



An
Coimisiún
Pleanála

Commission Direction
CD-000224
PL-500168-KE

The submissions on this file and the Inspector's report were considered at a meeting held on 06 March 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:

Marie O'Connor

Date:

6th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential zoning objective for the site, the provisions of the Kildare County Development Plan 2023-2029, section 15.4.12 Extension

to Dwellings of the Development Plan, and the nature, scale and design 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 not unduly impact on the residential amenities of property in the immediate vicinity, would not negatively impact on the surrounding visual amenities, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 4th day of September, 2025, 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 development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Other than as stipulated in this permission, the development proposed to be retained shall be executed in all other respects in accordance with planning register reference number 21/1131.

Reason: In the interest of clarity and orderly development.

3. The developer shall, within four months of the date of this Order, submit to the planning authority for their records, an updated Drawing P002 - Existing Plans Elevations and Sections which shall accurately reflect the as-built development.

Reason: In the interest of clarity

3. 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 of 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.