

An
Coimisiún
Pleanála

Commission Order
PL-501363-KE-26

Planning and Development Acts 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 26/60209

APPEAL by Niamh Murray against the decision made on the 22nd day of April, 2026 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: A single storey bungalow, secondary effluent treatment system, upgrade existing agricultural entrance to recessed entrance and all associated site works at Oughterard, Straffan, County Kildare.

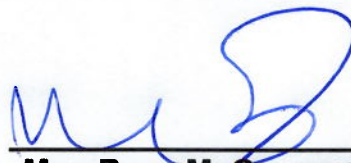
Decision

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

Reasons and Considerations

1. Having regard to the provisions of Kildare County Development Plan 2023 - 2029, in particular Policy LR P3 which seeks to protect, sustain and enhance the established appearance and character of all important views and prospects, and Objective LR O14 which seeks to maintain the visual integrity of the Naas and Liffey Foothills character area, and having regard to the location of the proposed development along a designated scenic route in the Kildare County Development Plan (Route 11 as identified on Map V1-13.3) within the Naas and Liffey Foothills Character Area, to the elevated position of the site and the requirement to remove trees and hedgerow in order to facilitate adequate sightlines at the proposed access, and to the absence of sufficient information regarding the extent of hedgerow removal required, it is considered that the proposed development would form a discordant and obtrusive feature, would fail to be adequately absorbed into the landscape, would fail to integrate satisfactorily with the established character and pattern of development in the area, and would seriously injure the visual amenities and character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to Policy HO P27 of the Kildare County Development Plan 2023 - 2029, to the submissions made in connection with the planning application and the appeal, and to the absence of a detailed up-to-date appraisal of the site, including site specific ground investigations to determine the suitability of the site for the safe disposal and treatment of effluent from the proposed development, the Commission is not satisfied that effluent generated by the proposed development can be satisfactorily treated and disposed of on-site without risk to groundwater, or that the proposed development would not be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the horizontal and vertical alignment of the local road, the site entrance is considered unsatisfactory. The applicant has not demonstrated that sufficient sightlines are available at the proposed entrance. In this regard, it is considered that the Commission cannot be satisfied that the turning movements from the site generated by the proposed development, would not interfere with the safety and free flow of traffic on the public road or endanger public safety by reason of traffic hazard, or obstruction of road users at a point where sightlines are restricted in an easterly and westerly direction. Furthermore, it is also considered that the additional works required to provide visibility sightlines from the entrance of the site would constitute a significant intervention that would undermine the principles of Objective TM 0102 of the Development Plan, which requires the minimisation of the extent of hedgerow removal in order to achieve adequate sightlines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


MaryRose McGovern

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

Dated this 18th day of September 2026.

