



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000066**  
**PL-500126-KE**

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

The Commission decided (by a majority 2:1 vote) to grant permission to retain the development generally in accordance with the Inspector's recommendation, subject to the reasons, considerations and conditions set out below.

**Planning Commissioner:**

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**Patricia Calleary**

**Date:**

**3<sup>rd</sup> day of February 2026**

### **Reasons and Considerations**

Having regard to the appeal sites Town Centre zoning objective, the provisions of the Kildare County Development Plan, 2023-2029, in particular the maximum car parking standards set out in Section 15.7.8, the lack of available public car parking within Athgarvan village centre, the existing pattern of development in the area, and the nature and limited scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out

below, the development proposed to be retained would be acceptable and would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of traffic safety and convenience. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The car parking spaces to be retained shall be reserved solely to serve the mixed use development permitted under planning reference number 19/745 and shall not be leased or sold for any other purpose, unless subject of a separate grant of planning permission.

**Reason:** To ensure adequate car parking is available to serve the existing mixed use development.

3. Within six months from the date of this Order the existing gate to the car parking area to be retained shall be permanently removed.

**Reason:** In the interest of orderly development and convenience.

4. The dimensions of the car parking spaces and associated circulation areas to be retained shall comply with the standards set out in Section 15.7.8 of the Kildare County Development Plan 2023-2029, unless otherwise agreed with the planning authority.

**Reason:** In the interest of orderly development and public safety.

5. Surface water drainage arrangements for the development to be retained shall comply with the requirements of the planning authority.

**Reason:** In the interest of public health.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within three months from the date of this

Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.