

An
Coimisiún
Pleanála

Commission Order
PL-500279-KE-25

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/60995

Appeal by Tania Rosa Cuevas and Sandip Kumar against the decision made on the 22nd day of October, 2025 by Kildare County Council to grant, subject to conditions, a permission to Rafael Amorim in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission is sought for: (a) the provision of a pergola structure with a roof covering and (b) the provision of a timber garden shed including all associated site works and services at 38 Ardrath Meadow, Celbridge, County Kildare.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

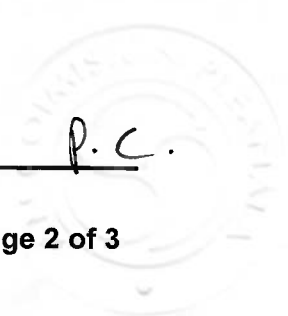
Having regard to the new residential zoning objective for the site, the provisions of the Kildare County Council Development Plan 2023-2029, the nature, scale and design of the development to be retained and their use ancillary to the house, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not unduly impact on the residential amenities of property in the immediate vicinity, would not negatively impact on the surrounding visual amenities, 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 retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. The use of the pergola and shed shall be restricted to a residential use directly associated with the use of the existing house on the site for such purposes, and the structure shall not be sub-divided from the existing house, either by way of sale or letting or otherwise, and shall not be used to provide residential accommodation for a family member/granny flat or used for commercial purposes.



Reason: To ensure that the development complies with the terms of the permission in the interest of orderly development.

Patricia Calleary

Patricia Calleary

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

Dated this *28th* day of *April* 2026

