

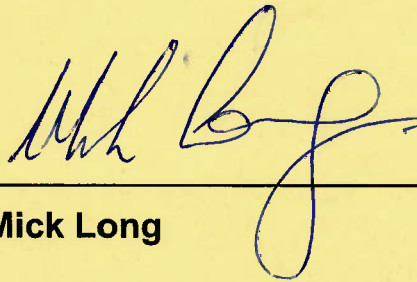
An
Coimisiún
Pleanála

Commission Direction
CD-000929
PL-501089-KE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 16 July 2026.

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

Planning Commissioner:



Mick Long

Date:

20th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the development proposal which involves the removal of a mature hedgerow and drainage ditch on the site, it is considered that the proposal is contrary to Objective IN O21 of the Kildare County Development Plan 2023-2029 which seeks to facilitate the development of nature based Sustainable Urban Drainage Systems and prohibits the culverting of drains in

favour of open, natural drainage systems. The proposed removal of the natural drainage feature on the site has not been justified and as such the proposal would not be in accordance with the preferred drainage strategy for the County. The removal of the hedgerow would also be contrary to the provisions of Objective BIO 26 and BI O37 of the Kildare County Development Plan 2023-2029, which seeks to prevent the removal of hedgerows in the first instance and where unavoidable to keep removal to a minimum with replacement planting required.

The proposed development has not demonstrated that the removal of the hedgerow is unavoidable and the options to retain the drainage feature as part of the design are considered not to have been exhausted. The development as proposed would be therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the overall layout and design of the proposed development, including the provision and design of public open space, the excessive length of roadway serving the proposed development, which limits the delivery of residential units on site and the lack of integrated green infrastructure, the proposed design is considered not to maximise the full development potential of the site, notwithstanding the drainage restrictions on site. This is contrary to the provisions of the Kildare County Development Plan 2023-2029 including Section 15.6.6 and would, therefore, be contrary to the proper planning and sustainable development of the area.