

An
Coimisiún
Pleanála

Commission Order
ACP-322791-25

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/60148

Appeal by Curtmount Properties Limited care of Tony Bamford Planning of Sky Business Centre, Clonsaugh Business and Technology Park, Clonsaugh, Dublin against the decision made on the 20th day of May, 2025 by Kildare County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

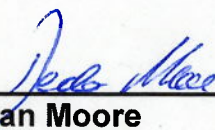
Proposed Development: Renovation of the existing red brick building (375 square metres) and its change of use from office/administration to a local day service facility, including office, education, training and work placement. Construction of a bin store area, new internal circulation roads and footpaths for cars and pedestrians, car parking, electric vehicle charging points and cycle parking, landscaping works both hard and soft, crossing points, and a new boundary wall and railing along the roadside. Access to the development will utilise the newly constructed internal access road within the site. The development also includes signage associated with the ground floor uses in the proposed local day service facility. All associated works to complete the development, including all necessary drainage works, all at Athgarvan Road, Newbridge, County Kildare.

Decision

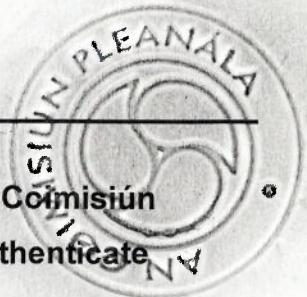
Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the existing building on site and the location of the site in a mixed-use area characterised by the transition between Newbridge town centre to the west and lower order retail and commercial uses to the east, the surrounding pattern of development, and the nature, scale and intended use of the proposed development, it is considered that the imposition of condition number 2 is not warranted and that the proposed development would be in accordance with the applicable land use zoning and would not seriously injure the amenities of the area. The development, as proposed, would, therefore, be in accordance with the proper planning and sustainable development of the area.


Declan Moore

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission



Dated this 8th day of October 2025.