



Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 2560657

APPEAL by Scotpark Limited against the decision made on the 31st day of July, 2025 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: Erection of two number three-bedroom dwelling houses, to include provision of a raised table pedestrian crossing, boundary walls, soft and hard landscaping, connection to privately owned infrastructure including mains water, wastewater, and stormwater systems, along with all associated and ancillary site works and services to facilitate the development at Millstream Court, New Abbey Road, Kilcullenbridge (ED Kilcullen), County Kildare.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the location of the site within an existing residential development in an area which is in use as public open space and has been proposed as public open space under planning register reference number 16/869, Objective ST KL59 of the Kilcullen Settlement Plan and Objective LR 093 of the Kildare County Development Plan 2023-2029, and, notwithstanding the Town Centre zoning of the site, it is considered that the proposed development would result in a significantly reduced area of public open space which would equate to circa 6.6% of the overall site area, which would be below the recommended minimum public open space standards and recommendations set out in Section 15.6.6 of the development plan and Section 5.3.3 and Policy and Objective 5.1 (Public Open Space) of the Compact Settlements Guidelines (2024).

Furthermore, it is considered that the lack of sufficient public open space would serve to negatively impact on the residential amenity of both existing and future residents. The proposed development would materially contravene Objective LR 093 of the Kildare County Development Plan 2023-2029, would represent an inappropriately sited form of residential development, would set an undesirable precedent for similar type development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 9th day of July 2026.