**An Rannóg Pleanála**
Planning Department

**Date:** 17/11/2026
**Pl. Ref.:** 26/61079

Seamus Ryan,
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**: 26/61079
**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** RETENTION for the development of land namely: Retention permission for the change of use of an existing detached garden room, previously permitted under Planning Register Reference 24/60187 as a home office, home gym and games/entertainment space, to a self-contained, two-bedroom auxiliary dwelling within the side/rear garden of the principal dwelling. The existing building has a gross floor area of 49m2 and is connected to the principal dwelling's shared site services. The application includes the retention of all associated development works at **1582 Páirc Mhuire, Moorfield, Newbridge, Co. Kildare W12 EY28** for the reason 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

Kildare County Council - Inspection Purposes Only

**An Rannóg Pleanála**
Planning Department

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.

Kildare County Council - Inspection Purposes Only

**An Rannóg Pleanála**
Planning Department

**Retention Permission is sought for the change of use of an existing detached garden room, previously permitted under Planning Register Reference 24/60187 as a home office, home gym and games/entertainment space, to a self-contained, two-bedroom auxiliary dwelling within the side/rear garden of the principal dwelling. The existing building has a gross floor area of 49m2 and is connected to the principal dwelling's shared site services. The application includes the retention of all associated development works at 1582 Páirc Mhuire, Moorfield, Newbridge, Co. Kildare W12 EY28 – Seamus Ryan – 26/61079**

**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), seek to promote residential consolidation and sustainable intensification where good-quality residential accommodation is achieved and where development is sensitive to the characteristics of the receiving environment. The development proposed for retention constitutes a functionally independent, detached, two-bedroom dwelling within the restricted side/rear garden of the principal dwelling. By reason of its inadequate internal floor area and storage provision, for which minimum standards are contained in Chapter 15 of the Kildare County Development Plan 2023-2029 (as varied), the proposal fails to provide good quality residential accommodation. A grant of permission would seriously injure the amenities of the area, would set an undesirable precedent for substandard development, would materially contravene HO P6 and HO 07 of the Kildare County Development Plan 2023-2029, and would therefore be contrary to the proper planning and sustainable development of the area.

Kildare County Council - Inspection Purposes Only