

**P L A N N I N G   A P P L I C A T I O N S****PLANNING APPLICATIONS REFUSED FROM 07/05/2025 To 13/05/2025**

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

**The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution**

| <b>FILE<br/>NUMBER</b> | <b>APPLICANTS NAME</b> | <b>APP.<br/>TYPE</b> | <b>DATE<br/>RECEIVED</b> | <b>DEVELOPMENT DESCRIPTION AND LOCATION</b>  | <b>M.O.<br/>DATE</b> | <b>M.O.<br/>NUMBER</b> |
|------------------------|------------------------|----------------------|--------------------------|--|----------------------|------------------------|
| 24/60775               | ARC Villages Limited   | P                    | 08/08/2024               | 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 | 13/05/2025           | DO58510                |

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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 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.563.8m<sup>2</sup>; (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 site of approx. 5.79ha

Curragh Road, Athgarvan,  
Newbridge'  
Co. Kildare

The site is generally bounded by the Curragh Road to the

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|          |                               |   |            |  |            |         |
|----------|-------------------------------|---|------------|--|------------|---------|
|          |                               |   |            | north; agricultural lands to the south and east; and existing residential development and a new residential development under construction to the west.  |            |         |
| 24/60776 | Voussoir Developments Limited | P | 08/08/2024 | 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 | 12/05/2025 | DO58464 |

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|----------|-----------------------------------|---|------------|---|------------|---------|
|          |                                   |   |            | 77 no. spaces; (f) and all associated landscaping, services and ancillary works<br>Curragh Road,<br>Athgarvan,<br>Newbridge,<br>Co. Kildare W12 DC99  |            |         |
| 24/61349 | Rachel Clarke and Martin Thompson | P | 16/12/2024 | for the demolition of the existing 3 bedroom single storey dwelling and the construction of 4no. semi-detached two storey 3 bedroom dwellings, new vehicular access involving the removal of the existing entrance gates and a portion of the existing front boundary wall, new boundary treatments and landscaping along with all other ancillary site development works<br>240 Maynooth Road<br>Celbridge<br>Co Kildare | 07/05/2025 | DO58365 |
| 25/58    | Scott Dunne                       | P | 13/03/2025 | to construct bungalow, domestic garage, Oakstown waste water treatment system and all associated works and services<br>Russellstown<br>Kilmeague<br>Co Kildare  | 07/05/2025 | DO58377 |

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|------------------------|------------------------|----------------------|--------------------------|---|----------------------|------------------------|
| 25/60272               | Glen Doran             | P                    | 14/03/2025               | for (A) construction of a dormer type house,(B) garage for domestic use, (C) bored well, (D) installation of a proprietary wastewater treatment system and percolation area, (E) upgrade of existing agricultural entrance to a double recessed vehicular entrance and all associated site works<br>Thomastown<br>Enfield<br>Co. Kildare  | 07/05/2025           | DO58363                |
| 25/60279               | Thomas Connors         | P                    | 18/03/2025               | for the construction/opening of a new agricultural entrance, and all associated site works<br>Dunnstown<br>Brannockstown Road<br>Naas<br>Co. Kildare  | 09/05/2025           | DO58422                |
| 25/60293               | Jessica Oatway         | P                    | 21/03/2025               | for the construction of a part single storey part two storey four bedroom detached dwelling along with single storey detached storage shed, new on-site effluent treatment system, percolation area and soakpit, new entrance on to the L5050 (Dunboyne/Leixlip Road) along with all other necessary ancillary site development works<br>Catherinestown<br>Leixlip<br>Co. Kildare | 13/05/2025           | DO58524                |

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| 25/60296               | Ashling White          | R                    | 22/03/2025               | for an existing agricultural storage building/agricultural stable<br>and all associated site works<br>Grangebeg<br>Kildare<br>Co. Kildare | 12/05/2025           | DO58461                |

**Total: 8**

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