



An
Coimisiún
Pleanála

Commission Order
PL-500467-KE-25

Planning and Development Acts 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/60225

Appeal by Xhezaj Construction Limited against the decision made on the 20th day of November, 2025 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: Construction of an apartment development consisting of four apartments (three number two bedroom apartments and one number one bedroom apartment), construction of a single storey detached bin and bicycle building, entrance, car parking and landscaping and all associated site works at Naas Road, Newbridge, County Kildare, as revised by the further public notices received by the planning authority on the 28th day of October, 2025 as follows: revised changes to the proposed development which now consists of permission for construction of an apartment development consisting of four apartments (three number two bedroom apartments and one number one bedroom apartment), entrance, car parking and landscaping and all associated site works. The apartment development has been redesigned and relocated on site as a request for further information.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. Notwithstanding the acceptability, in principle, of residential development on lands zoned 'B: Existing Residential/Infill' in the Newbridge Settlement Plan, having regard to the length, height and proximity of the north-eastern elevation of the proposed building to the boundary with, and along the full length of the private open space of number 1 Little Connell Mews, it is considered that the proposed development would have an overbearing impact on that property. Furthermore, in the absence of a sunlight, daylight and overshadowing analysis as required by Section 15.2.2 of the Kildare County Development Plan 2023-2029, the Commission is not satisfied that the proposed development would not result in undue overshadowing of that private open space. The proposed development would seriously injure the residential amenities of property in the vicinity and would be contrary to the zoning objective which seeks to protect and enhance the amenity of established residential communities, to Objective HO O6 of the Development Plan and to Specific Planning Policy Requirement 1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

2. Having regard to the layout of the proposed development, in particular the amount of paving, the provision of five car parks adjacent the limited open space impacting its outlook and useability, the location of the over ground pond, and the enclosed private amenity space serving Unit 3 with its limited outlook and access to daylight and sunlight, the Commission is not satisfied that the proposed development is of sufficient overall design quality to warrant the relaxation of standards provided for under Specific Planning Policy Requirement 2 and paragraph 3.39 of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023), or that it would provide an adequate level of residential amenity for future occupants. The proposed development would, therefore, be contrary to 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 13th day of October 2026.