



An
Coimisiún
Pleanála

Commission Order
PL-500490-KE

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/60764

Appeal by Jason Keeler against the decision made on the 28th day of November, 2025 by Kildare County Council to refuse permission.

Proposed Development: Retention of ground floor extension to rear and internal modifications to existing dwelling, including associated site works, all at 57 River Forest View, Leixlip, 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 provisions of Section 15.4.12 of the Kildare County Development Plan 2023-2029 in relation to Extensions to Dwellings, and Zoning Objective 'B' Existing Residential/Infill of the Leixlip Local Area Plan 2020-2026, as extended, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure existing residential amenities, would not have an adverse impact upon the character of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 5th day of November, 2025, 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The use of the extension proposed to be retained shall be restricted to a kitchen, utility, store and home office, incidental to the existing dwelling as specified in the lodged documentation and drawing number FI 001, unless otherwise authorised by a prior grant of planning permission.
- (b) The existing dwelling and the extension proposed to be retained shall be jointly occupied as a single residential unit as specified in the lodged documentation, and the extension shall not be used, sold or let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To protect the amenities of property in the vicinity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. 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.



Emer Maughan

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 24th day of April 2026.

