

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 14/05/2025 To 20/05/2025**

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

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24/294	Curragh Park Developments Limited	E	13/09/2024	for (a) a new vehicular and pedestrian entrance connecting into a permitted new vehicular and pedestrian entrance onto the L-2032 Curragh Road (granted as part of approved Part 8 housing scheme ref no. P8 2018-010); (b) 95 no. new houses. The proposed houses are detached, semi-detached and terraced over 1 to 3 stories with 17 no. house types as follows: - 2 no 4 bed dual aspect detached 2 storey house type A; - 2 no. 5 bed detached dormer 3 storey house type B; - 6 no. 5 bed semi - detached dormer 3 storey house types B1 + B2; -2 no. 4 bed detached 2 storey house type C; 9 no. 4 bed semi-detached 2 storey house types C1+C2; -1 no. 4 bed dual aspect semi-detached 2 storey house type C3; - 5 no. 4 bed detached dormer 3 storey house type D; -12 no. 4 bed semi-detached dormer 3 storey house types D3 +D4; -14 no. 3 bed semi- detached 2 storey house types E3+E4;- 3no. 3 bed semi-detached 2 storey house type E5;- 8 no. 3 bed terraced 2 storey house types F1+F2+F3+F4;- 6 no. 4 bed detached dormer bungalow house type G2;- 1 no. 4 bed dual aspect detached dormer bungalow house type G3;-10 no. 1 bed maisonette types J1+J2+J3+J4 (1 storey per unit in 2 storey building);-6 no. 3 bed terrace dormer bungalow	19/05/2025	DO58603

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				house types K1+K2+K3+K4+K5+K6 (K3 +K4 dual aspect);-4 no. 3 bed terrace 2 storey house types L1+L2+L3+L4 (L1+L4 dual aspect);-4 no. 2 bed terrace 2 storey house types M1+M2+M3+M4;-(C) A proposed foul holding tank and pumping station for the development; and (d) All associated site development works to include roads, paths, car parking, service connections, boundary treatments, landscaping etc. Revised by significant further information consisting of Revised access arrangements. A stage 3 Flood Risk Assessment has also been carried out to ascertain the risk of flooding within the overall masterplan site area Site at Blackrath and Athgarvan Athgarvan Co. Kildare		
24/60852	Jack Lalor	P	30/08/2024	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	15/05/2025	DO58573

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24/60860	Ruth Lalor	P	30/08/2024	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	14/05/2025	DO58549
24/60906	Stepping Stones	R	14/09/2024	of existing creche facility and baby room as constructed (inclusive of 3 No. portacabin style buildings - one as w/c facility), detached covered play area with adjoining playschool rooms to cater for a total of 44 children on site as constructed and all associated site works Ballymany Newbridge Co. Kildare	19/05/2025	DO58618

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24/61139	Randelswood Holdings Ltd	P	30/10/2024	for the construction of 18 no. residential units comprising of 1 no. 2 bed 3 storey terraced house, 10 no. 2 bed with study 3 storey terraced houses, and 7 no. 3 bed 3 storey terraced houses, all provided with private gardens and balconies/terraces; bin and bicycle stores; car parking; new vehicular access on Doctor's Lane; landscaping; boundary treatments including works to existing boundary treatments; public lighting; and all associated site infrastructure and engineering works necessary to facilitate the development including the decommissioning and removal of the existing soakaway system serving No. 8 Main Street and replacement with a new SuDS system. A Natura Impact Statement (NIS) has been prepared and is submitted to the planning authority with the application on lands. Revised by Significant Further Information which consists of the revision of House Type B, House Type B1, and House Type B2 to include revised internal design and additional private open space. Doctor's Lane, Maynooth, Co. Kildare	15/05/2025	DO58558

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24/61307	Aisling Walsh	P	05/12/2024	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	15/05/2025	DO58566
24/61327	Oakway Homes	P	11/12/2024	A Large-scale Residential Development (LRD) consisting of 180 no. dwellings (152 no. houses, 20 no. duplexes and 8 no. apartments) a creche (261sq.m), 2 no. medical/healthcare units (265sq.m) and offices (921sq.m) along with a wastewater pumping station and all ancillary development and associated site works all on lands measuring 6.6 hectares. The proposed residential units include: • 152 no. two and three storey, semi-detached/terraced houses (85 no. 3-beds – C1, C2, C3 & E- and 67 no. 4-beds – B, B1 & F) • 20 no. duplex over single units (10 no. 1-bed ground floor units – H1 - with 10 no. 2 bed units over – H2) • 8 no. apartments (2-bed units - G), above a commercial ground floor, over 2 blocks. The commercial element will be located at the north end of the site	20/05/2025	DO58662

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and will consist of 3 no. blocks (A, B & C). Blocks A & B are three storeys high and will have commercial uses at ground floor and apartments over (Type G). Block C will be a 4 storey office block. The ancillary development will consist of including 369 no. car parking spaces (including EV charging spaces and disabled parking spaces), 106 no. cycle parking spaces (including covered spaces), public and communal open spaces, hard and soft landscaping, play area, SuDs features, boundary treatments, waste management areas/bin stores, internal roads, footpaths, cycle lanes and services provision (including pumping station) and all associated site works. The proposed vehicular and pedestrian access will be via 2 no. access points off New Abbey Road, one to the north and one to the east. A pedestrian and cyclist access is proposed to Sunbury Close. The proposed development also involves works on lands owned by Kildare County Council (New Abbey Road, R413) relating to traffic calming (0.33 ha) and new footpath. The proposed development will involve the demolition of the existing agricultural buildings to the north-west of the site (513.5sq.m). The Planning Application may be inspected online at the following website: www.newabbeyroadlrd.ie. Revised by Significant Further Information which consists of: •Adjustment to site layout to allow for the design of two new

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			<p>access/exit points as potential connection points for the proposed Kilcullen Relief Road, which connects the development at the south and south-east boundaries; • Removal of six number 4-bedroom houses (Type B) and replace with six number 3-bedroom houses (four x Type C2 and two x Type E); • Two new height options for reduction in height of Block C – Option A is the reduction in height of Block C by 1-storey, or Option B which is the reduction of the block in height by half-storey; • Change of brick colour to a yellow/light brown colour; • Changes of entrance walls on New Abbey Road to natural stone; • Upgrading of boundary treatments to rear of houses adjacent to existing developments; • Upgrading of boundary treatments along active travel route adjacent to existing developments; • Details of pedestrian crossing route west of north access; • Suggested location of four Bus Stops within the development; • Provision of temporary bollards to reduce traffic movements at commercial area and north access; • Provision of additional public seating and bicycle parking at play areas; • Relocation of proposed pumping station, (gross site area 6.93 hectares)</p> <p>New Abbey Road, Nicholastown, Kilcullen, Co. Kildare</p>	
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25/66	Paula & David Smith	P	28/03/2025	for the construction of a new first-floor side/rear extension over the existing single storey ground floor structure with 1No. rooflight to the rear elevation, plus all associated site works 19 Dun Na Riogh Rise Naas Co. Kildare	14/05/2025	DO58537
25/60132	Patrick Ward	P	14/02/2025	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)	16/05/2025	DO58592

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				breaking out of previously blocked up window opening 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 3 The Mall Main Street Leixlip Co. Kildare		
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25/60148	Curtmount Properties Limited	P	18/02/2025	for the renovation of the existing red brick building (375m ²) and its change of use from office/administration to a Local Day Service Facility including office, education, training and work placement. Construction of a bin store area; new internal circulation roads and footpaths for cars and pedestrians; car parking, electric vehicle charging points and cycle parking; landscaping works both hard and soft; crossing points; and a new boundary wall and railing along the roadside. Access to the development will utilise the newly constructed internal access road within the site. The development also includes signage associated with the ground floor uses in the proposed local day service facility. All associated works to complete the development including all necessary drainage works Athgarvan Road Newbridge Co. Kildare	20/05/2025	DO58632

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25/60306	Linda Brennan	P	25/03/2025	for the Conversion of the attic space into additional bedroom with the conversion of the existing hipped roof extending into a gable end with Dutch hip and dormer to the rear, raising existing gable wall with the inclusion of widow, Roof light to the front roof and associated site works 114 Brayton Park Kilcock Co. Kildare,	15/05/2025	DO58557

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25/60309	David & Ursula Draper	P	25/03/2025	for to construct the following: An extension to the rear of our house built on two levels. The first section is to be on the same level as our house while the second section is to be 1.70 m above the first due to the slope of the existing ground to the rear. The existing house has a floor area of 119.27 sq.m and the proposed extension will add a further 124 sq.m. To carry out alterations to the internal layout which increases our bedrooms from three to four. To remove the door and screen to the front left side of our house when viewed from the public road and replace it with a 1.2 m window only. To decommission the existing septic tank to the rear and replace it with a Proprietary Wastewater Treatment Unit with a Soil Polishing Filter to the front of the house. All associated ground works in connection with the above Broadleas Commons, Ballymore Eustace, Co. Kildare.	14/05/2025	DO58543

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25/60311	Fergal Goodwin	P	26/03/2025	A home office to the rear of the previously approved extension, application no. 246101 4 Straffan Manor, New Road, Straffan Co. Kildare.	19/05/2025	DO58600
25/60312	Ger Noone	R	26/03/2025	for (a) As constructed single storey side extension to existing 2 storey house and all associated site development works 99 Arconagh Newbridge Road, Naas, Co. Kildare	20/05/2025	DO58633
25/60319	Mark & Geraldine Dempsey	P	27/03/2025	for the demolition of existing bungalow and construction of replacement single storey dwelling and all associated site works Sheean Rathangan Co. Kildare	16/05/2025	DO58588

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25/60328	Daniel Brennan and Bridget Harnett	P	28/03/2025	for the construction of a single storey rear extension to existing detached single storey bungalow and all associated site works Gilltown Kilcullen Co. Kildare	16/05/2025	DO58583

Total: 16***** END OF REPORT *****