

PLANNING APPLICATIONS

PLANNING APPLICATIONS GRANTED FROM 28/05/2025 To 03/06/2025

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations recieved in accordance with these Regulations;
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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/60918	Monica Malone	R	16/09/2024	for 1. Extension to rear of existing out-building 2. Repositioning of single recessed entrance and 3. All ancillary site works Ashley House Duneany Co. Kildare	28/05/2025	DO58783
24/60961	Moriarty Investments Ltd.	P	27/09/2024	for the restoration and extension of the existing vacant building to provide additional accommodation for the adjacent hotel, The Court Yard Hotel, Main St, Leixlip, Co. Kildare, W23 E9TI. 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	30/05/2025	DO58842

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				<p>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 will also include all associated works, inclusive of landscaping, planting, boundary</p>		
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			<p>treatments, drainage infrastructure and lighting as necessary to facilitate the development. No. 1 Ralph Square is a Protected Structure (RPS Ref:B11-28). Revised by Significant Further Information which consists of '(i) reduction from 4.5 to 3 storeys height (maximum height reduced from 14.54m to 8.36m), (ii) omission of roof terrace and revision of roof form (extension to have a flat roof); (iii) modifications to glazing to east and west elevations at 3rd storey of proposed end block; (iv) modifications to transition from the protected structure roof to proposed extension; and (v) the provision of 5 no. bicycle spaces. The various amendments result in a reduction in the number of hotel bedrooms from 17 no. to 16 no</p> <p>The Court Yard Hotel, Main St, Leixlip, Co. Kildare, W23 E9TI</p> <p>and 1 and 2 Ralph Square, Leixlip, Co. Kildare, W23 VY04</p> <p>No. 1 Ralph Square is a Protected Structure (RPS Ref: B11-28)</p>		
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24/60987	John Halligan	P	01/10/2024	For raising of the ridge of existing 2 storey cottage and the renovation of same with minor fenestration alterations, the building of a single storey extension to the rear .for recessed entrance to be shared with existing field entrance, • the installation of a small onsite waste water treatment system to current EPA guidelines, and all associated site development works. Hempstown Commons Rathmore Co. Kildare	03/06/2025	DO58848
24/61103	Keith Ward	P	23/10/2024	for a Proposed Horse Stables 212.1m ² comprising of 4 Horse stable areas, a Tac Room, a Changing area and Storage Room. Along with a new 246.4 m ² Agricultural Dry Shed for a total of 458.5m ² of Agricultural Building Area with all other associated Site works. Revised by Significant Further Information which consists of the addition of a new Dung Stead along with a new Seepage tank and the retention and maintenance of existing Hedge rows along with all other associated Site works Ballagh Crossroads Newtownmoneenluggagh, Donadea Naas Co. Kildare	30/05/2025	DO58839

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS GRANTED FROM 28/05/2025 To 03/06/2025**

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25/35	Value Retail Dublin Ltd.	P	17/02/2025	for the provision of a managed car park with shuttle bus service, accommodating 345 no. spaces on a site of c.1.256 hectares. The development also includes works to extend the existing vehicular access (off the R415) and provision of a gated vehicular entrance, the provision of a bus shelter, associated set down area, signage, boundary fencing, lighting, landscaping and all associated site works and services including a generator and temporary staff welfare facilities R415 (Nurney Road), Greyabbey Townland, Kildare Town, Co. Kildare bounded generally by the M7/M7 junction no.13 to the north Grey Abbey View residential estate to the south and the R415 to the east and undeveloped agricultural lands to the west	28/05/2025	DO58781
25/85	Cosmo Developments Athy Ltd	E	01/05/2025	Phase 3 of a three phase housing development to include erection of (a) 50 residential units comprising 2 no. two storey 100m2 3 bedroom semi-detached dwelling houses (House Type F), 16 no. two storey 89.5m2 2 bedroom town houses (House Type G), 3 no. two storey apartment blocks (Block I) comprising 6 no. ground floor 73.93m2 2 bedroom apartments and 6 no. first floor 49.76m2 1 bedroom apartments, 5 no. three storey duplex blocks (Block H) comprising 10 no. ground floor 73.93m2 2 bedroom apartments and 10 no. 100m2 3 bedroom duplex apartments on first and second	30/05/2025	DO58835

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			<p>floors to include car parking, bin stores, bicycle stores and boundary wall, (b) new site entrance off Geraldine Road with access road, cycleway and footpath (c) provide vehicular and pedestrian access to adjoining site to south west comprising 0.8453 hectares currently zoned "C" New Residential (d) all site development works associated with main access road and phase 3 of the three phase residential development including footpaths, roads, public lighting, attenuation ponds, surface water drains, foul sewer drains, water mains and all other utility services necessary to service the proposed development. This planning application is accompanied by a Natura Impact Statement. There is currently a valid planning application for phase1 of this three phase housing development, planning register 18/921 refers REVISED BY SIGNIFICANT FURTHER INFORMATION CONSISTING OF; Clonmullen & Gallowshill Geraldine Road Athy Co. Kildare</p>		
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25/60025	Briargate Developments Newbridge Limited	P	16/01/2025	for Large-scale Residential Development (LRD) at this site at Curragh Farm, Ballymany, Newbridge, Co. Kildare. The development will consist of amendments and alterations to previously permitted strategic housing development granted by An Bord Pleanála (the “Board”) (Board ref. ABP-312704-22) comprising the omission from the previously permitted development of 20 no. dwellings at the southern end of the site at Curragh Farm, Ballymany, Newbridge, Co Kildare. The lands the subject of these 20 no. dwellings cannot now be developed, as 14 no. dwellings have been completed on those lands under and in accordance with a separate permission granted by the Board (Board ref. ABP-249038-17, Council ref. 16/0658). Permission is also sought for alterations to 2 no. public open spaces to facilitate surface water management features comprising a detention basin and pond/wetland Curragh Farm Ballymany Newbridge Co. Kildare	29/05/2025	DO58796

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25/60144	Mark Grainger	P	17/02/2025	for A) Construction of a new four bedroom single storey type dwelling, B) New wastewater treatments system and percolation area, C) Alterations to the existing farm entrance to provide recessed entrance, along with all associated site development and facilitating works including site landscaping Kill East Kill Co. Kildare	03/06/2025	DO58858

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25/60366	Leixlip United Football Club	P	08/04/2025	to demolish existing generator steel fencing surround with provision for new masonry shed to house generator, demolish existing temporary prefabricated structures with provision for new metal clad industrial storage building, demolish existing dugout, demolish existing temporary prefabricated structure called 'meeting room' with provision for new 183sqm two storey clubhouse to include an outdoor terrace, new disabled access route, new roof mounted solar panels, new bicycle rack area, new soakaway pit, no proposed works to existing clubhouse which will remain in use as changing facilities, new connections into existing drainage and services and all associated site works Collinstown Leixlip Co. Kildare	30/05/2025	DO58838

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25/60368	Gary Wall	P	08/04/2025	for (a) construction of a new single storey extension to side of existing dwelling house, (b) demolition of existing sun room and the construction of a new single storey extension to the rear of existing dwelling house, (c) light construction lean-to roof structure along the side passage on left hand side of existing dwelling, (d) new rooflights to attic space on rear and both side elevations of existing dwelling, (e) minor internal modifications, (f) connection to all existing site services, landscaping and all associated development works 2 The Drive Temple Manor, Celbridge Co. Kildare	29/05/2025	DO58815

Total: 10

*** END OF REPORT ***