An Rannóg Pleanála
Planning Department

Date: 17/11/2026
Pl. Ref.: 26/61081

Darragh Kelleher,
c/o Patrick Kavanagh,
Main Street,
Newbridge,
Co. Kildare. W12 VP02.

Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)
Planning Register Number: 26/61081
Application Received Date: 29/09/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 17/11/2026 decided to **REFUSE** PERMISSION for the development of land namely: (a) the removal of a section of existing hedgerow and the construction of a new recessed vehicular entrance with gateposts and gates, together with a redesigned driveway; and (b) new site boundaries, landscaping and all associated site works. The proposed entrance is intended to replace the previously permitted works to alter an existing vehicular entrance to form a dual entrance under Planning Register Reference 26/60155, those previously permitted entrance works will not be carried out as part of this proposal at **Boleybeg, Brannockstown, Naas, 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: 17/11/2026

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 (a) the removal of a section of existing hedgerow and the construction of a new recessed vehicular entrance with gateposts and gates, together with a redesigned driveway; and (b) new site boundaries, landscaping and all associated site works. The proposed entrance is intended to replace the previously permitted works to alter an existing vehicular entrance to form a dual entrance under Planning Register Reference 26/60155, those previously permitted entrance works will not be carried out as part of this proposal at Boleybeg, Brannockstown, Naas, Co. Kildare – Darragh Kelleher - 26/61081

Permission is REFUSED for the following reasons:

1. Section 15.7.6 of the Kildare County Development Plan 2023-2029 regarding access requirements, notes that it is policy of the Council to discourage the proliferation of access points onto public roads where the maximum speed limit applies or where road safety is of concern and that the Council will encourage and promote shared access points. Having regard to the foregoing and to the planning history of the site, in particular Planning Reg. Ref. 26/61055, the permitted shared entrance arrangement was deemed acceptable in the interest of road safety and proper planning and sustainable development.

The provision of an additional entrance onto the public road, where a demonstrable need has not been established, would conflict with the principles for access requirements as set out at Section 15.7.6 of the Kildare County Development Plan 2023-2029 (as varied), would set an undesirable precedent for similar development of this nature and would therefore be contrary to the proper planning and sustainable development of the area.

2. Policy BI P6 of the Kildare County Development Plan 2023-2029 seeks to recognise the important contribution trees and hedgerows make to county biodiversity resource climate mitigation, resilience and adaptation. Furthermore, Objective BI O26 of the Plan seeks to prevent, in the first instance, the removal of hedgerows to facilitate development. The proposed development which seeks to remove a section of existing roadside hedgerow to facilitate an independent access arrangement, where a permitted shared access arrangement has already been deemed appropriate and acceptable, would be contrary to Policy BI P6 and Objective BI O26 of the Kildare County Development Plan 2023-2026, would set an undesirable precedent for similar development of this nature and would therefore be contrary to the proper planning and sustainable development of the area.

3. The proposed development would contravene Condition 6 and Condition 10 of Planning Reg. Ref. 26/61055 with regard to the permitted shared access arrangement and would therefore be contrary to the proper planning and sustainable development of the area.

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