



An
Coimisiún
Pleanála

Commission Order
ACP-322839-25

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/60364

Appeal by Christopher Nolan care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 30th day of May, 2025 by Kildare County Council to refuse permission.

Proposed Development: Development for existing detached single storey house with non-habitable attic space which includes a ground floor integrated family unit with accessible entrance. Permission is required to remove the existing kitchen in the family unit and integrate the family unit back into the main house (as per conditioned parent planning application register reference number 11/330) and permission is required to remove the existing accessible door and replace it with a window. Retention permission is also required for the detached single storey domestic garage and storage building, as constructed, located to the rear of the existing house, recessed entrance, as constructed, and all associated site works, all at Larkfield, Punchersgrange, Newbridge, County Kildare.

Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the planning history of the site, with particular reference to the planning permission granted under planning register reference number 11/330, including through which the need to live in this rural area met the requirements of the planning authority, the pattern of development in the area, the nature of the proposed development and development proposed to be retained, and the provisions of the Kildare County Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would be acceptable in terms of siting, design and wastewater treatment, would not seriously injure the visual amenities of the area or the amenities of property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would constitute an appropriate development at this rural location. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 within three months of the date of this order and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be retained, carried out and completed in accordance with the terms and conditions of the permission granted under planning register reference number 11/330, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is retained, carried out and completed in accordance with the previous permission.

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.

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *20th* day of *October*, 2025.