

PLANNING APPLICATIONS**PLANNING APPLICATIONS GRANTED FROM 24/09/2026 To 30/09/2026**

in deciding a planning application the planning authority, in accordance with section 34(3) of the Act of 2000 and section 98 of the Act of 2024 ,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
25/189	Andrew Brown and Sean Tierney	P	19/12/2025	proposed 11 three storey dwelling houses residential development consisting of 10 x 4 bed semi-detached houses and 1 x 4 bed detached house along with alteration of existing front vehicular access off Green Lane leading to access roadway with all associated site development works, boundary treatment, landscaping open space, ESB networks sub-station, car parking, bicycle storage, bin storage, service connections and including demolition of existing detached dwelling house. Revised by Significant Further Information which consists of: Proposed 8 dwelling houses residential development consisting of 3 x 4 bed three storey detached houses; 4 x 4 bed two storey semi-detached houses and 1 x 4 bed two storey detached house along with alteration of existing front vehicular access off Green Lane leading to access roadway with all associated site development works, boundary treatment, landscaping open space, ESB networks sub-station, car parking, bicycle storage, bin storage, service connections and including demolition of existing detached dwelling house. Revised by Significant Clarification of Further Information which consists of: Proposed 8 dwelling houses residential development consisting of 3 x 4 bed three storey	25/09/2026	DO68061

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				detached houses; 4 x 4 bed two storey semi-detached houses and 1 x 4 bed two storey detached house along with alteration of existing front vehicular access off Green Lane leading to access roadway with all associated site development works, boundary treatment, landscaping open space, ESB networks sub-station, car parking, bicycle storage, bin storage, service connections and including demolition of existing detached dwelling house Mount View Green Lane Leixlip Co. Kildare		
25/61009	Vincent Walsh	P	03/09/2025	at a site which includes a protected structure (RPS Ref B11-109) for two-storey extension to rear together with revised car and cycle parking layouts, oil and general waste storage enclosures, standby generator and enclosure and associated site works Revised by Significant Further Information which consists of: • Relocation of the residential apartment permitted under Plan Ref. 96/598 to first floor of Paisley House; • Increase in the overall gross floor area of the Medical Centre and Pharmacy development from Approximately 1,503 m² to approximately 2,448m²; • Alterations to the internal layouts of the Medical	29/09/2026	DO68125

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				Centre, Pharmacy and Ancillary Accommodation from those permitted under Planning Reg. Ref. 96/598; • Alterations to the north, south, east and west elevations, including changes to the building footprint, window and door openings, shopfronts, and signage from that permitted under Planning Reg. Ref. 96/598; • Use of space over the entrance archway as 16.2m² storage room with associated rooflight to rear, together with an additional rooflight to rear serving the apartment; • Revised car-parking layout from that permitted under Planning Reg. Ref. 96/598; • Standby generator and enclosure, heating-oil storage tank and bunded enclosure, and former waste-storage enclosure; Celbridge Medical Centre and Pharmacy Main Street, Celbridge Co Kildare		
25/61122	Two Mile House Construction Ltd	R	02/10/2025	and Permission for change of house types previously approved under planning permission Pl. Ref: 21/1606 on sites 13-16 inclusive, site 30 and 32-34 inclusive (8 units in total) for: (1) Retention and completion of change of house types under construction on sites 13-16 inclusive from 4 No. 2.5 storey semi-detached 3-bedroom units (House Types C & C1) to 4 No. 2 storey semi-detached 4-	28/09/2026	DO68102

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				bedroom units (House Types O & Og), and (2) Permission for change of house types on sites 32 & 33 from 2 No. 2.5 storey semi-detached 3-bedroom units (House Types C & C1) to 2 No. 2 storey semi-detached 4-bedroom units (House Type O) and on sites 30 & 34 from 2 No. 2-bedroom duplex units on first and second floor (House Type G2) to 2 No. 3-bedroom duplex units (House Type G3). The proposed change of house types will result in 6 No. 2 storey 4-bedroom semi-detached units (House Type O & Og) and 2 No. 3-bedroom duplex units on first & second floor (Type G3) with a reduction in gross floor area of 55.70 sq. metres from that previously approved under planning permission Pl. Ref. 21/1606. The site access, connection to services / sewers and all associated site development works will remain unchanged as part of this application 'Munfine Park', Kilmalum Blessington Co. Kildare		
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26/60051	Donal and Laura O'Leary	P	20/01/2026	The proposed development will consist of: 1. Demolition of the existing external staircase, parapet wall and glass balustrade to the front balcony and replacement with a new glass balustrade. 2. Demolition of the existing single-storey pitched roof overhang, parapet wall and glass balustrade to the rear balcony and replacement with a new glass balustrade. 3. Proposed construction of new covered terrace to the side.4. Proposed construction of a new external staircase and link bridge to the side.5. Proposed construction of a new single-storey flat-roof extension to the rear of the dwelling to provide a carport, home office, gym area, home theatre / golf simulator area, jacuzzi, sauna and changing room.6. Proposed internal amendments and amendments to all elevations. 7. All associated landscaping and site works. 16 Temple Wood Carton Demesne Maynooth Co. Kildare	24/09/2026	DO68028

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26/60386	Knockalougha Agri Ltd	P	09/04/2026	(a) single headquarter office & warehouse building with a total gross floor area of 630m2 with associated building signage, (b) 6no. industrial warehouse units with a combined gross floor area of 2797m2 with associated building signage, (c) proposed site entrance from existing spur road, (d) 58 no. car parking spaces including EV charge points and accessible parking spaces , (e) erection of a bicycle shelter, (f) construction of new foul rising main along R445 and connection into existing public sewer at entrance to proposed site, (g) external lighting, and (h) timber post and rail fencing to existing south and western boundaries, and (i) all associated site development and facilitating works to include civil engineering works to achieve raised ground levels proposed, roads, paths, drainage and sewerage networks including a new foul pump station, watermain, electrical and telecommunications service connections, boundary treatments, landscaping works Revised by Significant Further Information which consists of: The red line boundary has changed Jigginstown Naas Co. Kildare	28/09/2026	DO68098
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26/60444	Jane McIntyre	P	24/04/2026	extension at first floor level over existing annex to side of existing two storey house and all associated site development works 8 Kilbelin Cresent Newbridge Co. Kildare	30/09/2026	DO68142
26/60469	Ballymore Development Limited	P	29/04/2026	a proposed Large-scale Residential Development (LRD) on lands extending to c. 8.7 hectares located to the west of Naas Racecourse, south of Dublin Road, north of Tipper Road, and generally bounded by existing residential developments to the north, south and west at Kings Court, Kingsfurze Avenue, The Woodlands, and The Gallops, within the townland of Kingsfurze, Naas, County Kildare. The proposed development will consist of: a) The construction of a residential development comprising 234 no. residential units, including: i) 115 no. 2 and 2.5-storey houses (48 no. 3-bed, 65 no. 4-bed and 2 no. 5-bed units); ii) 21 no. apartments (19 no. 1-bed and 2 no. 2-bed units) within a 3-storey apartment block (maximum height c. 12.4m); iii) 80 no. own-door apartments (36 no. 2-bed and 44 no. 3-bed units) distributed across 40 no. 3-storey duplex-type buildings (comprising 1 no. ground floor and 1 no. upper floor unit); and iv) 18 no. own-door apartments (all 1-bed units) within 6 no. 3-storey triplex-type buildings (comprising 1 no. ground floor and 2 no.	29/09/2026	DO68151

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				upper floor units); b) The provision of open spaces to serve the proposed residential units, including public open space, communal open spaces and private open spaces in the form of rear gardens, balconies and/or terraces, together with associated landscaping, tree planting and play areas; c) The provision of ancillary car and bicycle parking for residential units and visitors; d) The provision of a childcare facility c. 470.8sqm (1-storey, height c. 5.8m) with associated outdoor play area, car and cycle parking, and set-down area; e) The provision of transport and connectivity infrastructure, including: i) the construction of an extension to Gallops Avenue (c. 626m) connecting the existing Gallops Avenue to Tipper Road, including carriageway, footpaths, cycle track, pedestrian crossings, associated junctions, and an access road serving the proposed childcare facility; ii) the provision for 3 no. potential future vehicular access connections from the proposed Gallops Avenue extension to adjoining lands; iii) upgrades to the existing section of Gallops Avenue, including cycle infrastructure, junction improvements, boundary treatments and relocation of existing fencing; iv) junction improvements and traffic management measures at Dublin Road and Tipper Road; v) the provision of 1 no. new pedestrian connection at the south-western boundary of the site linking to Kingsfurze Avenue; vi) the provision for a potential	
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				future pedestrian connection along the western boundary to connect to Kingsfurze venue' f) the provision of boundary treatments, internal roads and footpaths, public lighting, drainage infrastructure, utilities and services (including the undergrounding of existing overhead lines and the provision of 2 no. ESB substation kiosks), refuse storage for all residential units and the childcare facility, and all ancillary works; and g) All associated site development and infrastructural works to facilitate the development, including site clearance, demolition of an existing structures (C. 488.5sqm), and removal of existing gates and sections of railings an boundary walls. Revised by Significant Further Information which consists of: Revised plans and particulars to describe significant changes to the proposed development as follows: a) Amendments to the proposed unit mix, including an increase in the overall number of residential units from 234 no. to 235 no. units, with the revised development comprising: i) 116 no. houses (48 no. 3-bedroom, 66 no. 4-bedroom and 2 no. 5-bedroom units), from the 115 no. houses previously proposed; ii) 17 no. apartments (14 no. 1-bedroom and 3 no. 2-bedroom units) within the 3-storey apartment block, from the 21 no. apartments previously proposed; iii) 66 no. own-door apartments (29 no. 2-bedroom, 37 no. 3-bedroom units) within 33 no. 3-storey duplex-type	
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				buildings, from the 80 no. apartments within 40 no. duplex-type buildings previously proposed; and iv) 18 no. own-door apartments (1-bedroom units) and 18 no. shared-access apartments (2-bedroom units) within 12 no. 3-storey triplex-type buildings, from the 18 no. apartments within 6 no. triplex-type buildings previously proposed; b) Amendments to the north-western area of the development, including the repositioning and redesign of the apartment block and adjoining triplex-type buildings, revisions to elevations, and amendments to associated car parking, communal amenity space, and landscaping; c) Amendments to the south-eastern area of the development, including revisions to residential unit typologies, bike storage and landscaped areas; d) An increase in the overall number of car parking spaces from 316 no. to 338 no. spaces, including an increase from 9 no. to 12 no. spaces serving the childcare facility; e) Amendments to residential car parking arrangements, including the provision of in-curtilage perpendicular parking to a number of residential units; f) An increase in external bicycle parking serving the childcare facility from 14 no. to 28 no. spaces; g) Amendments to public open space provision from c. 10,007sqm to c. 10,262sqm and communal amenity space from c. 485sqm to c. 404sqm; h) Identification of locations for 2 no. future public transport stops along the Gallops	
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			Avenue extension to facilitate their future delivery by the relevant transport authority; i) Amendments to landscaping, planting and boundary treatments, including revisions along the southern boundary, within the north-western area of the development, at the proposed south-western pedestrian connection and along the proposed Gallops Avenue, including revised footpath alignment along the units facing onto the proposed Gallops Avenue; j) Amendments to the internal road arrangements, including additional raised tables and the removal of a rear access laneway serving a number of residential units; and k) All associated site development, landscaping and ancillary works Site at lands west of Naas Racecourse, south of Dublin Road, north of Tipper Road, and generally bounded by existing residential developments to the north, south and west at Kings Court, Kingsfurze Avenue, The Woodlands, and The Gallops, Kingsfurze Naas, County Kildare		
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26/60545	Daryl Flynn & Audrina Howe	P	25/05/2026	a) the demolition of an existing front porch to the single-storey cottage and demolition of an existing flat – roof annex to the rear; b) alterations to existing elevations; and c) the construction of a new one-and-a-half-storey extension to the side of the existing cottage; together with all associated site development works and services 393 Clongorey, Newbridge, Co. Kildare	25/09/2026	DO68069
26/60593	Cathal Kavanagh	P	04/06/2026	for dwelling, septic system, recessed entrance shared with field entrance and associated site works Green Avenue, Newland West, Naas Co. Kildare	30/09/2026	DO68137
26/60596	Cathal Kavanagh	P	04/06/2026	permission to build stable type storage sheds to be accessed via entrance to be shared with my dwelling site entrance on my land Green Avenue, Newland West, Naas Co. Kildare Co. Kildare	30/09/2026	DO68141

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26/60612	James & Emer O'Dwyer	P	09/06/2026	to add an additional 5 no. one-bedroom, single-storey glamping pods, to the existing Agri-Tourism Glamping and Cycling Business, utilising the existing certified organic livestock farm as an attraction to holidaymakers, using the existing recessed entrance, all previously granted under planning ref. 23/257 and to upgrade the associated existing effluent treatment system and polishing filter granted under planning ref. 23/257 and all associated site works Tullyeast Kildare Co. Kildare	30/09/2026	DO68138
26/60892	Michael McNally	R	04/08/2026	the use of an existing detached structure as a standalone one-bedroom dwelling together with permission for associated site works including the provision of a defined curtilage, private open space, parking and boundary treatments at 1262 Campion Crescent, Kildare Town, Co. Kildare R51 XR20 1262 Campion Crescent Kildare Town Co. Kildare	28/09/2026	DO68082

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26/60895	DP Financial Ltd. t/a Rye River Brewing Company	P	05/08/2026	for the proposed green energy initiative development consisting of the installation of Photovoltaic Panels on the existing roof structures together with all associated site works Donaghcumper Dublin Road, Celbridge County Kildare	29/09/2026	DO68116
26/60898	Leksar Foods Limited Anjappar Indian Restaurant	P	06/08/2026	Change of use from existing retail unit to restaurant and new signage and ancillary services Unit 18B Monread Shopping Centre Monread Road Naas	30/09/2026	DO68136
26/60901	Miriam Agnew	P	06/08/2026	will consist of the following: (a) single storey extension and walled external courtyard to the front, (b) single storey extension to the rear and side, (c) replacement of front entrance portico with new canopy, (d) internal modifications, (e) associated site works including new rear patio, new garden shed and new front boundary wall and entrance gate all to existing detached bungalow 78 Woodlands Naas Co. Kildare	25/09/2026	DO68070

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Total: 15

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