

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 2561204

APPEAL by Aoife Shanley against the decision made on the 10th day of December 2025 by Kildare County Council to refuse for the proposed development.

Proposed Development: Retention of new vehicular entrance and parking space and all ancillary site works at 1a Rowan Terrace, Newbridge, County Kildare.

Decision

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

Reasons and Considerations

It is considered that the vehicular entrance (6000 millimetres) proposed to be retained, located in the side boundary, onto a narrow access lane (less than 3000 millimetres in width), and at the interface of the access lane and the public footpath to the main carriageway on Rowan Terrace, and associated in-curtilage parking, would result in a serious conflict with vehicular and pedestrian movements at the boundaries to the site, both in the access laneway and on Rowan Terrace, given the requirement for reversing movement to egress the subject car parking space. The development proposed to be retained would endanger public safety by reason of traffic hazard and obstruction of other road users, would interfere with the safety and free flowing nature of traffic and would, therefore, be contrary to the proper planning and sustainable development of the area.

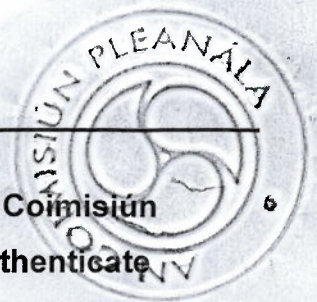
Mary Gurrie

Mary Gurrie

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *27* day of *April*

2026