

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 02/10/2025 To 08/10/2025**

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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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/61149	Ken Leonard	P	01/11/2024	for (A) Change of use of existing vacant ground floor retail unit to residential use consisting of 1 no. single storey, 2-bedroom apartment and 1 no. single storey, 1-bedroom apartment. This includes the removal of the existing shopfront to be replaced by 3no. windows and 2no. entrance doors to the front (east) elevation. (B) Change of use of existing, adjoining vacant public house to residential use consisting of 1 no. two-storey, terraced 3-bedroom house and 1 no. semi-detached 4-bedroom house. This includes the removal of the existing entrance doors and provision of 2no. new windows and 1no. new entrance door to the front (east) elevation. (C) Permission for alterations to the side (north) elevation consisting of the removal of the existing ground floor porch window, to be replaced by a new entrance door and provision of 1no. new ground floor window. (D) Permission for the demolition of existing flat roof portion of public house to rear (west) elevation to facilitate the provision of private rear gardens for the proposed houses. (E) Permission for alterations to the rear (west) elevation consisting of the removal of 2no. rooflights and the provision of 4no. new ground floor windows, 2no. ground floor sliding doors and	06/10/2025	DO61911

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				4no. new first floor dormer windows. (F) Permission for 4 no. connections to the existing on-site waste water treatment system with a new tertiary sand polishing filter percolation area. (G) Permission for on-site car and bicycle parking with new screen boundary walls and all associated site development works. Revised by Significant Further Information which consists of: The redline boundary has changed on the site and entrance onto the site has changed from being vehicular to pedestrian Newtown Enfield Co. Kildare		
25/133	Trish Moore & Garret Shanley	P	13/08/2025	for the erection of a first floor extension to the front, side and rear 4 Priory Grove Saint Raphael's Manor Celbridge Co. Kildare	07/10/2025	DO61930
25/134	Una Daly	R	13/08/2025	of the front porch and retention of conversion of garage to bedroom & utility 11 Chanterlands Athy Co Kildare	07/10/2025	DO61929
25/60116	Brimbay Ltd.	P	11/02/2025	for the development will consist of the provision of	08/10/2025	DO61962

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2no. motor sales and service facility buildings and a wash, bin store and recycling building; comprising of Building 'A', single storey motor sales showroom and service workshop facility with associated ancillary spaces, with a total gross floor area of 2470 sq.m. (maximum height of c. 7m); Building 'B', single storey wash, bin store and recycling building, solely for use as part of the vehicle service business, with a total gross floor area of 211 sq.m. (maximum height of c. 5m); Building 'C', single storey motor sales showroom and service workshop facility with associated ancillary spaces, with a total gross floor area of 2162 sq.m. (maximum height of c. 7m), The development will also include: illuminated signage on the building facades; 3no. free-standing double-sided illuminated pylon signs; removal of existing site entrance and forming new site entrance; customer and staff car parking; bicycle parking; new and used vehicle display parking; vehicle storage area and service parking; electric vehicle charging points; fuel dispense area; associated lighting; hard and soft landscaping including the provision of boundary treatments, gates, fencing, walls and bollards; SUDs measures; associated site servicing (foul and surface water drainage and water supply); and all other site excavation and development works above and below ground at 2.4 hectare site on the north side

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				of the Newbridge Road, (R445) bounded by the Aldi distribution facility to the west and Naas Sports Centre to the East Newbridge Road (R445), Jigginstown, Naas, Co. Kildare		
25/60164	Glengolden Builders Ltd	P	20/02/2025	for the demolition of an existing single-storey house and garage and the provision of twenty homes comprising two no. two-storey terrace blocks of housing containing five no. three-bedroom dwellings in each block; one two-storey terrace block of housing containing four no. three-bedroom dwellings; and a two-storey detached building containing six no. two-bedroom own-door apartments. The application includes modified site access and internal access roads with turning hammerheads, the creation of twenty five parking bays, the provision of passive and active communal open spaces and all water, sewage and stormwater connections to the local networks. Revised by Significant Further Information which consists of: The number of residential units proposed has been reduced from twenty to eighteen. Two storey own-door apartment block type 'A' containing six no. two bed apartments is replaced with new terrace block 4 containing two no. three bed houses and two no. two bed houses. Terrace blocks 1 & 2 each now have four no. three	06/10/2025	DO61915

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bed houses and one no. two bed house. This mix replaces the former mix of five no. three bed houses in each block. Engineering design for the foul, surface water and water infrastructure has been updated. A new connection into the existing foul sewer on the Grey Abbey Road is now proposed. Amendments to the site layout have also resulted in updated car and bicycle parking provisions. The design for the access at the site frontage and the frontage to the north of the site has been updated to include for a priority junction and continuation of the existing cycle track and footpath along the Grey Abbey Road. This will tie into the existing cycle track and footpath further north at Grey Abbey View. Revised by Significant Further Information which consists of the following (with these amendments carried out in response to a Clarification of Further Information request): (a) Terrace block type 4 has been amended as follows:

- o Previously proposed 2 no. 2 bed mid-terrace house type 'B1' has been replaced with 2 no. 2 bed mid-terrace house type 'D1' to eliminate any overlooking from habitable rooms to the rear at first floor level.
- o Previously proposed 1 no. 3 bed end-terrace house type 'C1' has been replaced with 1 no. 3 bed end-terrace house type 'A1'.
- o The total no. of units in terrace block type 4 is still 4 and has the same mix (2 no. 2 beds and 2 no.

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			<p>3 beds with house types as follows: 1 no. house type 'A1', 1 no. house type 'C1', and 2 no. house type 'D1'). (b) Amendments to the site layout to facilitate the provision of an above ground sustainable drainage system to include the following: o Terrace block type 4 repositioned further south within the site. o Alterations to the layout of open spaces 1 & 3. (c) The overall housing mix and no. of units proposed remains the same as that proposed in the Further Information response</p> <p>The former Guilfoyle's Garden Centre site Grey Abbey Road Kildare Town, Co. Kildare R52 K292</p>	
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25/60214	Lowilma Properties Ltd.	R	05/03/2025	for (A) the retention of the existing works completed to date (B) permission to complete the construction of 4no. two-storey semi-detached townhouses with attic conversions in two blocks with 8 parking spaces with foul drainage connections to public mains, onsite surface water treatment and all associated ancillary siteworks, previously granted under planning file ref. 19/293. (C) permission for minor alterations to the house type from that granted under file ref 19/293, to increase the no. of bedrooms from three to four, in each house. Revised by Significant Further Information consisting of revised dwelling heights and revised design of the dwellings – removing the second floor attic conversions and reducing the ridge height from 8584mm to 7225mm. Each new redesigned house is to be a 4-bedroom house Robertstown East Naas Co. Kildare	06/10/2025	DO61912

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25/60317	John O' Shea & Anita McLoughlin	P	26/03/2025	for amendments to a previously approved planning application granted under Planning Ref. 24/61098 including moderate relocation of house, equine structures and treatment system within the same field and alterations to site boundaries along with all site development and facilitating works Bishopland Ballymore Eustace Co. Kildare	08/10/2025	DO61950

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25/60341	Carol McLoughlin	P	03/04/2025	to 1) Construct a single storey extension to rear of existing two storey semi-detached dwelling. 2) Subdivide existing two storey semi-detached dwelling and proposed extension into a 3 bedroom dwelling and a 2 bedroom dwelling. 3) Subdivide existing site to accommodate proposed new dwellings with separate access and new dividing boundary wall. 5) Connection to the public services and all associated site works. Revised by Significant Further Information which consists of alterations to the redline boundary. Further revised by Significant Further Information which consists of alterations to the redline boundary 373 River Forest, Leixlip, Co. Kildare	07/10/2025	DO61940

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25/60508	Ger McNally	P	15/05/2025	for a) subdivision of existing site, b) upgrade of existing entrance to form double combined entrance, c) erection of new boundary to part of site, d) proposed storey and a half dwelling, e) treatment system & percolation area along with all associated site development and facilitating works Usk Colbinstown Co. Kildare	02/10/2025	DO61879
25/60517	Conclave Holdings Ltd.	P	19/05/2025	for A) Construction of Industrial building (Total floor Area 334.5m ²) as a side extension (east elevation) to existing Industrial building. B) And all ancillary works. Revised by Significant further information which consists of: revised site plans, revised elevations, site sections, proposed landscape plans, visual impact assessments, clarification of car & bicycle parking provisions, Resource & Waste Management Plan Unit A, Maudlins Industrial Estate, Monread Road, Naas	08/10/2025	DO61953
25/60518	Ballymore Land Ltd.	P	19/05/2025	for development and revisions to a previously permitted development under An Bord Pleanála Ref. PL09.247411 (Kildare County Council Ref. 15/1060) and as extended under Kildare County	07/10/2025	DO61939

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Council Ref. 21/777. The development will consist of revisions to a previously permitted two-storey neighbourhood centre (crèche (990 sqm), licenced retail unit with café space (377 sqm), and gym (403 sqm)), comprising interior (layout revisions and reconfiguration of spaces) and exterior (encompassing revisions to the facades, fenestration, materials, and finishes) changes to the permitted building, resulting in its replacement with a single-storey building that will accommodate: (i) a crèche (c. 566 sqm), a licenced retail unit (c. 425 sqm) with café space (c. 161 sqm); and (ii) the development of 2 no. two-bedroom residential units (combined c. 168 sqm) with own-door access, associated private amenity space, bin storage, and car and bicycle parking. Other proposed revisions include: (a) omission of gym use; (b) revisions to the permitted outdoor play areas associated with the crèche; (c) revisions to the permitted car parking areas and set-down area and associated road, resulting in a total of 39 no. car parking spaces (a net reduction of 10 no. spaces); (d) revisions to the permitted bicycle parking areas, resulting in 48 no. external bicycle parking spaces (a net increase of 28 no. spaces); (e) modifications to landscaping and open spaces, boundary treatments, public lighting, drainage arrangements, and all associated development and site work necessary to facilitate the proposed

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				development; and (f) amending condition no. 3 of An Bord Pleanála Ref. PL09.247411 (KCC Ref. 15/1060) to provide for 2 no. additional residential units Site within lands at Stonehaven Tipper West, Blessington Road Naas, County Kildare		
25/60519	Cill Dara RFC	P	19/05/2025	for 1. The construction of a single storey extension to side of existing club house, incorporating 2 no. changing rooms. 2. And all associated site works. Revised by Significant Further Information which consists of: 1. Installation of new wastewater treatment system Dunmurray East, Kildare, Co. Kildare	08/10/2025	DO61949

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25/60604	Kilsaran Concrete Unlimited Company	P	03/06/2025	for an extension to the north-west of the existing sand and gravel pit with an extraction footprint of c. 2.25 hectares to facilitate the extraction and processing of sand and gravel. The development will also incorporate all ancillary site development including stockpiling, landscaping and boundary treatment works and restoration of the extraction area. The development is proposed to run concurrently with the permitted development established under Kildare County Council Reg. Ref. 17/1224; An Bord Pleanála Ref. ABP-302199-18 Corbally Kilcullen Kildare	08/10/2025	DO61961
25/60650	Esprit Investments Limited	P	10/06/2025	for amendments to the Warehouse and Light Industrial Development permitted under Kildare County Council Reg. Ref. 22/627 (as amended by Kildare County Council Reg. Ref. 24/87 and 24/88 and proposed to be amended by Kildare County Council Reg. Ref. 25/60553 and 25/60601) and amendments to an existing Maintenance Station-Aviation Industry Light Industrial Unit (currently operated by Lufthansa Technik). The amendments principally comprise: the omission of Unit A (a permitted Warehouse with a Gross Floor Area of 2,708 sq m) and the relocation of the existing delivery yard and select existing car parking spaces to facilitate the construction of an extension to the	03/10/2025	DO61896

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existing Maintenance Station-Aviation Industry Light Industrial Unit. The extension, which requires the removal of the existing northwest facing gable wall (17.6 sq m), will have a maximum height of 13.15 metres and a Gross Floor Area of 3,990 sq m (resulting in the overall Maintenance Station-Aviation Industry Light Industrial Unit having a Total Gross Floor Area of 7,710 sq m). The development will also include: the decommissioning of the existing site entrance to / exit from the Maintenance Station-Aviation Industry Light Industrial Unit in Esprit Logistics Park. Access to / egress from the proposed extended Maintenance Station-Aviation Industry Light Industrial Unit will be via the proposed reconfigured permitted Unit A site access / egress. The development will also include: the omission of the permitted height restrictor at the site access / egress at the R405; the provision of 21 No. car parking spaces in lieu of the 27 No. previously permitted to serve Unit A (resulting in the overall Maintenance Station-Aviation Industry Light Industrial Unit having 101 No. car parking spaces); gates; canopy; plant; modifications to the permitted hard and soft landscaping and boundary treatments; and all associated site and development works above and below ground. Revised by Significant Further Information which consists of: elevational changes including the

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			<p>addition of green walls, revised curtain walling, windows, and cladding; landscape modifications including planted landscaped berms and additional planting; modifications to boundary treatments and gates; changes to the car parking layout and the addition of zebra crossings</p> <p>a 1.6654 Ha site incorporating Unit 1, Esprit Logistics Park, Moortown, Celbridge, Co. Kildare, and adjoining lands.</p>	
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25/60740	Elmendorf Ltd	P	03/07/2025	for the construction of 11 no. houses at Oak Church, Kildare, Co. Kildare. The houses proposed are a mixture of 3 and 4 bedroom, 2 storey and 2 storey plus dormer, in a mix of semi-detached and terraced arrangements, with on-curtilage parking, and all associated site works. Permission was previously granted for these houses under planning ref 18/1027, but has since expired. There are no significant changes proposed to the previously permitted houses. The proposed houses are within the overall development known as Oak Church permitted under planning references 18/1026, 18/1027 and 18/1028, and within which construction is currently ongoing Oak Church Kildare Co. Kildare	06/10/2025	DO61910

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25/60916	Nikayla Phelan	R	11/08/2025	for revisions to existing dwelling and workshop permitted under planning reference 921468 to include a side sunroom, a rear sunroom and balcony at first floor level, replacement of Velux windows with dormer windows on the front elevation and an additional store to the rear of the permitted workshop and associated civil works Roseberry Newbridge Co. Kildare	02/10/2025	DO61877
25/60928	Stephen Nolan	P	14/08/2025	for change of house design from that previously granted under planning permission reg. ref. 24/60770, and for all associated site works revisions Fodeens Kill Co. Kildare	02/10/2025	DO61883

Total: 17

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