

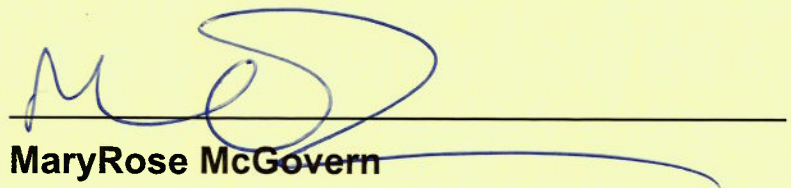
An
Coimisiún
Pleanála

Commission Direction
CD-001288
PL-501363-KE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 18 September 2026.

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

Planning Commissioner:



MaryRose McGovern

Date:

18th day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the provisions of Kildare County Development Plan 2023-2029, in particular Policy LR P3 which seeks to protect, sustain and enhance the established appearance and character of all important views and prospects, and Objective LR O14 which seeks to maintain the visual integrity of the Naas and Liffey Foothills character area, and having regard to the location of the proposed

development along a designated scenic route in the Kildare County Development Plan (Route 11 as identified on Map V1-13.3) within the Naas and Liffey Foothills Character Area, to the elevated position of the site and the requirement to remove trees and hedgerow in order to facilitate adequate sightlines at the proposed access, and to the absence of sufficient information regarding the extent of hedgerow removal required, it is considered that the proposed development would form a discordant and obtrusive feature, would fail to be adequately absorbed into the landscape, would fail to integrate satisfactorily with the established character and pattern of development in the area, and would seriously injure the visual amenities and character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to Policy HO P27 of the Kildare County Development Plan 2023-2029, to the submissions made in connection with the planning application and appeal, and to the absence of a detailed up-to-date appraisal of the site, including site specific ground investigations to determine the suitability of the site for the safe disposal and treatment of effluent from the proposed development, the Commission is not satisfied that effluent generated by the proposed development can be satisfactorily treated and disposed of on-site without risk to groundwater, or that the proposed development would not be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the horizontal and vertical alignment of the local road, the site entrance is considered unsatisfactory. The applicant has not demonstrated that sufficient sightlines are available at the proposed entrance. In this regard, it is considered that the Commission cannot be satisfied that the turning movements from the site generated by the proposed development, would not interfere

with the safety and free flow of traffic on the public road or endanger public safety by reason of traffic hazard, or obstruction of road users at a point where sightlines are restricted in an easterly and westerly direction. Furthermore, it is also considered that the additional works required to provide visibility sightlines from the entrance of the site would constitute a significant intervention that would undermine the principles of Objective TM 0102 of the development plan, which requires the minimisation of the extent of hedgerow removal in order to achieve adequate sightlines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.