



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000438**  
**PL-500521-KE-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 20 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:**

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**Declan Moore**

**Date:**

**20<sup>th</sup> day of April 2026**

## **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the Kildare County Development Plan 2023-2029, Objective RE 052 in particular, and the Draft Leixlip Local Area Plan 2020-2026 and , it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with the zoning objective to protect and enhance the amenity of established residential communities and promote sustainable intensification, would not be prejudicial to the safety and convenience of road users, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained 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 23<sup>rd</sup> day of October, 2025 and by An Coimisiún Pleanála on the 22<sup>nd</sup> day of December, 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 with the planning authority and the development shall be retained in accordance with the agreed particulars.

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

2. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services. No surface water run-off from the site shall be discharged on to the public road or any adjoining properties.

All surface water shall be collected and disposed of within the boundaries of the site.

**Reason:** In the interest of public health and sustainable drainage, to avoid pollution and prevent flooding.

3. The attic shall be used solely for domestic purposes related to the existing dwelling on site and shall not be used as bedroom accommodation.

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

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, or any statutory provision amending or replacing them, the use of the extended garage shall be restricted to a hair salon, as specified in the application, unless otherwise authorised by a prior grant of planning permission.

**Reason:** To enable the planning authority to consider any future changes of use that may be proposed and to protect the residential amenities of the area.

5. The following requirements shall be complied with:

(a) The hair salon shall be operated only by the applicant as a home-based economic activity with no staff.

(b) The hair salon shall not be open to clients outside the hours of 1000 to 2000 on Wednesdays to Fridays and 0900 to 1400 hours on Saturdays without the prior written agreement of the planning authority.

(c) The hair salon shall not serve more than one client at a time. Clients shall be seen by appointment only.

**Reason:** To protect the residential amenity of the area.

6. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, or any statutory provision amending or replacing them, no signage shall be erected or displayed on the dwelling or the extended garage or anywhere within the curtilage of the site.

**Reason:** To prevent overt commercialisation of the property and to protect the residential amenities of the area.

7. 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 one month 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.