

P L A N N I N G A P P L I C A T I O N S**FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 27/11/2025 To 03/12/2025**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED		DEVELOPMENT DESCRIPTION AND LOCATION
25/89	Fintan & Dera Mulholland	P		03/12/2025	F	for the material change of use of the existing one and a half storey ancillary building (previous Plan Ref;. 16/507), to a single residential unit Brukkaros Tirmoghan Donadea Naas, Co. Kildare
25/108	Andrew Maloney	P		02/12/2025	F	to erect an extension to the existing dwelling house and to alter existing floor plan. Permission being sought to erect a double garage and all associated site works Inchaquire Ballytore Co. Kildare
25/60389	Linda Graham	P		02/12/2025	F	for the demolition of the existing detached house and the construction of a new 2 bedroom detached house with garage, garden walls and all associated site works Old Railpark, Straffan Road Parklands Maynooth Co. Kildare

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25/60469	Kildare Hotel Opportunities Ltd.	P		02/12/2025	F	for the construction of a 2 storey 25 bedroom hotel extension, with office and laundry stores, a single storey extension to expand the reception area, with 3 no. meeting rooms, an office and toilets, and construction of a single storey stand-alone spa area with sauna, steam room, pool, treatment rooms, changing and relaxation rooms, lounge and plant room. The hotel extension will include the provision of bedroom balconies to the south-east and north-west elevations. The development will include the provision of landscaped areas, a fire tender access route, 30 additional carparking spaces, bicycle parking and operational vehicle parking area with deliveries yard and associated site development works. Access to the proposed development is provided by the existing access road serving the site off the adjoining public road. The planning application includes an Appropriate Assessment Screening Report, Biodiversity Statement and Arboricultural Impact Assessment Report The Club at Goffs Greenhills, Kill, Naas Co. Kildare
25/60530	Brian Byrne	P		02/12/2025	F	for the construction of a two-storey dwelling, wastewater treatment system and percolation area, new entrance, and all associated site works and services Ladytown Newbridge County Kildae

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25/60599	Joseph Crowe	P		03/12/2025	F	for Extensions and alterations to existing bungalow to include, (a) Dormer extension to side of existing bungalow, (b) Changes to front elevation to include new window style, finishes and feature gable, window to rear elevation, (c) Internal modifications to create family flat, (d) Screen planting and landscaping (e)All associated site development works Killinagh Upper Robertstown Co. Kildare
25/60654	Fergus Conlon	P		03/12/2025	F	(A) Retention permission for the removal of a chimney and minor internal alterations, reducing the property from 3 to 2 bedrooms (B) Permission to demolish and replace front porch to the front (north) elevation, (C) Permission to demolish existing extension to rear and permission to construct a single storey extension to the rear of the existing cottage, (D) Permission to replace all windows in front (north) elevation to comply with part B of the building regulations, (E) Permission for additional windows to both side (east and west) elevations, (F) Permission for a roof light to rear of existing cottage (G) Permission to replace existing chimney with a faux chimney. Revised by Significant Further Information which consists of: Proposing to decommission the existing septic tank and put in a new effluent treatment unit and soil polishing filter Allenwood South Naas Co. Kildare

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25/60712	Star Primary Care Limited	P		27/11/2025	F	for proposed extension and alterations to existing 2-storey commercial building, consisting of: 1) construction of new 2-storey stairway to rear elevation 2) extension of existing first floor area within building; 3) alterations to existing external elevations including re-cladding, new building entrances, new fenestration and signage, 4) sub-division of building into mixed use, with a convenience shop and a pharmacy unit at ground floor level, and 2no. medical consultation units at first floor level 5) ancillary surface level car parking, site works, boundary treatments, and all ancillary works. Revised by Significant Further Information which consists of: 1) a revised building layout comprising an additional two-storey extension, a projecting first floor window and all associated elevational changes and 2) a revised site layout including lighting, soft landscaping, a pedestrian site entrance, revised vehicular/bicycle parking and all associated site works Site at Junction of New Bridge Road and South Ring Road Naas Co. Kildare.

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25/60876	University College Dublin	P		01/12/2025	F	for the demolition of 1 no. existing farm shed, 1 no. existing Nutrition Lab building, 2 no. existing silos, an existing plinth, and a bay window on the existing compound, totalling 1,604 sqm GFA; The construction of a 2 no. storey 'UCD FBD Agricultural Science Centre', measuring at 2,037 sqm GFA, to include labs, teaching labs, classrooms, and study areas which will connect to the existing AgTech Building which adjoins the subject site. The use of the building is associated with the existing use of the farm as an educational facility; The relocation of 6 no. car parking spaces from the existing car park to maintain a total of 48 no. car parking spaces; The relocation of the existing AC unit enclosure on the subject site to roof level of the new proposed building; The provision of 20 no. bicycle parking spaces to serve the development; The provision of an attenuation pond and percolation area; All associated site development works including landscaping and servicing UCD Lyons Farm Lyons Estate Celbridge Co. Kildare
25/60877	Glenveagh Homes Ltd.	P		27/11/2025	F	for a Large-scale Residential Development (LRD) application of 195 no. apartments across 3 no. blocks ranging in height from 2 to 7 storeys, a childcare facility and café/commercial unit at this site of c.1.53 hectares to the rear of the former Maynooth Rectory which is a Protected Structure (RPS Ref.: B05-56) at Parson Street, Maynooth, Co. Kildare. The subject site is bound to the north and northeast by vacant lands to the rear of properties fronting onto Parson Street (with Maynooth Fire Station further beyond) and by the HSE Community Care Centre, to the east and south by the Royal Canal Greenway and to the west and northwest by the Maynooth Rectory Building and Parson Lodge residential housing estate. The development will consist of the construction of 195 no. apartments

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						with a total Gross Floor Area of c. 17,809 sq.m, open space and ancillary infrastructure on this site as follows: A) 195 no. apartments comprising 98 no. 1-bedroom, 91 no. 2-bedroom and 6 no. 3-bedroom units in 3 no. blocks including: i. Block A will provide for 46 no. apartment units and will include 25 no. 1-bedroom and 21 no. 2-bedroom apartments along with associated private amenity space in the form of balconies in a building ranging in height from 2 – 5 storeys with a maximum height of 16.7m; ii. Block B will provide for 70 no. apartment units and will include 36 no. 1-bedroom and 34 no. 2-bedroom apartment units along with associated private amenity space in the form of balconies in a 6-storey building with a maximum height of 20.5m; iii. Block C will provide for 79 no. apartment units and will include 37 no. 1-bedroom, 36 no. 2-bedroom and 6 no. 3-bedroom apartments along with associated private amenity space in the form of balconies in a 7-storey building with a maximum height of 25.6m; B) The construction of a childcare facility at ground floor level in Block C with a Gross Floor area of 176 sq.m, with an associated outdoor play area of 145 sq.m; C) The provision of 1 no. café/commercial unit at ground floor level of Block C with a Gross Floor Area of 107 sq.m; D) The provision of 2,444 sq.m of Public Open space and 1,380 sq.m of Communal Open Space; E) The provision of 83 no. surface level car parking spaces including 4 no. EV spaces and 4 no. accessible car parking spaces; F) The provision of 419 no. bicycle parking spaces comprising 303 no. long stay/resident spaces located at ground floor levels of Block A, B and C, 106 no. Visitor spaces, 4 no. designated spaces for the café/commercial unit, 3 no. designated spaces for creche users and 3 no. spaces for staff in the creche; G) Primary access to the proposed development will be provided directly from Parson Street (R408) and will include the widening of the existing entrance that falls within the curtilage of Parson Lodge
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(protected structure RPS Ref: B05-56), the removal of 1 no. existing public car parking space from Parson Street and its relocation within the proposed development, provision of internal streets and shared surface spaces. The proposed development will also provide for pedestrian and cyclist permeability and emergency access through the site and onto the Royal Canal Towpath; H) Public, Communal and Private Open Space areas for proposed apartment units, landscaping and boundary treatments including regrading/re-profiling of site where required, public lighting, play equipment, outdoor seating areas, street furniture, bin stores, ESB sub-station, proposed works along Parson Street to connect to existing infrastructure and all associated site and development works. A Natura Impact Statement has been prepared in respect to the proposed development and is submitted with this LRD application. Revised by Significant Further Information which consists of: Significant Further Information consists of: Amendments to the overall height and articulation of the corner element of Block C through the reduction in height from 7-storeys (c.25.6m) to 6-storeys (c.24.1m); associated increase in height of Block B from 6-storeys (c.20.5m) to 7-storeys (c.22.7m) to accommodate the omission of units from Block C; amendments to the mix of apartments (overall number remains 195 no. apartments) to now provide for 97 no. 1-bedroom, 91 no. 2-bedroom and 7 no. 3-bedroom apartment units (compared to 98 no. 1-bedroom, 91 no. 2-bedroom and 6 no. 3-bedroom apartments as lodged); integration of the proposed balconies into the architectural language of the proposed apartment blocks; change of materials on elevations; increase in size of proposed childcare facility at Ground Floor Level of Block C from 176 sq.m to 232 sq.m; modifications to boundary treatment to retain existing trees and hedgerows along the southern boundary fronting the Royal Canal

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						Towpath; provision of Waterways Ireland maintenance access onto Royal Canal Towpath; increase in the total no. of bicycle parking spaces from 419 to 429 no. spaces; reduction in the total no. of car parking spaces from 83 to 79 no. spaces and all associated site development and landscaping works. Parson Street Maynooth Co. Kildare
25/60880	Marie Gilmartin	P		03/12/2025	F	for the construction of a part single and part two storey extension to the side and rear of 108 Glendale Meadows, and all other ancillary site works. Revised by Significant Further Information which consists of the amendment of the development description as follows: The construction of a single storey family flat and a two storey extension, to the side and rear of 108 Glendale Meadows, and all other ancillary site works 108 Glendale Meadows Leixlip Co. Kildare

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25/60902	Caoimhe Delaney	P		03/12/2025	F	for (A) the erection of 6 No. horse stables for the rearing and training of horses with a tackroom , rug room, dry feed store, (B) Hay storage shed with covered dungstead and effluent holding tank, (C) the erection of two storey type farm house with single storey element to side (south west) elevation, (D) the installation of an Oakstown BAF wastewater treatment plant with polishing filter percolation area, (E) garage / store for domestic use and (F) upgrading of the existing field entrance to form a recessed vehicular entrance and all associated site works Longtown North Prosperous Co. Kildare
25/61029	Alan & Anne Moran	P		27/11/2025	F	for alterations & extensions to an existing detached bungalow to form a detached two storey dwelling, associated alterations to all elevations, foul water to mains sewer, surface water to soakaways and all associated site works. Asgard Clane Road Sallins, Co Kildare
25/61138	Dawid Lukasik	P		01/12/2025	F	for the construction of a new single-storey detached domestic storage/garden shed to the rear of the existing property 'Bridgeview", Commons Upper Celbridge Co. Kildare

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