An Coimisiún Pleanála

Commission Direction
CD-001409
PL-501608-KE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 13 October 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments as indicated in the draft Order hereunder..

Planning Commissioner:

Tom Rabbette

Date: **13th day of October 2026**

Draft Order

Reasons and Considerations

Having regard to the nature of the proposed development for a single and two-storey extension to an existing dwelling in an established residential area within the settlement boundary of Cellbridge, it is considered that by virtue of the design,

location and context, the proposed development would not seriously injure the amenities of the area or property in the vicinity and would not be detrimental to the quality of the public realm. The proposed development would in accordance with the policies and objectives of the Kildare County Development Plan 2023-2029 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Reason: In the interest of clarity.

2. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

3. The site development work and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material.

Reason: In the interests of orderly development and to ensure that the adjoining roadways are kept in a clean and safe condition.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

Reason: In the interest of public health.

5. 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 prior to commencement of development 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.