



An
Coimisiún
Pleanála

Commission Order
PL-500026-KE

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/60798

Appeal by Vincent King care of MCG Planning against the decision made on the 8th day of September, 2025 by Kildare County Council to refuse permission.

Proposed Development: Extend existing amusement/gaming arcade into adjoining property. The application will also include the change of use of adjoining property from hairdressing into amusement/gaming arcade, all at Charlotte Street/Eyre Street, Newbridge, County Kildare.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Kildare County Development Plan 2023-2029, the existing established use of the site and the nature of the proposed development, the location of the site outside of the core retail area, the surrounding commercial context, the nature of Eyre Street, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character or mix of uses in the vicinity, would not result in an oversupply of amusement/arcade use, would not seriously injure the amenities of the area or of property in the vicinity, would not detract from the retail function of the town centre or compromise its vitality, vibrancy or viability, and would not hinder wider regeneration efforts or the future development of a high-quality vibrant town centre. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Reason: In the interest of clarity.

2. Prior to commencement of development, details of signage shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of visual amenity.

3. The extended area shall not operate independently of the existing arcade without a prior grant of planning permission.

Reason: In the interest of the proper planning and sustainable development of the area.

4. Amplified music or other specific entertainment noise emissions from the premises shall not exceed the background noise level by more than 3 dB(A) during the period 0800 to 2200 hours and by more than 1 dB(A) at any other time when measured at any external position adjoining an occupied dwelling in the vicinity. The background noise level shall be taken as L90 15 mins and the specific noise shall be measured at LAeq.T 15min.

Reason: In order to protect the amenities of property in the vicinity having particular regard to the nuisance potential of low frequency sound emissions during night-time hours.

5. The amusement/gaming arcade shall not operate outside the hours of 1000 to 2200 daily.

Reason: In the interest of residential amenity.

Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this *30* day of *January* 2026.