

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 2660068

APPEAL by David O'Rourke against the decision made on the 18th day of March 2026 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: Residential development consisting of 15 number units. The proposed development comprises of: (A) one number three-storey block accommodating 14 number units as follows, seven number two-bed ground floor apartments with seven number three-bed duplex units at 1st and 2nd floors, (B) one number two storey detached house to side of existing house, (C) access off Oldbridge station, car parking, connection to mains sewers, landscaping, boundary treatments, bin storage, bike storage, and all associated site development works, all at Oldbridge Station and Station Way, Oberstown, Naas, County Kildare.

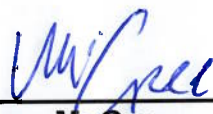
Decision

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

Reasons and Considerations

Having regard to the provisions of the Kildare County Development Plan 2023-2029 (as varied), and the Sustainable Guidelines for Planning Authorities (2024), it is considered that the proposed development would fail to achieve a coherent and integrated form of development on this sensitive infill site on one of the principal approaches to Sallins. Specifically, the juxtaposition of the three-storey duplex block, a detached period style dwelling and the existing dormer bungalow bear no coherent relationship to one another and fail to deliver on the requirement for a coherent, high quality, design led approach in the interest of quality urban placemaking.

In addition, it is considered that the proposed dwelling units would be served by fragmented and residual open space within a disjointed overall layout. The proposed development would, therefore, fail to provide the high standard of urban design and quality placemaking required by Objectives UD 01, HD 06 and HO 018 of the Kildare County Development Plan 2023-2029 (as varied). It is further considered that the proposed layout would conflict with Section 4 of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024), which includes Policy and Objective 4.2 (key indicators of quality urban design) and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 19th day of August 2026