (95/1424)
95/1424	Frank Donovan granted retention permission to retain and complete dormer bungalow and septic tank.

Relevant Planning Enforcement

No relevant planning enforcement at the site.

Pre-Planning Meeting

None stated.

Submissions / Observations / Representations

There was 1 no. submission made in opposition to the proposed development. The main concerns raised were as follows.

- The 2 no. properties proposed would constitute ribbon development which is unsustainable and inappropriate in the area.
- The proposed 2-storey dwelling adjacent is out of character with the area and could overlook and overshadow the neighbouring dwelling to the north.
- There are dangerous corners on either side of the road where the proposed properties are to be located.
- The general public had less than the statutory 5 weeks to review the documents submitted with this application.

Internal Reports

This application was referred to the following departments. Reports summarised as indicated below.

Internal Departments	
Area Engineer	No comments made at time of writing
Environment Department	Received 05/02/2026 – No objections raised subject to standard conditions.
Environmental Health Officer	No comments made at time of writing.
Transportation Department	Received 03/02/2026 – No objections raised subject to standard conditions.
Water Services	Received 14/01/2026 – No objections raised subject to standard conditions.

Prescribed Bodies	
Uisce Éireann	No comments made at time of writing.

Relevant Policy Context

A. Kildare County Development Plan 2023 – 2029

The most relevant chapters and respective policies and objectives are outlined below.

Chapter 3 Housing – seeks to *accommodate the full range of current and future housing needs of all members of society throughout the county.*

Section 3.13 – *Sustainable Rural Housing acknowledges the potential of our rural settlements and recognises a continuing need for housing provision for people to live and work in the countryside.* The development plan offers a strategy to manage housing demands in the countryside while also focusing on elements necessary to support the sustainable growth of rural economies and rural communities in Kildare County.

Compliance with Rural Housing Requirements

Rural generated housing demand will be facilitated having regard, inter alia, to the applicant's genuine local and housing need. The Planning Authority will consider rural generated housing, having regards to the protection of key economic, environmental, natural heritage assets such as the road network, water quality, sensitive landscapes, habitats and built heritage. Urban generated rural housing will not be considered.

*In order to demonstrate genuine local and housing need, documentary evidence highlighting compliance with Section 3.13.3 of the Development Plan **Economic and/or Social** need must be provided as part of any planning application to construct a rural dwelling in the County. The definitions in full of Economic and Social are highlighted in Table 3.4 of the Development Plan.*

Economic:

A person (or persons) who is (are) actively engaged in farming/agricultural activity on the landholding on which the proposed dwelling is to be built, meeting either of the following:

(i) A farmer of the land or son, daughter, niece or nephew of the farmer who it is intended will take over the operation of the family farm.

Social:

(i) A person who has resided in a rural area for a substantial period of their lives i.e. 16 years within 5km (Zone 1) or 5km (Zone 2) of the site where they intend to build.

Applications for rural one-off dwellings will be considered, subject to the policies and objectives set out in the County Development Plan. Applicants will be expected to

comply with all other requirements of the plan and demonstrate that the development would not prejudice the environment and the rural character of the area. In this regard, factors such as the sensitivity of the receiving environment, the nature and extent of the existing development and the extent of development on the original landholding will be considered.

The Subject Site is included in Zone 1 – *Areas under Strong Urban Influence*. In 'Areas under Strong Urban Influence', it will be an objective of the Council to facilitate the provision of single housing in the countryside based on the core considerations of:

- demonstrable 'economic or social' need to live in a rural area and build their home, and
- siting, environmental and design criteria for rural housing in statutory guidelines and plans having regard to the viability of smaller towns and rural settlements and the provision and availability of serviced sites in these areas.

-Applicants must have grown up and spent 16 years living in the rural area of Kildare and who seek to build their home in the rural area on their family landholding. Where no land is available in the family ownership, a site within 5km of the applicant's family home may be considered.

The application shall be considered against the policies and objectives of Sections 3.13.3 and 3.14 of the Kildare County Development Plan. Some of the more relevant policies and objectives to this application are listed below.

HO P12 *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.*

HO P13 *Restrict further development which would exacerbate or extend an existing pattern of ribbon development, defined as 5 or more houses along 250 metres on one side of any road.*

HO P14 *The Council will seek to resist further development which would serve to extend ribbon development, save in circumstances where a "gap site" is evident within the existing ribbon pattern, where one individual dwelling is proposed. Such proposals will be considered, regardless of the density of the area, only in the following circumstances:*

- (i) The applicant can demonstrate an Economic or a Social Need (as outlined in Table 3.4),*
- (ii) existing or shared accesses are used where practicable, and it is demonstrated (through the submission of documentary evidence) that no alternative site exists outside of the ribbon where the development is proposed.*
- (iii) a 'Gap Site' is defined as a site located within a line of existing and permitted dwellings, where one dwelling only will be accommodated, and other than agricultural access to lands to the rear (if required), the site should fully occupy the gap between existing and permitted dwellings.*

(iv) All other technical considerations are addressed. Proposals for development which would extend the ribbon will not be considered under this policy

HO P16 *Consider proposals for backland development for family members only. Proposals for such development must demonstrate that the proposed development would not have a negative impact on third parties/neighbouring property owners by way of overlooking/ orientation of dwelling. Sufficient screening will be required to be provided and proposal for this shall be submitted with the planning application and must be in place prior to occupation of the dwelling. Particularly sensitive design approaches should be considered in these instances.*

HO O18 *Support high-quality design in new housing and to promote housing that is attractive, safe, and adaptable to the needs of existing and future households. Kildare County Council will support innovative construction methods to deliver sustainable and adaptable housing.*

HO O19 *Support housing design that contributes to climate resilience and climate mitigation, including innovative low carbon construction methods and the reduction of embodied energy in newly built homes, in line with Goal 3 of the Kildare County Council Climate Change Adaptation Strategy 2019 – 2024.*

HO P26 *Sensitively consider the capacity of the receiving environment to absorb further development of the nature proposed through the application of Kildare County Councils 'Single Rural Dwelling Density' Toolkit (see Appendix 11) and facilitate where possible those with a demonstrable social or economic need to reside in the area. Applicants will be required to demonstrate, to the satisfaction of the planning authority that no significant negative environmental effects will occur as a result of the development. In this regard, the Council will:*

- *examine and consider the extent and density of existing development in the area, and the degree and pattern of ribbon development in the proximity of the proposed site.*

HO P27 *Require all applications to demonstrate, to the satisfaction of the Planning Authority that the proposed development site can accommodate an on-site wastewater treatment system in accordance with the EPA Code of Practice for Wastewater Treatment Systems for single houses (2021), the County Kildare Groundwater Protection Scheme, and any other relevant documents / legislation as may be introduced during the Plan period.*

HO P30 *Require that proposals retain and maintain existing hedgerows in all instances, with the exception only of the section required to be removed to provide visibility at the proposed site entrance. On such cases, proposals for replacement hedgerows, including details of composition and planting must be submitted with any application which requires such removal.*

HO P32 *Require that the design of entrance gateways should be in keeping with the rural setting. All applications for a dwelling in a rural area should include detailed drawings and specifications for entrance treatments. The roadside boundary should ideally consist of a sod/earth mound/ fencing planted with a double row of native hedgerow species.*

HO P33 Require that site specific flood risk assessments are carried out where required, in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities.

HO O43 Require applicants to demonstrate that they do not own or have not been previously granted permission for a one-off rural dwelling in Kildare.

HO O44 Restrict residential development on a landholding, where there is a history of development through the speculative sale or development of sites to an unrelated third party.

HO O51 Require all applications to demonstrate the ability to provide safe vehicular access to the site without the necessity to remove extensive stretches of native hedgerow and trees. All applications will be considered on a case-by-case basis, having regard to, the quality of the hedgerow, age and historical context, if an old town boundary hedgerow, species composition, site context and proposed mitigation measures.

HO O52 Recognise the biodiversity and ecosystem services value of established hedgerows within rural and urban settings and where hedgerow must be moved to achieve minimum sight lines, a corresponding length of hedgerow of similar species composition (native and of local provenance) shall be planted along the new boundary, while allowing occasional hedgerow trees to develop.

HO O59 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.

Chapter 13 Landscape, Recreation & Amenity

Class 3 High Sensitivity – Eastern Uplands Landscape Character Area -
Areas with reduced capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape having regard to prevalent sensitivity factors.

Appendix 4 Rural House Design Guide

Elements of the Landscape

Avoid

-Extensive areas used for driveways and paving.

Site Selection

Key Considerations:

- Choose a site that has existing boundaries and avoid carving a site out of a large field.

Section 2.4 What to Avoid:

- Sites carved out of larger fields as this has a significant visual impact.

Section 3. SITE ANALYSIS AND LAYOUT

Avoid

Excessive cutting and filling or locating a house on a 'platform'.

Assessment

In determining the merits of this application, the following factors were considered, each of which is discussed in detail below:

- Principle of Development,
- Rural Housing Policy,
- The Overall Design and Layout, and
- Proposed Boundary Treatment.

Principle of Development

The proposed development consists of planning permission for the construction of a 2-storey split level rural house, site access through an upgraded existing entrance and provision of a new wastewater treatment system and percolation area where the lands are unzoned. Section 9.3 of the Kildare County Development Plan 2023-2029, notes if land is not within an identified settlement and is not otherwise zoned, *the use of such land shall be deemed to be primarily agriculture.*

The site is within the Eastern Uplands Landscape Character Area. Rural Housing has a medium level of compatibility in this area, which indicates that the proposed development is ***Likely to be compatible with great care***. The principle of the proposed development can be considered subject to a thorough assessment and application of Kildare County Development Plan policies and objectives.

Rural Housing Policy

The Applicant has submitted a completed Rural Housing Application Form in accordance with Section 3.13.3 of Chapter 3 of the Kildare County Development Plan 2023-2029. In addition to this, the Applicant has submitted personal information which, for the purposes of data protection, is assessed under separate cover. From the information submitted, it has not yet been demonstrated that the Applicant complies with the criteria for local need, as set out in Category B(i) of Table 3.4 of the County Development Plan 2023-2029.

The Applicant has not yet submitted sufficient documentary evidence to prove that they have resided in a rural area for the full required, 16 year minimum period. The Applicant will be required to submit additional documentary evidence; address records, utility bills, third level education/employment records etc. to cover the period before the year 2008 and from the year 2019 until present day. **Further information** is required.

No evidence was found of any previous speculative sale or speculative development of any other sites within the landholding. It is that the application complies with the objective **HO O44**.

Having regard to the Rural Density Toolkit, it is indicated there are **13** existing dwellings in a 1.00km² radius from the site (figure 3), it is considered therefore that the proposed development complies with objective **HO O59**. It is worth noting that there are 2 no. live applications for rural houses in this area presently. Notwithstanding this a total of 30 dwellings can be accommodated in the area.

Concurrent Applications

This application has been submitted concurrently with one at the neighbouring site under Reg. Ref. **25/61503**. Policy **HO P13** of the County Development Plan seeks to restrict development which would exacerbate /extend an existing pattern of ribbon development. Ribbon development is defined as *5 or more houses along 250 metres on one side of any road*. There are currently 3 no. of rural houses along this stretch of approximately 140m of roadside. To permit a further 2 no. rural dwellings between these 3 no. existing houses would constitute ribbon development as per the definition above.

Notwithstanding this policy **HO P14** of Chapter 3 of the County Development Plan allows for the further development of 1 no. house within the ribbon, in circumstances where a “gap site” is evident within the existing ribbon pattern. The permitting of one of these houses under the current site limits would likely create a gap site adjacent. Therefore, both Applicants need to ensure that they adhere to the below requirements of Policy **HO P14**.

(i) The applicant can demonstrate an Economic or a Social Need (as outlined in Table 3.4),

The Applicant has not yet demonstrated an Economic Local Housing Need. The Applicant must demonstrate that they adhere to the guidelines of Section 3.13.3 of the County Development Plan.

(ii) existing or shared accesses are used where practicable, and it is demonstrated (through the submission of documentary evidence) that no alternative site exists outside of the ribbon where the development is proposed.

The applications propose to share an entrance.

(iii) a ‘Gap Site’ is defined as a site located within a line of existing and permitted dwellings, where one dwelling only will be accommodated, and other than agricultural access to lands to the rear (if required), the site should fully occupy the gap between existing and permitted dwellings.

Both of the sites could be considered ‘gap sites’ once the adjacent site has been developed.

(iv) All other technical considerations are addressed. Proposals for development which would extend the ribbon will not be considered under this policy

The Applicant(s) should submit a rationale as to how they propose to adhere to County Development Plan Policy. The Planning Authority have concerns regarding the

creation of ribbon development (**HO P13**) and the likelihood of a *gap site* being left post development (**HO P14**). The Applicants are requested to liaise with one another and illustrate how these concurrent applications can adhere to the above policies. The Applicant should note that the above is subject to compliance with the Kildare County Council Rural Housing Policy. **Further Information.**

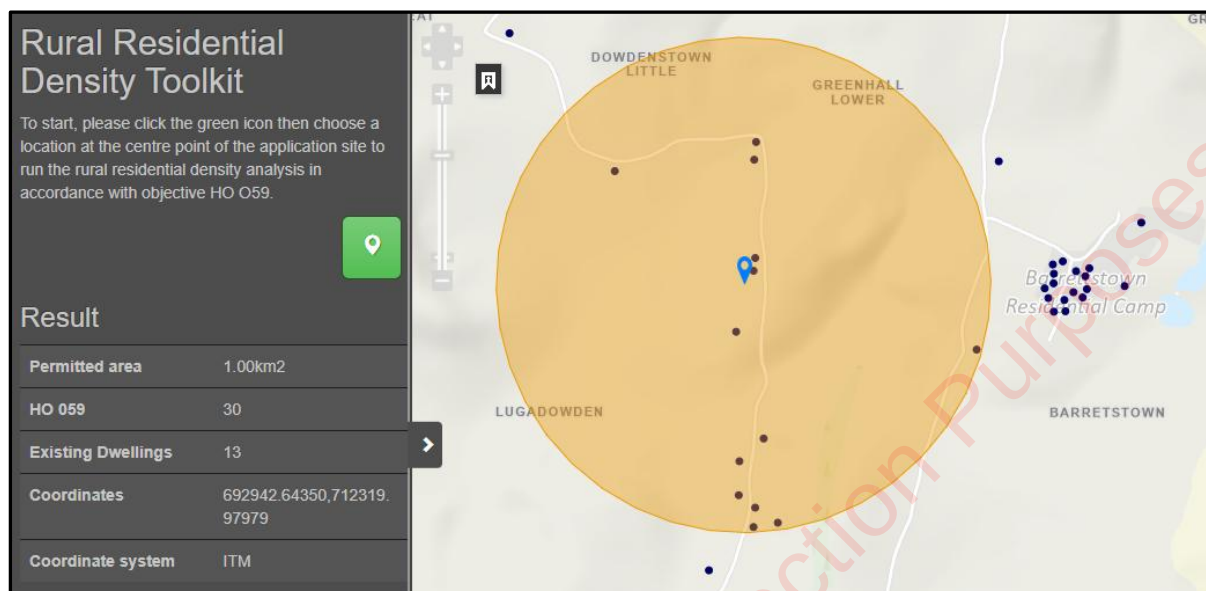


Fig 3: Rural Residential Density Toolkit Map of proposed development site showing no. 13 existing dwellings in a 1.00km² area.

Design and Layout

The proposal, the submitted drawings and documentation have been assessed against County Development Plan policy and objectives and appears to be acceptable with the exception of the following:

- The rear area of the dwelling is akin to a 2-storey house in a rural area where the typical rural house appears to be single storey in nature. Furthermore, adjacent to the north are 2 no. neighbouring single storey bungalows. The proposed development will be highly visible from the dwelling adjacent. Due to the lack of the provision of glass at this side of the link area and the limited fenestration at the northern elevation of the proposed dwelling house, this side elevation and its blank frontage is not in keeping with the character of the rural area. This elevation is visually dominant and gives the appearance of a structure that due to its scale, bulk and mass is unsuited to its rural setting. The Applicant will be required to submit revised designs for this northern elevation whereby the scale, bulk and mass of these blank walls has been reduced. **Further information.**

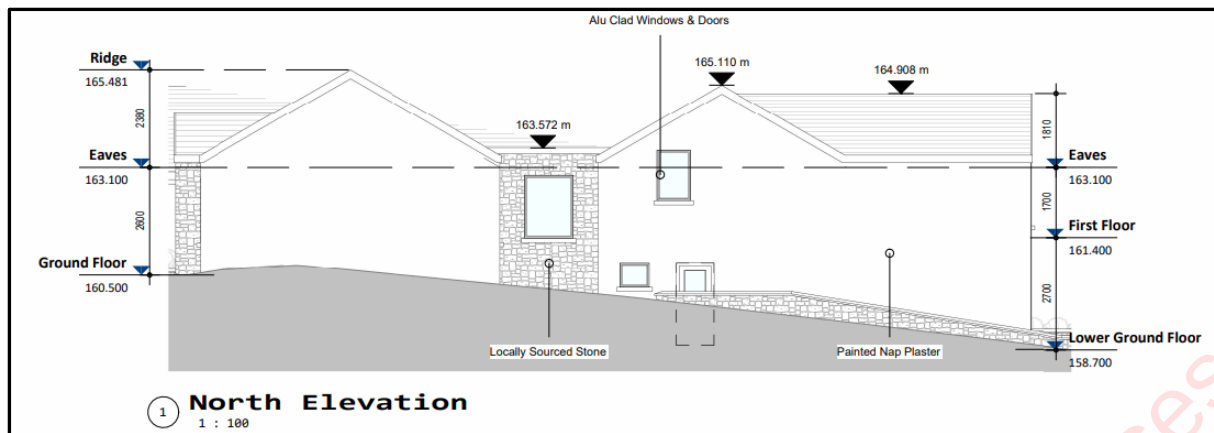


Fig 4: Proposed North Elevation at the site.

- Policy **HO P12** of the Kildare County Development Plan 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.* The site level drops sharply to the west of the proposed house. As a result, the subject site is highly visible from lands in the valley to the west. Although contiguous elevations and some screening/ boundary details have been provided, the screening of the rear elevation of the dwelling is of considerable importance. The Applicant will be required to submit a contiguous elevation of the dwelling from lands to the west of the subject site. Significant screening should be proposed for this rear elevation if necessary. **Further information.**
- The rear facing (west) elevation has the appearance of a suburban-style structure. The northern elevations of the 2 no. main sections of the dwelling house do not align and therefore a significant part of the eastern elevation to the front of the site is visible from the rear (see figure 5). This appears to further exacerbate the already visually dominant elevation from the rear of the house. The Applicant will be required to submit revised designs for this western elevation of the house whereby the scale, bulk and mass has been reduced. The Applicant may wish to reconsider the positioning of the eastern section of the house so that it is better hidden to the rear of the western elevation. **Further information.**

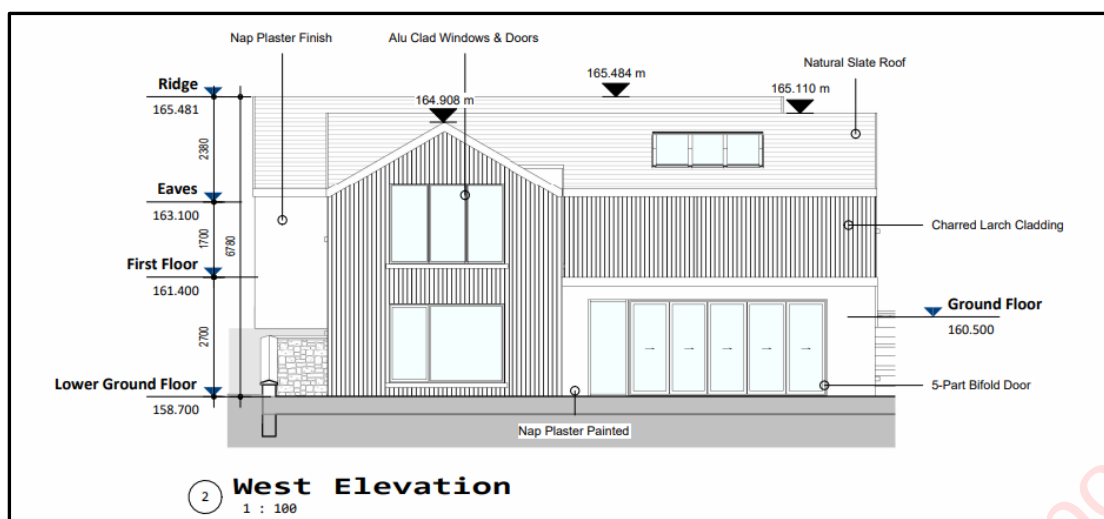


Fig 5: Proposed West Elevation at the site

- The proposed development is a split-level dwelling built into an undulating part of the site which would likely require some significant cut and fill. An excessive level of cut and fill and would be contrary to the guidance provided in *Appendix 4 - The Rural House Design Guide* of the County Development Plan.

Section 3. SITE ANALYSIS AND LAYOUT

Avoid

Excessive cutting and filling or locating a house on a 'platform'.

The Applicant will be required to submit cross sections of the dwelling illustrating the level of cut and fill required to accommodate the proposed development. Excessive cut and fill will not be looked upon favourably by the Planning Authority. **Further information.**

- Objective **HO O18** of the Kildare County Development Plan 2023-2029 seeks to support high-quality design in new housing and to promote housing that is attractive, safe, and adaptable to the needs of existing and future households. Due to the various level changes in the proposed split level dwelling, the Applicant will be required to provide comment as to how the house could be adapted to accommodate the future needs of household occupants.

The Environment, Transportation and Water Services Departments have assessed the application and raised no objections subject to standard conditions. These will be included consequent of a grant of permission.

Conclusion

Having regard to:

- the insufficient level of detail included in the Applicant's rural housing application,

- the bulk, scale and mass of the north (side) and west (rear) elevations of the house,
- the highly visible rear elevation of the proposed development,
- the unspecified level of cut and fill proposed at the site, and
- the lack of clarity around the adaptability of the dwelling for the future needs of any occupants,

it is the opinion of the Planning Authority that **Further Information** should be sought.

Additional Note (SEP)

The following are concerns:

1. The site is within the Eastern Uplands Landscape Character Area. Rural Housing has a medium level of compatibility in this area, which indicates that the proposed development is *Likely to be compatible **with great care***. It is not considered that the proposed design of a split-level dwelling requiring significant cut and fill and intervention within a rural area where the lands are highly visible has taken due care of the receiving environment.
2. The unusual alignment and orientation of the structure on site, taken in conjunction with the concurrent application directly to the north.
3. The unnecessary elongated driveway, pushing the development to the most sensitive location on the landholding (steep levels) thereby creating an unnecessary and negative intervention into the rural area; possibly exacerbated by two dwellings.
4. The site layout plan is deficient in information including contours / levels, site access and landscaping.
5. The balcony at first floor level (to the rear) would have a negative impact on the rear amenity of the dwelling house, if granted, to the north.

The Applicant should be requested to:

1. Submit a revised Site Layout Plan including all required details to facilitate a full assessment.
2. Revised proposals to relocate the house approximately 20m further to the east, on the flattest part of the site and closest to the road. (Appendix 4 of the County Development Plan)
3. Reduce significantly or omit altogether the requirement for any cut and fill at this location. (Appendix 4 of the County Development Plan)
4. Cross sections of the waste treatment and percolation areas against the existing contours and levels of the landholding.
5. Existing levels across the entirety of the landholding.

Recommendation

Having regard to the above, it is recommended that **Further Information** be requested as follows:

1. From the information submitted, it has not yet been demonstrated that the Applicant complies with the criteria for local need, as set out in Category B(i) of Table 3.4 of the County Development Plan 2023-2029. The Applicant has not yet submitted sufficient documentary evidence to prove that they have resided in a rural area for the full required, 16 year minimum period. The Applicant is requested to submit additional documentary evidence such as:
 - address records, utility bills, third level education or employment records etc. to cover the period before the year 2008 and from the year 2019 until present day.
2. The Applicant is requested to submit a revised and detailed Site Layout Plan to facilitate a thorough assessment of the proposed development (as amended, refer to other items in this Further Information request). The revised site layout plan should include:
 - a. substantial contours / levels on and across the site and on all lands adjoining the site,
 - b. greater details for the site access,
 - c. Surface water collection and management across the site (demonstrating mitigation of increased soil sealing at this location, especially having regard to recent flooding event). Please note, that all surface water should be held back on site for slow release off site. For example, it is not clear what the purpose of the proposed swale is for and where the water will be collected on site for slow release.
 - d. boundary treatments, and
 - e. existing trees and hedgerows to be retained
3. Policy **HO P12** of the Kildare County Development Plan 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*. The site level drops sharply to the rear (west) of the proposed house. As a result, the subject site would:
 - a. be highly visible from lands in the valley to the west
 - b. require significant and substantial cut and fill, which would seriously injure the rural amenities and character of this relatively untouched area of the county. The proposal for this substantial cut and fill is contrary to County Development Plan policy and objectives and will not be favourably considered in this instance.

The Applicant is therefore requested to:

- (i) submit revised proposals that significantly reduce the impact of the proposed development on the receiving environment. This should include as a minimum the relocation of any proposed structure on the site in an easterly direction by a minimum of 20m, to be positioned on the flattest part of the site and closest to the road. The Applicant should note that this may require a full redesign of the dwelling to support its absorption into the existing undulating landscape.
 - (ii) submit a contiguous elevation of the realigned dwelling viewed from lands to the west of the subject site.
4. The Applicant has submitted a *Proposed Landscape Plan*. All existing and proposed post and rail boundaries are to be reinforced by the planting of native hedgerow species as per table 15.1 of the Kildare County Development Plan 2023-2029. The Applicant is requested to submit a revised Landscape Plan illustrating that all boundaries will be reinforced with the significant planting of native hedgerows in addition to post and rail fencing. This is to include all boundaries.
5. The Applicant is requested to submit revised cross-sections (and longitudinal drawings, if required) running west/east, of both the redesigned and relocated dwelling and associated infrastructure (wastewater treatment, percolation area and SUDS / Green Infrastructure to manage surface water). The Applicant should ensure that no platforms are created out of the landscape.
6. The plans to upgrade and share the existing agricultural entrance are welcomed, however few details have been provided as to whether the entrance will continue to be used for agricultural purposes. The Applicant is requested to provide comment as to whether the upgraded entrance is still to be used as an agricultural entrance, and if so, how will access to the areas of farmland to the rear of the site (west), post development take place. Rights of way should be included in the proposals, if required.
7. This application has been submitted concurrently with one at the neighbouring site under Reg. Ref. **25/61503**. Policy **HO P13** of the County Development Plan seeks to restrict development which would exacerbate /extend an existing pattern of ribbon development. Ribbon development is defined as *5 or more houses along 250 metres on one side of any road*. There are currently 3 no. of rural houses along this stretch of approximately 140m of roadside. To permit a further 2 no. rural dwellings between these 3 no. existing houses would constitute ribbon development as per the definition above.

Notwithstanding this policy **HO P14** of Chapter 3 of the County Development Plan allows for the further development of 1 no. house within the ribbon, in circumstances where a “gap site” is evident within the existing ribbon pattern. The permitting of one of these houses under the current site limits would likely create a gap site adjacent. Therefore, both Applicants need to ensure that they adhere to the requirements of Policy **HO P14**.

(i) *The applicant can demonstrate an Economic or a Social Need (as outlined in Table 3.4),*

(ii) *existing or shared accesses are used where practicable, and it is demonstrated (through the submission of documentary evidence) that no alternative site exists outside of the ribbon where the development is proposed.*

(iii) *a 'Gap Site' is defined as a site located within a line of existing and permitted dwellings, where one dwelling only will be accommodated, and other than agricultural access to lands to the rear (if required), the site should fully occupy the gap between existing and permitted dwellings.*

(iv) *All other technical considerations are addressed. Proposals for development which would extend the ribbon will not be considered under this policy*

The Applicant(s) are requested to submit a rationale as to how they propose to adhere to County Development Plan Policy. The Planning Authority have concerns regarding the creation of ribbon development (**HO P13**) and the likelihood of a *gap site* being left post development (**HO P14**). The Applicants are requested to liaise with one another and illustrate how these concurrent applications can adhere to the above policies.

It should be noted that the above is subject to the Applicant demonstrating compliance with the Kildare County Council Rural Housing Policy as per point no. 1 in the further information request.

Note to Applicant: If in the event the Applicant wishes to continue with the proposal for a split-level dwelling built into an undulating part of the site which would likely require some significant cut and fill, their attention is brought to the following County Development Policy and objectives, against which the proposal will be assessed:

- The site is located within the Eastern Uplands Landscape Character Area, where 'Rural Housing has a medium level of compatibility and is *'Likely to be compatible **with great care.***' It is not considered that the proposed design of the split-level dwelling, at this location, requiring significant cut and fill and substantial intervention within a rural area where the lands are highly visible has taken due care of the receiving environment.
- Appendix 4 The Rural House Design Guide of the County Development Plan (limits cut and fill and unnecessary length of driveways and use of impermeable materials)

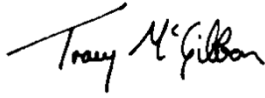
Section 3. SITE ANALYSIS AND LAYOUT

Avoid

Excessive cutting and filling or locating a house on a 'platform'.



Cian Buckley
Assistant Planner
21/02/2026



Tracy McGibbon
Senior Executive Planner
24/02/2026

Appendix 1: AA Screening



APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

(A) Project Details

Planning File Ref:	2561507
Applicant Name	Sally Anne McAtamney
Development Location	Luggadowden, Ballymore Eustace, Co. Kildare.
Site Size	0.360ha
Application Accompanied by an EIAR (Yes/No)	No
Distance from a Natura 2000 site in km	The nearest Special Protection Area (SPA) site is the Poulaphouca Reservoir SPA located approximately 3.45km to the southeast of the application site at the nearest point.
Description of the Project / Proposed Development	The proposed development comprises of the following: • Planning permission for the construction of a 1.5-storey, split-level detached rural dwelling with a floor area of 209.75sqm. • The house will be made up of 3 no. sections, a single storey section to the east running north to south, a glass flat roofed link area adjacent and a large L-shaped 2-storey western section with a pitched roof and some rooflights at the rear. • The highest section of the house will consist of a master bedroom, a walk in wardrobe and en suite bathroom with a void area directly above the kitchen/dining area. • The eastern mezzanine section of the ground floor will be 0.9m lower and will consist of 3 no. bedrooms, 1 no. bathroom, the entrance hall and a mezzanine-style stairwell area.

	• The lower ground floor has a finished floor level that is approximately 1.8m lower than the mezzanine area and will consist of the kitchen/dining area, the living room, a utility room, a plant room, a w.c. and a stairwell. • The 2-storey pitched roof section to the rear of the house will have a ridge height of 6.21m, due to the undulating nature of the site, the roof of the front section of the house will be 0.573m higher. • Planning permission for the provision of an approx. 38m long, loose gravel driveway running from inside the shared entrance to the southeast of the site to the proposed house in the northwest. • Planning permission for a new Wastewater Treatment System and percolation area located downhill to the rear (west) of the dwelling with the percolation area to the northwest corner of the site. • The provision of 2 no. new soakaways to the rear and side of the dwelling and a proposed swale along the southern side of the proposed driveway. • The creation of 2.5 no. new boundaries to the rear (west), to the southwest side and to the northeast corner of the site, directly to the rear of the neighbouring dwelling. • The provision of a patio area with an adjustable covered canopy outside the lower ground level to the rear of the site.
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(B) Identification of Natura 2000 sites which may be impacted by the proposed development			If answer is yes, identify list name of Natura 2000 site likely to be impacted.	
			Yes	No
1	Impacts on sites designated for freshwater habitats or species.	<i>Is the development within a Special Area of Conservation whose qualifying interests include</i>	☐	☒

	<u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>		
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	☐	☒
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	☐	☒
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	☒	☐
Conclusion: If the answer to all of the above is No , significant impacts can be ruled out for habitats and bird species. No further assessment in relation to habitats or birds is required. If the answer is Yes refer to the relevant sections of C .				

(A) Identification of Potential Impacts on Habitats and Birds.			
4	Impact on birds in SPAs Answer the following if the answer to question 4 in table B was YES Does the development involve any of the following:	Yes	No
4.1	Works within the boundary of a Special Protection Area excluding	☐	☒

	small extensions/alterations to existing buildings.		
4.2	Erection of wind turbines within 5km of an SPA.	☐	☒
4.3	Proposed discharges directly to SPA.	☐	☒
4.4	Development of cycleways or walking routes within 100m of SPA	☐	☒

(E) Screening Conclusion Statement		
<i>Selected relevant category for project assessed by ticking box.</i>		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site.	☐
2	No potential significant affects/AA is not required.	☒
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging / inappropriate)	☐
Justify why it falls into relevant category above (based on information in above tables): Given the scale of the development, same is not considered to have an impact on the nearest SAC.		
Name:	Cian Buckley	
Position:	Assistant Planner	
Date:	21/02/2026	

Appendix 2: EIA Screening



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

STAGE 1: PRE-SCREENING

For use when establishing if the proposal is a 'sub-threshold development' requiring Preliminary Examination

Planning File Ref:

2561507

Development Description Summary:

Sally Anne McAtamney

- Planning permission for the construction of a 1.5-storey, split-level detached rural dwelling with a floor area of 209.75sqm.
- The house will be made up of 3 no. sections, a single storey section to the east running north to south, a glass flat roofed link area adjacent and a large L-shaped 2-storey western section with a pitched roof and some rooflights at the rear.
- The highest section of the house will consist of a master bedroom, a walk in wardrobe and en suite bathroom with a void area directly above the kitchen/dining area.
- The eastern mezzanine section of the ground floor will be 0.9m lower and will consist of 3 no. bedrooms, 1 no. bathroom, the entrance hall and a mezzanine-style stairwell area.
- The lower ground floor has a finished floor level that is approximately 1.8m lower than the mezzanine area and will consist of the kitchen/dining area, the living room, a utility room, a plant room, a w.c. and a stairwell.
- The 2-storey pitched roof section to the rear of the house will have a ridge height of 6.21m, due to the undulating nature of the site, the roof of the front section of the house will be 0.573m higher.

	• Planning permission for the provision of an approx. 38m long, loose gravel driveway running from inside the shared entrance to the southeast of the site to the proposed house in the northwest. • Planning permission for a new Wastewater Treatment System and percolation area located downhill to the rear (west) of the dwelling with the percolation area to the northwest corner of the site. • The provision of 2 no. new soakaways to the rear and side of the dwelling and a proposed swale along the southern side of the proposed driveway. • The creation of 2.5 no. new boundaries to the rear (west), to the southwest side and to the northeast corner of the site, directly to the rear of the neighbouring dwelling. • The provision of a patio area with an adjustable covered canopy outside the lower ground level to the rear of the site.	
Was a screening determination carried out under Section 176A-C?	☐ Yes, no further action required	
	☒ No, proceed to Part A	
Part A. Is the development a project listed in Schedule 5, Part 1, of the Planning & Development Regs 2001 (as amended)?		
☐	Yes, specify class: <i>[insert class here]</i>	EIA is mandatory No Screening required CS1
☒	No	Proceed to Part B
Part B. Does the development comprise a project listed in Schedule 5, Part 2, of the Planning & Development Regulations 2001 (as amended) and does it meet/exceed the thresholds?		
☐	Yes, the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): <i>[Insert class & threshold here]</i>	EIA is mandatory No Screening required CS1

☒	No, the development is not a project of a type listed in Schedule 5, Part 2	No Screening required CS2
☐	Yes, the project is of a type listed but is <i>sub-threshold</i> : <i>[Insert class & threshold here]</i>	Proceed to Part C
Part C. Has Schedule 7A information/screening report been submitted?		
☐	Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
☒	No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required
CS2: Having regard to the nature and scale of the proposal, it is concluded that EIA screening or EIA is not required.		
Name:	Cian Buckley	
Position:	Assistant Planner	
Date:	21/02/2026	

Appendix 3: Site Photos



Fig 7: Site inspection photo.



Fig 8: Site inspection photo.