

P L A N N I N G A P P L I C A T I O N S**PLANNING APPLICATIONS REFUSED FROM 20/08/2026 To 26/08/2026**

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
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25/61294	Ricky Wilson	P	14/11/2025	for change of use, development and retention works for the purposes of the provision of holiday lets/guesthouse. The development will consist of: Retention of road widening works at the site entrance along the Straffan Road (L-2007). Reinstatement of blockwork piers and entrance gates with specialist fabricator to extend gate length to fit c.4.8m wide opening. Change of use of redundant farm steadings/dwelling buildings from agricultural/residential use to guesthouse. Renovation/restoration of redundant farm buildings including reroofing. Extension/amalgamation of 2 no. buildings (c.176 sq. m - extension area). Demolition of 5 no. external stores/out houses (c.309 sq. m total). Provision of 4 no. outdoor patio spaces. Roof Mounted PV panels (c.31 sq. m). Removal of existing septic tank and installation of a new wastewater treatment system, foul drainage and percolation filter, stormwater and SuDS drainage systems. Road/path paving, bike storage and 7 no. car parking spaces, landscaping, site lighting and all associated ancillary works. Revised by Significant Further Information which consists of: • Revision to the application site boundary, with changes to the red line boundary from that originally submitted. • Alterations to the vehicular entrance, including the widening of the site entrance • Associated works, including landscaping. • Updated drawings, plans and supporting documentation Straffan Road, Alasty, Co. Kildare	24/08/2026	DO67345
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26/80	Clane Village Developments Ltd.	P	30/06/2026	The works proposed are to be undertaken in two separate areas of the overall site, Friars House and the area to the east of Friars House which is currently an open field. 1.0 Planning permission is sought for works at Friars House as follows: (a) Exterior demolition of non-original single storey link and single storey non-original boiler house, (b) Internal demolition and removal of upper floor (joists and floor boards) and lower floor slabs to provide for new timber first floor and new ground floor slab internally, (c) Removal and replacement of internal stairs to house and to adjoining loft structure, (d) Knock out section of exterior wall to the south to provide for new link to new extension, (e) Re-opening up blocked original windows to existing house , replacing existing front doorway on the east elevation with new window opening, (f) New internal works to provide for upgrade of the insulation levels, treatment of damp, repairs and renewals to the ceilings and all associated works to the existing structure, (g) New external building works to provide for roof renewals, upgrade of rainwater goods, new fascia's and soffits, new exterior plastering and other associated external works, (h) New single storey pitched roof extension and flat roofed links to the existing structure, All to detached 2 storey house which is a Protected Structure - Ref no NS-19 216 .2.0 Planning permission is sought for the construction of two and three storey block consisting of (a) 4 no. ground floor 2 bedroomed apartments, (b) 4 no. 3 bedroomed duplex apartments above (c) 2 no. 3 bedroomed two storey houses , all in one block, (d) associated open space, (e) parking, (f) alterations to the existing entrance from Mill Lane and front boundary wall onto Mill Lane, (g) internal roads and public lighting, (h) connection	24/08/2026	DO67348
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				to the existing foul and surface water infrastructure, (i) new bin & bike stores, (j) landscaping and all associated site works . The proposed construction of this element of the development is within the curtilage of a protected structure, Friars House. Friars House Mill Lane Sallins Road Naas, Co.Kildare		
26/60711	JOHN FITZPATRICK	P	29/06/2026	PERMISSION FOR THE CONSTRUCTION OF A SINGLE STOREY DETACHED BUNGALOW, SINGLE STOREY DETACHED GARAGE, SECONDARY EFFLUENT TREATMENT SYSTEM, UTILISATION OF EXISTING PARENTS ENTRANCE AND ALL ASSOCIATED SITE WORKS. BALLYHAYS STRAFFAN CO.KILDARE	25/08/2026	DO67410
26/60714	Ena Ryan	P	29/06/2026	construction of a bungalow type dwelling, detached domestic garage, proprietary effluent treatment system, recessed vehicular entrance, and all associated ancillary site-works Downings North, Prosperous, Co. Kildare.	21/08/2026	DO67335

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26/60726	Glengolden Builders Ltd	P	30/06/2026	The erection of twenty-one dwellings in three buildings, to include the following; Block 1, which is a part-two, part-three storey building, containing twelve (12 no.) apartments and duplex apartment units, each of which would provide between two (8 no.) and three bedrooms (4 no.). Block 2, which is a three-storey building, containing six (6 no.) apartment units, each of which would provide one bedroom. Block 3, which is a two-storey terrace building, containing three (3 no.) two-storey houses, each of which would provide three bedrooms. The proposal would provide 29 car parking spaces (including two dedicated bays for disabled drivers), three bicycle ranks which can collectively contain 28 no. cycles and 582 sq. metres of communal open space, together with internal roads, paths and refuse storage facilities and landscaping. The application also includes the closure of an existing vehicular access to the site and the creation of a new residential entrance off Dublin Road and all water, sewage and stormwater connections to the local networks. Dublin Road Monasterevin Co. Kildare	21/08/2026	DO67331

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26/60736	Mark Twohig & Avalon Everett	P	02/07/2026	for the construction of a detached, two storey dwelling, the provision of a new vehicular driveway connecting to an existing road entrance, a new waste-water treatment system and percolation area. The provision of landscaping, including boundary treatments; and the provision of all other associated site development works. The change of use of the existing dwelling to agricultural use. Shortwood Sallins Co. Kildare Co. Kildare.	25/08/2026	DO67413
26/60739	James Roe Trading as Roe Autocraft	R	03/07/2026	retention permission for A) as-built revised workshop structure (344.9m2) built on the footprint of the previously demolished workshop located to the south-eastern corner of the site. B) Single storey lean-to covered vehicle prep area attached to (western) side of same workshop C) Revised car parking depot arrangement consisting of extended hardstanding area (1224m2) to western section of site and planning permission for proposed SuDS measures to existing yard along with all site development & facilitating works. Sallins Road Naas Co. Kildare	26/08/2026	DO67435

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Total: 7

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