

PLANNING APPLICATIONS

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 08/02/2023 To 14/02/2023

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
22/743	Chloe Ferris,	P		14/02/2023	F	the construction of a part two-storey, 4-bedroom dwelling house, with effluent treatment system and gated entrance and stone gate piers to new driveway off the public roadway Ladycastle, Straffan, Co. Kildare.
22/930	Evan Horan,	P		09/02/2023	F	(i) The demolition of an existing metal clad shed to the rear of the existing service station shop building; (ii) The construction of a new single storey extension to accommodate an increase in the shop's net retail area from 125sqm to 271sqm, a food preparation area of 50sqm, a seating area of 32sqm and back of house/storage areas of 48sqm; (iii) the conversion of the existing shop building's roof space to accommodate a staff/administration area of 107sqm at first floor; (iv) The installation of an external passive greasetrap; (v) Revisions to car parking to include for new spaces, all associated drainage works, new boundary treatments, including revisions to entrance design, and all other site development works at Horan's Service Station. Revised by Significant Further Information which consists of the submission of a Natura Impact Statement, a revised red line boundary, and revisions to car parking, site boundaries and site layout to include for new car parking spaces, a bin store and bicycle parking spaces, new boundary treatments and landscaping Abbey Street, Castledermot, Co. Kildare R14 YX54.
22/953	Maynooth University,	P		09/02/2023	F	For development at this site Buckley House, Parson Street, and

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lands to the rear of Buckley House, (total site area 0.303 ha) with frontage onto Leinster Street, Maynooth. The application is generally as per the expired previously granted application 16/328 with minor amendments to building height and internal layout. The development will consist of: (i) The demolition of the remains of 5 No. derelict outbuildings and sheds. (ii) The construction of a mixed-use development (total floor area 3906.5sqm) comprising a student accommodation facility (including use as tourist or visitor accommodation outside the academic term) and 2 No. restaurant/café units. The development will include 140 bicycle spaces, enclosed refuse stores and plantroom in a 3 storey courtyard building with glazed setback at 3rd floor penthouse level, a glazed single storey link extension to Buckley House and associated landscaping, ancillary site development works including flood relief works. (iii) Restaurant/café units comprise 1 No. café unit (total area 160sqm) with outdoor dining terrace fronting onto Leinster Street and 1 No. restaurant unit (total area 328sqm) to include the restoration and change of use from residential to restaurant use of Buckley House (168sqm), a new single storey glazed link extension (160sqm), outdoor dining terrace and landscaped public open space (407sqm) with access from Parson Street. Buckley House and its curtilage is a Protected Structure and restoration works will include new floors, doors, windows and roof where necessary and associated landscaping and site works. (iv) Student accommodation facility (including use as tourist or visitor accommodation outside the academic term) comprising 116 No. bedroom units over ground, first, second and third floors to include 109 No. single study bedrooms with ensuite and 7 No. wheelchair accessible single study bedrooms with ensuite (12.7 - 21sqm), associated communal kitchen and common rooms with private access at ground floor level to single storey atrium (137.5sqm) and

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					external courtyard (290sqm), accessed from main entrance on Leinster Street and side entrance from lane to rear of Buckley House, Parson Street, Buckley House, Parson Street, Maynooth, Co. Kildare.
22/1035	Evergreen Agricultural Enterprises Ltd	P		10/02/2023	F the provision of a renewable biogas and biofertiliser production facility with an intake of up to 165,000 tonnes of feedstock per annum that will feed into the existing Gas Networks Ireland (GNI) network. The facility will comprise of: *Input weigh bridges and weighbridge offices; *Reception (incorporating offices, control room/laboratory, canteen, changing and toilet facilities) *Feedstock building and solid digestate store; *Boiler/plant maintenance including ESB and CHP store; *4 No digester units and 1 No post digester unit, pre-acidification unit, biological desulphurisation and technical building all located within a containment bund; *Covered storage tanks; * Silage clamps; *Connection to existing Gas Network Ireland infrastructure and all associated site development, drainage and infrastructure works above and below ground. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development on a site of approx. 7.9Ha. Revised by Significant Further Information which consists of revisions to the site access and works to the road and footpath alongside the site including the provision of public lighting, signage, anti-skid surfacing and a crash barrier. Tactile paving and dropped kerbs are proposed where required and there are changes to the car parking including the provision of EV charge points. Bicycle parking is also proposed. There are changes to the landscaping proposed and to the colour scheme of proposed buildings. While the focus of the project

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						remains to inject the biomethane generated at the proposed development directly into the grid, occasionally there may be a need to send tankers of biomethane offsite if for example maintenance issues arose with the injection Lackaghmore Monasterevin Co Kildare
22/1135	Mary Cummins,	P		14/02/2023	F	constructing 33 No. dwellings consisting of 3 No. 2 storey detached houses, 26 No. 2 storey semi-detached houses and 1 No. 2 storey block containing 4 No. maisonette units. The development also includes widening of part of L7095 for provision of cycle lanes to both sides, new landscaped linear park, realignment and connection to existing foul sewer and all associated ancillary siteworks. A Natura Impact Statement (NIS) accompanies this application and will be available for inspection at the office of the Planning Authority . Revised by Significant Further Information which consists of 1) Alterations to site layout and 2) alterations to housing mix including provision of additional unit for a total of 34 No. dwellings now proposed. The new house type breakdown no consists of 2 No. 2 storey detached houses, 26 No.2 storey semi-detached houses, 1 No.2 storey block containing 4 No. maisonette units and 1 No. 2 storey block containing 2 No. maisonette units. Curryhills, Prosperous, Co. Kildare.

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
22/1185	Zeena Beeny	P		09/02/2023	F	to convert existing single storey side garage to family unit with single storey rear extension to existing two storey house and all associated site works 108 CASTLETOWN LEIXLIP CO. KILDARE
22/1212	Maria Lawler,	P		14/02/2023	F	The development consists of the following works, planning permission for: (a) Proposed new single storey dwelling; (b) Domestic garage; (c) Upgraded vehicle entrance; (d) Treatment system and percolation area along with all associated site development and facilitating works Toberogan, Kilcullen, Co. Kildare.

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22/1216	McMahon & Co. Accountants,	R		14/02/2023	F	the retention of change of use including alterations and renovations to original storage area to rear of existing building to form extended area to existing office building; consisting of alterations to original floor layout and side elevation accommodating new external access/egress door and all ancillary site works . Revised by Significant Further Information which consists of 1. Retention of change of use of rear area of building from storage to extended office area comprising alterations to floor layout and other associated renovations. 2. Retention of external access/egress door to the side of building to access extended office area. 3. Proposed bicycle storage to existing storage area to side/rear of building and all ancillary site works. 9-10 Academy Court, Academy Street, Kildare Town, Co. Kildare.

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22/1313	Simon Rand & Nicola Ward	P		09/02/2023	F	demolition of the existing single storey rear kitchen return to the existing two-storey (dormer type) two-bedroom house, and construction of a new two-storey rear extension to tie into the existing roof. The new extension will include an enlarged kitchen dining and living area to ground level, and will comprise an additional bedroom (master bedroom) and study space at first floor level. The proposal includes for three new rooflights to the rear, and includes all necessary site works, including minor landscaping, drainage, and other ancillary works. Revised by Significant Further Information which consists of revised drawings, showing a reduction in the height of the proposal adjacent to site boundary, additional louvres to rear elevation, and is accompanied by an overshadowing study 18 Cill Dara Close, Celbridge, Co. Kildare
22/1338	Philip Masterson,	P		13/02/2023	F	development in the premises formally known as Bank of Ireland. The application is for: (a) The change of use of the building from a bank to serviced bedroom accommodation; (b) Internal alterations to the existing two-storey over basement building to provide 7 No. en-suite bedrooms, 1 No. bedroom at basement level and 3 No. bedrooms to ground and first floor levels; (c) Alterations to the elevational treatment of the front side and rear elevations, along with all facilitating and associated site development works MAIN STREET KILCULLEN CO. KILDARE

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22/1387	Barretstown,	P		14/02/2023	F	the demolition of an existing agricultural shed (c. 1003.80 sq. m. GFA) and the construction of a new one to three-storey stand-alone staff accommodation building (c. 1420.20 sq. m. GFA). The accommodation includes 45 No. ensuite bedrooms (consisting of 15 twin rooms and 30 single rooms providing a total of 60 No. bedspaces), on all three floors. Provision of a lounge area, gym, kitchen and dining area, laundry room, bin store, and plant/storage areas at ground floor level. Car Parking, covered bicycle parking, solar panels, and all related ancillary landscaping, services, and site development works to facilitate the development. The proposed development is within the curtilage of Barretstown House, a protected structure: RPS B24-27, and Barretstown Castle, a Recorded Monument: KD024-029 Barretstown Castle, Ballymore Eustace, Co. Kildare

Total: 11

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