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

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 2561097**

**Appeal** by Rivermanor Developments Limited against the decision made on the 17<sup>th</sup> day of November, 2025 by Kildare County Council to refuse permission for the proposed development.

**Proposed Development:** for (1) Construction of a residential development comprising of 74 number units in total, consisting of 16 number three storey duplex units (eight number two bed units and eight number three bed units), 16 number four storey duplex units (eight number three bed units and eight number three bed units), 29 number three bed two storey houses and 13 number four bed units in a mix of two and three storey houses; (2) individual vehicular, pedestrian and cyclist access from a number of points from existing estate road at Riverside Crescent to the east of the application site; (3) provision of public open spaces totalling 2,347 square metres; (4) the inclusion of a total of 115 number car parking spaces to serve the development, in addition to 126 number bicycle spaces, and bin store areas located at various points around the development; (5) infrastructure works to serve the proposed development to include the internal road and footpath network, ESB substations/switchrooms, lighting, site drainage works, hard and soft landscaping, boundary treatment, and all ancillary site services and development works above and below ground at a 1.92-hectare site at and on


lands to the west of the development known as 'Riverside Crescent', 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 grounds of appeal, the residential zoning objective, the established pattern of development in the area, the policy framework provided by the Kildare County Development Plan 2023-2029 and the Kilcullen Settlement Plan and on the basis of the information submitted with the application and appeal, the Commission was not satisfied that the proposed development would be in compliance with Objective IN O24 of the development plan and Objective ST KL47 of the Kilcullen Settlement Plan which states that underground tanks and storage systems will not be accepted under public open space, as part of a SuDS solution. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Patricia Calleary**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this 19<sup>th</sup> day of March 2026

