



An  
Coimisiún  
Pleanála

**Commission Order  
PL-500023-KE**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 25/60818**

**Appeal** by Ciaran Behan care of Whyte Planning Consultants against the decision made on the 10<sup>th</sup> day of September, 2025 by Kildare County Council to refuse permission.

**Proposed Development:** Construction of a single storey detached bungalow with single storey element, single storey detached domestic garage, recessed entrance, secondary effluent treatment system and all associated site works, all at Kilwarden, Kill, County Kildare.

## **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## 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.

*Patricia Calleary*

**Patricia Calleary**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this *09* day of *February* 2026.

