



Planning and Development Act 2000, as amended

Amendment of Commission Order

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/61030

Development Concerned: An amendment to previously permitted development Register Reference 20/108 (ABP-309929-21), to remove the basement level, create a new podium level and incorporate a new lower ground floor and penthouse level to provide 10 number additional apartments. The principal amendments to the permitted development comprise: omission of basement level and provision of a new podium level, incorporating landscaped open space, resulting in the creation of lower ground floor level access via a ramp at the same location as the permitted basement ramp; provision of 10 number additional apartments (two number one-bed and eight number two-bed units) as a result of the new lower ground floor level and the provision of a part penthouse level to permitted Blocks A and B; consequential increase in the height of permitted Blocks A and B from five number storeys over basement to six number storeys, part seven number storey (presenting as five number part six number storeys over podium level) and all associated elevational amendments; reduction in the total quantum of car parking from 50 number spaces permitted to 35 number spaces now proposed at lower ground level and the associated increase in bicycle parking from 126 number spaces

permitted to 151 number spaces now proposed at lower ground and podium level; and all associated and ancillary landscape, services infrastructure, site and development works associated with the proposed amendments. The proposed amendments will result in the total number of residential units increasing from 49 number previously permitted to 59 number now proposed, comprising of 14 number one-bed, 41 number two-bed and four number three-bed units. The footprint of Blocks A and B and the layouts of the permitted apartments and childcare facility are unchanged from the permitted development Register Reference 20/108 (ABP-309929-21), all on lands to the north of Louisa Park, Station Road, Leixlip, County Kildare.

WHEREAS the Commission made a decision, to grant permission subject to conditions, in relation to the above-mentioned appeal by order dated the 5th day of May, 2026,

AND WHEREAS it has come to the attention of the Commission that condition number 5 was inserted incorrectly as the development relates only to apartments and it should not have been added in the Commission Order,

AND WHEREAS the Commission considered that the clarification of the above-mentioned matter would not result in a material alteration of the terms of the permission,

AND WHEREAS having regard to the nature of the issue involved, the Commission decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation the matter, subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Commission hereby amends the above-mentioned decision so that condition number 5 shall be omitted from the Commission Order.


Declan Moore

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



Dated this 25th day of June 2026.