



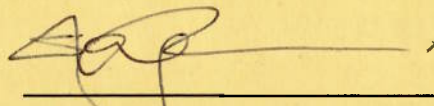
An
Coimisiún
Pleanála

Commission Direction
CD-000463
PL-500490-KE-25

The submissions on this file and the Inspector's report were considered at a meeting held on 23 April 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:



Emer Maughan

Date:

23rd day of April 2026

Reasons and Considerations

Having regard to the provisions of Section 15.4.12 of the Kildare County Development Plan 2023-2029 in relation to Extensions to Dwellings, and zoning objective 'B' Existing Residential/infill of the Leixlip Local Area Plan 2020-2026 (as extended), it is considered that, subject to compliance with the conditions

set out below, the development proposed for retention would not seriously injure existing residential amenities, and would not have an adverse impact upon the character of the area. The development proposed for retention 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 as amended on 5th November, 2026, 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 and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2.(a) Use of the subject extension shall be restricted to a kitchen, utility, store and home office, incidental to the existing dwelling, as specified in the lodged documentation and indicated on drawing number FI 001 by PDC Architectural, unless otherwise authorised by a prior grant of planning permission.

(b) The existing dwelling, and the extension which is the subject of this grant of planning permission, shall be jointly occupied as a single residential unit as specified in the lodged documentation, and the subject extension shall not be used, sold or let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To protect the amenities of property in the vicinity.

3. Water supply and 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.

4. 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.