An Coimisiún Pleanála

Commission Order

PL-501608-KE-26

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 26/60367

Appeal by Loughlin and Kay Stephens and by Annette Head against the decision made on the 29th day of May, 2026 by Kildare County Council, to grant subject, to conditions a permission to Kim Murphy in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations and extensions to existing two-storey semi-detached dwelling. Extensions to the front, side and rear of the existing dwelling to provide new entrance porch, home office, utility room, playroom and extended living area all at ground floor level. Also, alterations and extensions to existing bedrooms and an additional bedroom at first floor level, along with all associated site development and facilitating works at 73 Willowbrook Lawns, 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 nature of the proposed development for a single and two storey extension to an existing dwelling in an established residential area within the settlement boundary of Celbridge, it is considered that, subject to compliance with the conditions set out below and by virtue of the design, location and context, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would not be detrimental to the quality of the public realm. The proposed development would be in accordance with the policies and objectives of the Kildare County Development Plan 2023-2029 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 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 development shall be carried out and completed in accordance with the agreed particulars.

   Reason: In the interest of clarity.

2. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

   Reason: To safeguard the amenity of property in the vicinity.

3. The site development work and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material.

   Reason: In the interest of orderly development and to ensure that the adjoining roadways are kept in a clean and safe condition.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

   Reason: In the interest of public health.

5. 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 prior to commencement of development 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.

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

Dated this 16th **day of** Oct. **2026.**