

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/60849

Appeal by Neville Homes Limited against the decision made on the 6th day of March, 2026 by Kildare County Council to refuse permission.

Proposed Development: Construction of a mixed-use development comprising 99 number residential units and a creche facility to be accessed from Sallins Link Road. The residential units shall comprise of 75 number houses and 24 number own-door duplex apartments. The houses shall consist of a mix of two and three-storey semi-detached and terraced dwellings comprising 63 number three-bedroom and 12 number four-bedroom units. The duplex apartments shall be located in four number three-storey buildings and shall comprise 10 number one-bedroom, 12 number two-bedroom and two number three-bedroom units with associated balconies/terraces. The single storey creche will extend to circa 207 square metres with associated outdoor play area. The development shall also include vehicular and pedestrian entrance from Sallins Link Road. Pedestrian link to Grand Canal Greenway. Internal access roads, homezones, footpaths and cycle lanes. Car parking (131 number spaces), bicycle parking, bin storage and substations. Landscaped public open spaces, boundary treatments and entrance signage. Temporary construction access from Sallins Link Road. Demolition of agricultural shed. Drainage infrastructure and all associated site

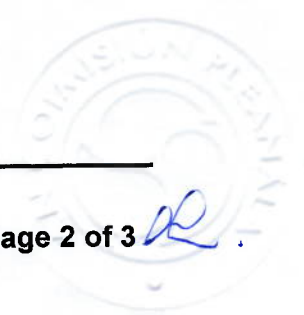
works and services, all at Sallins Link Road, Osberstown, Sallins, County Kildare, as revised by the further public notices received by the planning authority on the 9th day of February, 2026.

Decision

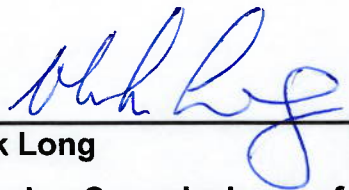
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the proposed development which involves the removal of a mature hedgerow and drainage ditch on the site, it is considered that the proposed development would be contrary to Objective IN O21 of the Kildare County Development Plan 2023-2029 which seeks to facilitate the development of nature based Sustainable Urban Drainage Systems and prohibits the culverting of drains in favour of open, natural drainage systems. The proposed removal of the natural drainage feature on the site has not been justified and, as such, the proposed development would not be in accordance with the preferred drainage strategy for the County. The removal of the hedgerow would also be contrary to the provisions of Objective BIO 26 and Objective BI O37 of the development plan, which seeks to prevent the removal of hedgerows in the first instance and where unavoidable to keep removal to a minimum with replacement planting required. The proposed development has not demonstrated that the removal of the hedgerow is unavoidable and the options to retain the drainage feature as part of the design are considered not to have been exhausted. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the overall layout and design of the proposed development, including the provision and design of public open space, the excessive length of roadway serving the proposed development, which limits the delivery of residential units on site, and the lack of integrated green infrastructure, it is considered that the proposed design would not maximise the full development potential of the site, notwithstanding the drainage restrictions on site. The proposed development would be contrary to the provisions of the Kildare County Development Plan 2023-2029, including Section 15.6.6 (Public Open Space for Residential Development), and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

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

Dated this 22nd day of July 2026.