

## PLANNING APPLICATIONS

## FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 05/06/2024 To 11/06/2024

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
23/749	Tapeford Ltd	P		05/06/2024	F	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 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

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					attenuation system has been relocated to underneath of open green space measuring 550sq.m. Proposal doer 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 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.02, 4A, 4B, 5A & 5B have been altered to include more storage space within the household. Tipper Road Naas Co. Kildare
23/750	Tapeford Ltd	P		05/06/2024	F 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 ;

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(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 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.1,204m3) 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. 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

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					<p>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. Land North of An Post Depot East of Naas IDA Business Park and West of Mountain View and The Paddocks Naas, Co. Kildare</p>
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23/856	Kildare Tourism Enterprise Centre Limited	P		05/06/2024	F	<p>development on lands to the west of the Nurney Road (R415) (containing building formerly occupied by 'ModusLink'). The proposed 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</p> <p>West of Nurney Road (R415) Kildare Town Co. Kildare</p>

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23/968	Melissa Casey	P		05/06/2024	F	to construct Bungalow, Domestic Garage, Oakstown Wastewater treatment system and percolation area and all associates work and services Timahoe West Coil Dubh Naas Co. Kildare
23/1065	Janus Securities Limited	P		07/06/2024	F	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 Kilamaredock Upper Kilamaredock, Co.Kildare

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23/60351	John Glennon	P		07/06/2024	F	for (a) the change of use of ground floor space of an existing two storey residential over commercial premises, (b) the change of use will be from commercial use as a former funeral home to residential use, (c) the internal fit out of this ground floor to include, 1 no. 1 bed apartment and 1no. 2 bed apartment with associated landlord works Frances Street Newbridge Co. Kildare
23/60370	Gillian Phipps	P		11/06/2024	F	for a part two storey, part single storey dwelling, detached single storey domestic outbuilding including garage, to install onsite waste water treatment system to current EPA guidelines and for all associated site works including the provision of a new shared recessed entrance at the location of the existing agricultural entrance. Revised by Significant Further Information which consists of revised dwelling & outbuilding plans, revised site boundaries and revised site layout Glenmore Ballymore Eustace Co. Kildare

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24/86	Tara & Terry Murphy	P		05/06/2024	F	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
24/114	Raller Limited	P		10/06/2024	F	Development will consist of the construction of a light industry/warehouse facility consisting of warehouse space (7,311 sq.m.) single storey office (113 sq.m.) and single-story staff facilities (180 sq. m.). The development also includes 4 no. dock level access doors, 2 no. level entry doors, external canopies, pedestrian access gate, car parking, bicycle parking, landscaping, public lighting, sprinkler system water tank and pump house, surface water attenuation , decommissioning of existing on site treatment facility and provision of a new on site treatment plant and all associated site works. Arthurstown Kill Co. Kildare
24/128	Peter Gaffney	P		11/06/2024	F	for a single storey pergola garden structure (38m2) to the rear garden 82 Glendale Meadows Leixlip Co Kildare

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24/60003	Colm Spain, Sara Spain and Eoghan O'Neill	P		05/06/2024	F	for the sub-division of existing family site for the construction of 3 no. detached houses (Type A - 1 no. - is a two storey house and house type B - 2 no. - which is a two storey house with attic accommodation (also described as a two and half storey house), utilisation of existing recessed entrance, connection to public foul sewer and all associated site works. Revised by Significant Further Information which consists of permission for the sub-division of existing family site for the construction of 3 no. detached two storey houses, utilisation of existing recessed entrance, connection to public foul sewer and all associated site works The Limes Oldgrange Monasterevin Co. Kildare
24/60003	Colm Spain, Sara Spain and Eoghan O'Neill	P		11/06/2024	F	for the sub-division of existing family site for the construction of 3 no. detached houses (Type A - 1 no. - is a two storey house and house type B - 2 no. - which is a two storey house with attic accommodation (also described as a two and half storey house), utilisation of existing recessed entrance, connection to public foul sewer and all associated site works. Revised by Significant Further Information which consists of permission for the sub-division of existing family site for the construction of 3 no. detached two storey houses, utilisation of existing recessed entrance, connection to public foul sewer and all associated site works The Limes Oldgrange Monasterevin Co. Kildare

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24/60197	Etaoin Corr	P		05/06/2024	F	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
24/60217	Catriona Kaye	P		11/06/2024	F	a single storey front extension, two storey side & rear extension and rear first floor extension over existing rear single storey structure all to existing two storey end of terrace dwelling, ancillary alterations to all elevations and all associated site works No 733 Rowanville Kildare Co Kildare. R51 DD32

**Total: 14**

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