

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

**PLANNING APPLICATIONS GRANTED FROM 26/06/2024 To 02/07/2024**

**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;**

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<b>FILE NUMBER</b>	<b>APPLICANTS NAME</b>	<b>APP. TYPE</b>	<b>DATE RECEIVED</b>	<b>DEVELOPMENT DESCRIPTION AND LOCATION</b>	<b>M.O. DATE</b>	<b>M.O. NUMBER</b>
23/749	Tapeford Ltd	P	05/07/2023	for development at lands measuring approximately 1.9 hectares south of Tipper Road, Naas. The development will consist of: 1) 49 no. two storey residential units as follows: 20 no. House type 1A1A.DA.01 and 1A1A.DA.02, 4 Bed-Dormer-Semi-Detached 2 no. House Type 1B, 4 Bed-Dormer- Semi-Detached 3 no. House Type 2A-2A.DA.01, 5 Bed- Dormer-Detached 2 no. House Type 2B-2B.DA.01, 5 Bed-Dormer-Detached 1 no. House Type 2C, 5 Bed-Dormer-Detached 1 no. House Type 2D, 5 bed.dormer- detached 12 no. house type 3A-3A.DA.01, 3 Bed-Semi Detached 4 no. House Type 3B-3B.DA.01, 3 Bed-Semi Detached 4 no. House Type 4A-4A.DA.01, 3 Bed-Terrace and associated private open space and residential car parking; (2) 4 no. public open spaces throughout the residential scheme (c. 521.3sq.m, c.403.3sq.m, 1,520.3sq.m & 550sq.m) comprising a total of 1,9007sq.m. (3) An internal road network to serve the proposed residential dwellings with access via an existing access from Tipper Road; and (4) All associated drainage arrangements, landscaping, boundary treatments, paths, lighting, Signalised Junction and site development works. Revised by Significant Further Information of: 6 No. of terrace dwellings and an open green space from	26/06/2024	DO53439

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application 23/750 have been included in this planning application, thus extended its boundary and area. The application area has increased to 20270.3sq.m. from 19006.7sq.m. Changes to the general site layout: 1. Introduction of uncontrolled pedestrian crossings throughout the site. 2. Re-alignment of the spine road running from the site entrance to the western boundary. 3. SuDs features have been implemented throughout the whole development, including but not limited to: open bio-retention areas, rain gardens & dry-basins incorporating nature- based play. Storm water strategy has been redesigned with SuDs and the attenuation system has been relocated to underneath of open green space measuring 550sq.m. Proposal for an interim signalised junction to be installed on the site access to Tipper Road until the completion of the Gallops Avenue. The proposed signalised junction includes for the provision of wider footpaths and pedestrian crossing facilities. Proposal for an new access junction from the Gallops Avenue. Ridge heights of house types 1A, 1B, 1A.DA.01, 11A.DA.02, 2A, 2B, 2C, 2D, 2B.DA.01,& 2A.DA.01 have been altered to achieve appropriate wall-to-roof ratios in elevation. Further elevation changes to house types 1A.DA.02, 2A, 2B, 2C, 2D, 2B.DA.01, 3A.DA.01, 3B.DA.01 & 3B.DA.02 in regards to fenestration. Additional windows have been provided to side

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				elevations of all aforementioned buildings. Floor plans of house types 1A, 1B, 1A.DA.01, 1A.DA.02, 2A, 2B, 2C, 2D, 2B.DA.01, 2A.DA.01, 3A, 3B, 3A.DA.01, 3B.DA.01,3B.DA.02, 4A, 4B, 5A & 5B have been altered to include for more storage space within the household Tipper Road Naas Co. Kildare		
23/750	Tapeford Ltd	P	05/07/2023	1) 65 no. residential units consisting of : 6no. two storey houses as follows: 1no. House Type 4A, 3 Bed-Terrace 1 no. House Type 4B, 3 Bed-Terrace 2 no. House Type 5A, 2 Bed-Terrace 2 no. House Type 5B, 2 Bed-Terrace 27 no. maisonette apartments in 3 no. three storey blocks as follows: 9 no. Maisonette Apartment Type A, Ground floor Two Bed 18 no. Maisonette Apartment Type B, First/Second floor Two Bed 32 no. apartments in a single , 4 storey block, over basement car parking as follows: 6 no. Apartment Block Apartment Type C, One Bed 10 no. Apartment Block Apartment Type B, Two Bed 16 no. Apartment Block Apartment Type A, Two Bed and associated private open space and residential car parking ; (2) 2 No. public open spaces (c. 2115sq.m & 417sq.m) comprising a total of 2,532sq.m. (3) An internal road network to serve the proposed residential dwellings with access via an existing access from	27/06/2024	DO53462

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the adjoining IDA Business Park; and (4) All associated drainage arrangements, landscaping, boundary treatments, paths, lighting and site development works including importation of inert fill material(c.1,204m<sup>3</sup>) at land measuring approximately 1 hectare north of An Post Depot, East of Naas IDA Business Park and West of Mountain View and The Paddocks. Revised by Significant Further Information of: 6 No. of terrace dwellings and an open green space have been transferred to planning application 23/749, thus decreasing this application's boundary and area. The application area has decreased to 8821.0sq.m from 10081.0sq.m. Changes to the general site layout: a) Reorganization of the eastern half of site to break up the 3 no. maisonette blocks into 4 no. smaller blocks which integrate better with adjacent context. b) Introduction of a communal green space measuring 450sq.m. c) Drastic reduction of the number of parking spaces in development from 106 to 60. d) Realignment of path network to correspond with new layout of maisonette blocks, including introduction of new seating areas throughout the site. e) Relevant changes to landscaping to accommodate aforementioned changes. f) SuDs features have been implemented throughout the development, including but not limited to: open bio-retention areas, rain gardens & dry-basins incorporating nature-based play.

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				<p>Storm water strategy has been redesigned with SuDs and the attenuation system has been expanded accordingly. Proposal for upgrade works to existing IDA access roads to facilitate development, including improvement of pedestrian facilities and street lighting. A provision for the inclusion of a childcare facility has been introduced. Changes to proposed maisonette block units: a) Maisonette blocks have been reduced in length and height. b) All elevations have been altered with a new design. c) Floor plan of all proposed units have been altered to include more storage space. d) Ground floor unit private space boundary treatment has been altered to 1.2m metal railing from 2m timber fencing. e) 2 new variations of the maisonette block have been introduced, each with their own set of plans and elevations. Floor plan of apartment block containing units 83-114 have been altered: All apartments have been re-organized to include more storage space. Basement car parking has been removed</p> <p>Land North of An Post Depot, East of Naas IDA Business Park and West of Mountain View and The Paddocks, Naas, Co. Kildare</p>		
23/856	Kildare Tourism Enterprise Centre Limited	P	21/08/2023	development on lands to the west of the Nurney Road (R415) (containing building formerly occupied by 'ModusLink'). The proposed	26/06/2024	DO53407

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development consists of the following: Relocating the existing vehicular entry/egress from the existing roundabout access on the R415 at the southeast corner of the site to a new vehicular entry/egress further north on the R415 along the eastern boundary of the site. The new access arrangements proposed will require works to be carried out on lands in the ownership of Kildare County Council including a proposal to widen the carriageway to accommodate a two lane approach to signal controlled junction, provision of dedicated right turn lane, along with new alignment of public footpath and landscaping. Providing a new, two way road (for public use) along the southern portion of the site with a roundabout junction at the west end. All associated site works including the removal of 61 no. space overflow car parking area to south-west of site and relocation of 61 no. car parking spaces to the east side of the building, reconfiguration of existing car parking area to east side of building, reconfiguration of internal circulation for car and HGV movement, relocation of security hut, demolition of storage shed, new landscaping, new public footpaths and a cycleway. For clarity, no works or change of use are proposed in respect of the existing main building on site  
West of Nurney Road (R415)  
Kildare Town

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

## P L A N N I N G   A P P L I C A T I O N S   G R A N T E D   F R O M   2 6 / 0 6 / 2 0 2 4   T o   0 2 / 0 7 / 2 0 2 4

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				Co. Kildare		
23/968	Melissa Casey	P	26/10/2023	to construct Bungalow, Domestic Garage, Oakstown Wastewater treatment system and percolation area and all associated works and services Timahoe West Coil Dubh Naas Co. Kildare	28/06/2024	DO53496

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23/1065	Janus Securities Limited	P	22/12/2023	carrying out works to restore, reinstate and adapt as a two storey dwelling, the disused Lodge Building. It is to be noted that the Lodge abuts an adjoining property, Leixlip Gates , which is a Protected Structure RPS No. B11-113. The works to the Lodge, all within the existing building footprint and carcass, will include; (A) the replacement of the roof with a double pitched slated roof with solar panels fitted on the south facing pitch; (B) at the original first floor level; the reinstatement of the joisted timber sheeted floor, the formation of two bedrooms and a shower room; (C) at ground floor level ; the lowering of the floor, the formation of a living room, a kitchen dining area, a utility area and cloakroom; (D) the installation of a domestic sewage treatment plant; (E) and any contingent ancillary works Leixlip Gate Lodge, Leixlip Gate, Kilamacedock Upper, Kilamacedock, Co. Kildare	01/07/2024	DO53532



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24/86	Tara & Terry Murphy	P	06/03/2024	a single storey extension to rear with conversion of existing attic space to office/playroom/ storage area with new dormer window extension to rear roof with internal modifications and associated site works 80 Hartwell Green Kill Co. Kildare	27/06/2024	DO53456
24/101	George & Sinead Mullis	P	22/03/2024	(1) the construction of a new single storey low profile extension to the rear of (south) elevation (90.215sq/mts) to include for extended accommodation to serve the existing dwelling, (2) the construction of a new window in the front (North) elevation together with all associated site and development works Crowncourt Maynooth Co. Kildare	02/07/2024	DO53573

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24/145	Jennifer O' Dowd	P	09/05/2024	Development will consist of single storey extension to side and rear of existing house, enlarging kitchen, new home office, utility room, also permission is sought for single storey porch extension to front of house and all associated site works. 11 The Crescent Temple Manor Celbridge Co.Kildare	26/06/2024	DO53414
24/147	Ní Chearnaigh Aoife	P	10/05/2024	1. Planning permission for Attic conversion to non habitable storage space with roof windows to both sides of existing roof. 2. Planning permission for Single storey extension to rear of existing house. 3. Retention planning permission for a single storey extension to side of existing house all with associated ancillary works 13 Limetree Hall Maynooth Co. Kildare	26/06/2024	DO53425

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24/149	Rob King & Caoimhe O'Halloran	P	10/05/2024	The development will consist of; a) the demolition of the existing single storey garage to the side; b) the construction of a two storey extension to the side and front; c) the construction of a single storey extension to the rear; d) a new pedestrian gate in the side boundary wall at the rear and; e) all associated site works 6 Beatty Park Celbridge Co. Kildare	26/06/2024	DO53421
24/153	Anna and Colin Griffiths	P	14/05/2024	The demolition of the existing single storey extension to the rear and the erection of a new single storey extension to the side and rear 14 The Croft Castletown Celbridge Co.Kildare	27/06/2024	DO53466
24/160	Ann Lynch	P	17/05/2024	for the construction of a single-storey porch extension to the front of the house and all associated site works 22 Moyglare Lawns, Moyglare Abbey, Maynooth, Co. Kildare	27/06/2024	DO53470

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24/60197	Etaoin Corr	P	06/03/2024	for the demolition of selected external walls to side and rear, construction of rear and side flat roofed extension totalling 56.10sqm. The development will also include externally insulating the retained house (render and timber finish), alterations to internal layouts, additional window opes, changes to selected existing window opes, proposed rooflights and the installation of a new site specific treatment unit and percolation area replacing an existing septic tank and all associated site works Lobos Lodge, Ovidstown, Straffan, Co. Kildare	26/06/2024	DO53428
24/60200	David & Elaine Cafferty	P	07/03/2024	the construction of 2 no. single storey extensions to the side and to the front of existing dwelling along with all associated site development works Liffey Lodge Rathmore Naas Co. Kildare	28/06/2024	DO53490

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24/60397	Fabian and Lillian Steed	P	06/05/2024	for alterations to an existing single storey house, new rear single storey extension, new wastewater treatment system and all associated site works Carrigeen South Baltinglass Co. Kildare	26/06/2024	DO53405
24/60404	Fionnuala McKernan	R	07/05/2024	for the construction of a rear and side pitched roof single-storey extension, including two rooflights, and all associated ground works 32 Ballygoran View Celbridge Co Kildare	26/06/2024	DO53423

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24/60407	John and Sheena Brennan	P	08/05/2024	to supersede existing planning permission on the site previously granted under planning ref. 18/290, and extension of duration ref. 2464, and will include the following: Retention Permission for: (1) to retain existing mobile home on site for a period of 18 months, which is to be disconnected from existing site services and removed off site thereafter. Planning Permission for: (1) to demolish the remaining structure of the dwelling house on the site (2) to construct a replacement part storey and a half, part single storey dwelling (3) to close up and decommission existing septic tank and soakpit (4) to install proprietary waste water treatment system and percolation area (6) and all ancillary site development works Carrigeen, Clane, Naas, Co. Kildare	27/06/2024	DO53453

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24/60408	Fr. Paul O'Boyle on behalf of Clane and Rathcoffey Parish	P	08/05/2024	for amendments to previously approved planning file 19/914 to remove asphalt finish from car-park and replace with gravel finish and removal of proposed alterations to parking to front of Church (A protected structure RPS B10-09 and NIAH ref 11901002), and all associated ancillary site-works Rathcoffey, Naas, Co. Kildare.	02/07/2024	DO53572
24/60414	The Board of Management	P	13/05/2024	of the construction of one SET (Special Education Teacher) classroom and all associated site works Ballyshannon National School Ballyshannon Kilcullen Kildare	26/06/2024	DO53437

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24/60422	William Donohue	P	15/05/2024	for (a) change of use of existing garage to side of dwelling to domestic use, (b) construction of a first floor extension over existing garage to side of dwelling, (c) single storey extension to rear of dwelling along with all associated site development and facilitation works 4 Raymonds Court Newbridge Co. Kildare	28/06/2024	DO53482



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24/60425	Arlene & Dan Gallagher	P	15/05/2024	for the demolition of an existing dining room annex, entrance lobby, and garden shed to facilitate the construction of (A) a single-storey extension to the rear and sides of the existing dwelling; (B) internal modifications to existing dwelling including the provision of new rooflights at first floor level; (C) a new first floor window to existing sitting room; (D) a new garden shed; and (E) all associated site works and landscaping. All proposed materials to match existing. The proposed development is within the curtilage of Carton House, associated outhouses, stables and yards which are protected structures. No works are proposed which directly affect these structures 25 Leinster Wood Carton Demesne Maynooth Co. Kildare	28/06/2024	DO53498
24/60431	Thomas Murphy	P	16/05/2024	for Two-Storey Rear Extension & Front Porch Infill Extension and all associated site works 1494 Assumpta Villas Kildare Town Co. Kildare	01/07/2024	DO53540

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