

PLANNING APPLICATIONS**PLANNING APPLICATIONS REFUSED FROM 22/02/2023 To 28/02/2023**

in deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
22/897	Ascot Construction Ltd.	P	22/07/2022	the demolition of a 2-storey light industrial building, the change of use of the site to accommodate residential and retail/commercial uses, and the construction of a 5 to 6-storey mixed-use development comprising; a c. 825sqm retail unit capable of catering for Class 1 or Class 2 uses, including associated office and bin store at ground floor level; 46 no. apartments including 8 no. 1-bed units, 28 no. 2-bed units and 10 no. 3-bed units at first to fifth floor level; 2 no. communal terraces at fifth floor level including children's play equipment, seating and landscaping; a communal room (c. 138.6sqm), bin store and bicycle store at ground floor level associated with the proposed apartments; solar photovoltaic panels at roof level; revised access to the site and provision of a loading bay at the existing access road to Whitewater Shopping Centre off Athgarvan Road; 52 no. surface level car parking spaces; signage zones on building facades and 1 no. freestanding (totem) sign; an ESB substation and other associated plant and services within the building footprint at ground floor level; and landscaping, boundary treatments, drainage arrangements, utility connections and all associated site development works. Revised by Significant Further Information which consists of revisions in the architectural treatment and height of the southern corner section of the building consisting of amended material finish and fenestration, addition of architectural design elements, and a height increase (+1.225m) resulting in 21.9m overall : revisions to the architectural design of the Northwest corner section of the building consisting of	27/02/2023	DO45835

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				<p>additional windows from the first floor and up, and a revised design of the building's entrance, amendments to the material finish and architectural design of ground floor units; revised undercroft entrances (Athgarvan Road and Access Road) to include pedestrian and vehicular gates ; removal of 1 no. freestanding (totem) sign as originally proposed; revised bicycle parking provision consisting of 160 no. bicycle parking spaces (increased by 12 no. spaces); modifications to the proposed site layout consisting of additional planting and improved boundary treatments along the Athgarvan Road and Access Road public realm and internal parking area; and; additional surface water drainage arrangements in the form of raingardens and bioretention tree pits throughout the scheme. the Former Newbridge Metal Products Factory, Athgarvan Road, (also known as Military Road), Newbridge,Co. Kildare.</p>		
22/1528	Elmendorf Ltd	P	22/12/2022	<p>modifications to the previously permitted residential development, permitted under planning reg. ref. 18/1028 and associated planning reg. refs 18/1026 and 18/1027. Permission is sought for amendments to the site layout, changes to the layout of houses, design changes to house types and the housing mix. The proposed changes are within the subject area of the site which has received permission under planning ref. 18/1028, however this should be reviewed in conjunction with the associated planning refs. 18/1026 and 18/1027 as these 3-no. permissions encapsulate the entire development. There are no changes to the apartment blocks, their associated car parking, bicycle parking & bin storage permitted under planning ref. 18/1027 proposed with this</p>	23/02/2023	DO45791

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application. The total number of residential units now proposed throughout the entire development is 299 (an increase of 2 units) and now comprises 195 no. houses, 16 no. own door maisonettes, and 88 no. apartments. The houses and maisonettes are proposed in a mixture of 1 storey, 1.5 storey, 2 storey and 2 storey plus dormer in a mix of detached, semi-detached and terraced arrangements. The proposed housing mix throughout the entire development now comprises 20 no. 2-bedroom, 117 no. 3-bedroom and 58 no. 4-bedroom houses, 12 no. 1-bedroom and 4 no. 2-bedroom maisonettes, 38 no. 1-bedroom, 43 no. 2-bedroom and 7 no. 3-bedroom apartments. Houses and maisonettes are provided with on-curtilage car parking (412 no. space in total). There are no changes proposed to the on-street & apartment block parking permitted under the parent permissions. It is proposed to construct a new house type, a 1 storey, 2-bedroom semi-detached unit referred to as Type C1. There are 4 no. Type C1 houses proposed with this application. It is proposed to increase the footprint of the Type N maisonettes permitted under planning ref. 18/1028 to ensure these units are in compliance with the minimum area requirements of the Department of Housing, Planning & Local Government, and the Kildare County Development Plan 2017-2023. There are no changes proposed to the permitted single/ two storey childcare facility provided with outdoor amenity space. 24 no. carparking spaces, a bicycle shelter and binstore. Proposed public open space now measures 1.2725ha for the entire development. There are no changes proposed in the site access details from the parent permissions. The proposed development also comprises all ancillary site development

P L A N N I N G A P P L I C A T I O N S

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				works, landscaping and boundary treatments Oak Church Development Kildare Co Kildare		
22/1532	Richard McNally	P	22/12/2022	constructing two single storey bungalows, individual treatment systems, dual entrance and all associated ancillary site-works School Road, Rathcoffey, Naas, Co. Kildare Co. Kildare	22/02/2023	DO45775
23/15	John Brennan,	E	10/01/2023	Extension of Duration of Planning Ref. 18/290 - single storey extensions to the rear of the house, a proposed porch to the front, the raising of the ridgeline of the roof with the introduction of habitable dormer space comprising two bedrooms, and the inclusion of two skylights and two dormer windows, and all ancillary site works Carrigeen, Clane, Co. Kildare.	28/02/2023	DO45860

Total: 4

***** END OF REPORT *****