

PLANNING APPLICATIONS**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 16/04/2025 To 22/04/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
24/60775	ARC Villages Limited	P		17/04/2025	F	<p>The proposed development shall consist of the following: The demolition of 2 no. single storey vacant dwellings and all associated outbuildings (approx. 349 sq m) and the construction of a new retirement village (1-2 storeys in height) consisting of (a) 92 no. residential units (12 no. 1 beds and 80 no. 2 beds) comprising 8 no. 1-bed single storey courtyard style houses (Type A1), 36 no. 2-bed single storey courtyard style houses (Types A2, B1, B2, B3 and B4), 40 no. 2-bed two storey mid terrace/end of terrace houses (Types C1, C1A and C2), 4 no. 1-bed and 4 no. 2-bed maisonettes / own-door apartments (Type D1 and D2) in 2 no. two storey buildings, all with an associated private amenity garden/terrace/winter garden area; (b) the construction of a new single storey recreational building (approx. 479.3 sqm) and associated external terrace area comprising an office, kitchen, multifunction room, activity / music room, wellness suite, library/games room, 3 no. treatment rooms, store rooms, bathrooms, changing rooms and external service yard; (c) the provision of a centralised area of open space (approx. 18,337 sq m) consisting of a bowling green, pickleball court, play space, amenity open space and allotments; and (d) communal open space (approx. 8,128 sq m). The development will also provide for 134 no. car parking spaces (125 no. standard spaces and 7 no. accessible car parking spaces) and 32 no. secure visitor bicycle parking spaces; 1 no. new vehicular access / egress point via the Curragh Road with vehicular and pedestrian access gates and the provision of a new footpath, cycle path and boundary planting along Curragh Road for c.332.5m bounding the site; 2 no. ESB substation kiosks; diversion of 38kv ESB overhead lines underground and the erection of 1 no. new mast (approx. 12m); site development and infrastructural works providing for</p>

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					<p>water, foul and surface water drainage and all associated connections; all landscaping and boundary treatment works; public lighting; PV/solar panels; internal roads and footpaths; and all associated site clearance, excavation and site development works. Revised by Significant Further Information which consists of; (a) an increase in site area to facilitate works on Curragh Road; (b) a reduction of residential unit numbers from 92 no. units to 86 no. units; (c) the unit mix has been updated providing a greater range of typologies; (d) the relocation and increase in GFA of the recreational building to c.563.8m²; (e) modifications to the overall site layout to include amendments to the proposed residential units and open space; (f) the removal of the proposed gate at the entrance of the development; (g) the provision of 2 no. crossings and 1 no. bus stop along Curragh Road, and a cycle and footpath along the inside of the existing hedgerow along Curragh Road; (h) a decrease in car parking spaces to 123 no. spaces; (i) an increase in bicycle parking to 36 no. visitor spaces; (j) the re-design of units types; (k) and all associated landscaping, services and ancillary works</p> <p>site of approx. 5.79ha at Curragh Road, Athgarvan, Newbridge Co. Kildare</p> <p>The site is generally bounded by the Curragh Road to the north; agricultural lands to the south and east; and existing residential development and a new residential development under construction to the west.</p>
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24/60776	Voussoir Developments Limited	P		17/04/2025	F	for the construction of 42 no. residential units in the form of 8 no. (Type B) 2-bedroom mid terrace houses (2 storeys), 22 no. (Types C1 and C2) 3-bedroom semi-detached houses (2 storeys) and 12 no. (Type D) 4-bedroom semi-detached houses (3 storeys) all with associated private amenity garden areas; approx. 2,376 sqm of public open space and approx. 737 sq m of communal open space; the provision of 81 no. car parking spaces (80 no. standard spaces and 1 no. accessible space) and 12 no. secure visitor bicycle parking spaces; 1 no. new vehicular access / egress point via the Curragh Road; 2 no. ESB substation kiosks; diversion of 38kv ESB overhead lines underground and the erection of 1 no. new mast (approx.12m); site development and infrastructural works providing for water, foul and surface water drainage and all associated connections; all landscaping and boundary treatment works; public lighting; PV/solar panels; internal roads and footpaths; and all associated site clearance, excavation and site development works on this site of approx. 1.69 ha. The site is generally bounded by the Curragh Road to the north, agricultural lands to the south and west and existing residential development to the east. Revised by Significant Further Information which consists of: (a) an increase in site area to 3.36 ha to accommodate an indicative layout of pitches/open space; (b) the reduction of residential units to 40 no. units; (c) modifications to proposed unit mix; (d) the reduction in public open space to 2,233 sqm and communal amenity space to 637 sqm; (e) the reduction in car parking to 77 no. spaces; (f) and all associated landscaping, services and ancillary works Curragh Road, Athgarvan, Newbridge, Co. Kildare W12 DC99
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24/60852	Jack Lalor	P		18/04/2025	F	for 1) a single storey dwelling, detached garage, on site effluent treatment system and percolation area, surface water to soak aways, recessed vehicular entrance off existing family laneway and all associated site works & 2) To amend condition No. 14 of Planning Permission Ref. No. 94 1357 which relates to the sterilization of land Grangeclare Kildare Co. Kildare
24/60857	Lavinia Whyte	R		18/04/2025	F	for an extension to an existing stable block comprising of 3 no. stables & a tack room, a new detached stable block comprising of 2 no. stables, a detached Equine shed, an Equine walker, change of use of detached domestic garage to home office & store, Foul water to existing onsite effluent treatment system, surface water to soakaways and all associated site works Bushypark Nurney Co. Kildare
24/60860	Ruth Lalor	P		18/04/2025	F	for 1) a single storey dwelling, on site effluent treatment system and percolation area, surface water to soak aways, recessed vehicular entrance off existing family laneway and all associated site works 2) To amend condition No. 14 of Planning Permission Ref. No. 94 1357 which relates to the sterilization of land Grangeclare Kildare Co. Kildare
24/60961	Moriarty Investments Ltd.	P		22/04/2025	F	for the restoration and extension of the existing vacant building to provide additional accommodation for the adjacent hotel, The Court

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					<p>Yard Hotel, Main St, Leixlip, Co. Kildare, W23 E9T1. In summary the proposed development consists of a mixture of no. 8 hotel bedrooms and 9 no. large studio bedrooms, a gym/fitness centre, circulation and storage areas. The development comprises: (i) the partial demolition of the existing two-storey non-original extension to the north of 1 and 2 Ralph Square; (ii) partial demolition of rear roof to facilitate the rear extension. The development includes drainage, landscaping, boundary treatments and all ancillary works necessary to facilitate the development; (iii) the provision of a part three storey part four storey extension to the rear and south of 1 and 2 Ralph Square. This extension together with the existing building will provide for a gym/fitness centre (52sq.m), store, 8 no. hotel bedrooms and 9 no. large studio bedroom; (iv) provision of balconies at first and second floors to serve hotel rooms, and roof terrace to serve third floor hotel room; (v) Provision of a link between extension and existing Court Yard Hotel on second floor, and creation of 3 no. new opes and three storey extension in Court Yard Hotel to facilitate link; (vi) alterations to the ground floor of 1 and 2 Ralph Square to include: the partial demolition of external wall for the provision of 4 no. internal doors into the proposed rear extension at ground floor level, the widening of a window to the return for the provision of 1 no. internal doors into the proposed rear extension at ground floor level, the partial demolition of internal walls for the provision of a revised internal layout at ground floor; (vii) alterations to the second floor of 1 and 2 Ralph Square to include: the partial demolition of external wall for the provision of 1 no. internal door and 3 no. opes into the proposed rear extension at second floor level, the widening of a window to the return for the provision of 1 no. ope into the proposed rear extension at second-floor level, the partial demolition of internal walls for the provision of a revised internal layout at second floor; (viii) the development</p>
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						will also include all associated works, inclusive of landscaping, planting, boundary treatments, drainage infrastructure and lighting as necessary to facilitate the development. No. 1 Ralph Square is a Protected Structure (RPS Ref:B11-28) The Court Yard Hotel, Main St, Leixlip, Co. Kildare, W23 E9TI and 1 and 2 Ralph Square, Leixlip, Co. Kildare, W23 VY04 No. 1 Ralph Square is a Protected Structure (RPS Ref: B11-28)
24/61018	Eilis Cox	P		22/04/2025	F	for a one and half storey type dwelling, detached domestic garage, proprietary effluent treatment system, shared recessed vehicular entrance, and all associated ancillary site works Timahoe West Coill Dubh Co. Kildare
24/61037	Wizard Earl Ltd.	P		16/04/2025	F	for A) The provision of an external lift, B) Internal modifications, C) Changes to fenestration, and D) The provision of a glass canopy including all associated site works and services at a development in the curtilage of a protected structure Kilkea Castle, Kilkea Demesne, Castledermot, Athy, Co. Kildare
24/61290	Brian Waters & Louise Monaghan	P		16/04/2025	F	for a single storey dwelling, detached garage, septic tank and percolation area, bored well, new entrance and all associated site works Crookstown Lower Ballitore Co. Kildare

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24/61307	Aisling Walsh	P		16/04/2025	F	for a) Conversion of existing stables for use as single storey section of proposed dwelling b) Storey and a half extension to side of existing stables c) provision of domestic garage d) on-site treatment system & percolation area along with all associated site development and facilitating works. Revised by Significant Further Information which consists of a revised site boundary and revised vehicular entrance Waterstown Sallins Naas, Co. Kildare
24/61310	Clíodhna McLoughlin	P		22/04/2025	F	for sub-dividing an existing site, de-commissioning & removal of an existing septic tank system & installing a replacement effluent treatment system in lieu, constructing a bungalow type dwelling with proprietary effluent treatment system, and all associated ancillary site-works Painestown, Donadea, Naas, Co. Kildare

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25/60026	Thomas Redmond	P		18/04/2025	F	for an attic conversion with hip to gable roof and dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front, new gable window to side, single storey porch extension to front, all with associated ancillary works 16 Parkland Place, Maynooth, Co. Kildare

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25/60132	Patrick Ward	P		22/04/2025	F	<p>for Retention of completed works, namely a) removal of the first-floor structure / plaster ceilings to ground floor, and replacement of first floor structure. b) removal of existing chimney breasts. (note: none of the original surrounds had survived) c) removal of the following non original items: wall linings, ceilings, covings, skirtings, partitions architraves, floor coverings and internal doors. d) removal and replacement of existing non original stairs. e) removal of electrical, plumbing and drainage services. Permission for proposed works:- a) removal and restoration of 7 no original Georgian windows and the fitting of a front door and frame faithful to the original design on the front elevation. b) lime plastering to the front elevation. c) removal and restoration of 3 no Georgian windows to the rear at first floor (1 no is too badly damaged). d) new chimney pots and capping, and re-rendering of chimneys. e) replacement of fascia and soffit and installation of cast iron rainwater goods, to rear. f) breaking out of previously blocked up window ope and installation of new window, to ground floor sitting room. g) new fixture, fittings, finishes and services as per layout. h) Replacement of synthetic slates with natural ones. i) Reinstatement of 2 No. internal chimneys. j) other internal alterations to facilitate change of use from office use back to use as residential</p> <p>3 The Mall Main Street Leixlip Co. Kildare</p>

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Total: 13

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