



An
Coimisiún
Pleanála

Direction
CD-021986-26
ACP-322949-25

The submissions on this file and the Inspector's report were considered at a meeting held on 06/03/2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Date: 09/03/2026

Emer Maughan

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential zoning objective, the established pattern of development in the area and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have an adverse impact on the residential amenity of neighbouring properties, would not have an overbearing effect, has regard to the form and scale of the existing dwelling, does not provide for new overlooking or loss of privacy below reasonable levels and does not overshadow the adjacent dwelling (15 Castle Village Rise) to the degree that there is a significant decrease in daylight

entering into the house, and therefore complies with the development management standards in relation to extensions to dwellings set out in Section 15.4.2 of the Kildare County Development Plan 2023-2029. The proposed development, would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

- (a) The rear-facing dormer structure shall be a maximum of 4000mm wide externally and a minimum of 900mm from the shared eastern boundary.
- (b) The roof of the dormer structure shall be set down below the existing ridge height of the dwelling.

Reason: In the interest of visual amenities.

3. Details of the materials, colours, and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation

from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

6. All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.