



An
Coimisiún
Pleanála

Commission Direction
CD-000074
PL-500023-KE

The submissions on this file and the Inspector's report were considered at a meeting held on 05 February 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:

Patricia Calleary

Patricia Calleary

Date:

5th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the size, form and extensive road frontage of the site, the existing ribbon pattern, and the layout of the proposed development, it is considered that the proposed development would lead to the extension

of the existing ribbon pattern thereby consolidating and exacerbating further sprawl and the build-up of ribbon development in this rural area. The proposed development would be contrary to Policies HO P13 and HO P14 of the Kildare County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to existing development in the area and the current rural housing density, it is considered that the proposed development would contribute to an excessive concentration of housing and overdevelopment of a rural area and would contravene Policy HO P26 and Objective HO O59 of the Kildare County Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the information submitted with the planning application and the appeal, it is considered that the applicant has failed to demonstrate that adequate sightlines can be achieved without the removal of an extensive length of mature hedgerow which would screen the proposed development. The proposed development would be contrary to Objective HO O51 of the Kildare County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.