

An
Bord
Pleanála

Inspector's Report

ABP321722-25

Development

Extensions to front, side and rear of house, new garden shed & wall, widening of vehicular entrance & alterations to boundary wall.

Location

15 The Grove, Louisa Valley, Leixlip, Co. Kildare.

Planning Authority

Kildare County Council

Planning Authority Reg. Ref.

2461134

Applicant(s)

Tom Davy & Aoife McDonnell.

Type of Application

[Click here to enter text.](#)

Planning Authority Decision

Refuse permission.

Type of Appeal

First Party

Appellant(s)

Tom Davy & Aoife McDonnell.

Observer(s)

(1) Niall McIntyre

Date of Site Inspection

26/03/25.

Inspector

Anthony Abbott King

1.0 Site Location and Description

- 1.1. No. 15 The Grove, Louisa Valley, is a detached two-storey dwelling house within a mature suburban crescent shaped cul-de-sac forming part of the Louisa Valley estate.
- 1.2. The Louisa Valley estate is approximately 900m northwest of Leixlip town centre and approximately 400m from Louisa Bridge railway station (Maynooth line). The estate comprises a network of suburban avenues and cul-de-sacs.
- 1.3. The houses in the cul-de-sac are similar detached properties, 7 detached dwellings in total, which were constructed circa.1990 (nos. 15-27 The Grove).
- 1.4. The crescent shaped cul-de-sac faces south west. The western curve of the streetscape is shorter than the eastern building line. The lands directly opposite nos. 23-27 The Grove (to the east) are occupied by the large front garden of no.15 The Grove and by the shorter end of an indicative oblong green open space.
- 1.5. No.15 is an end house in the cul-de-sac defining the western end of the cul-de-sac curve. It is positioned significantly forward of no.17 The Grove, which is the adjoining house to the north-east in the cul-de-sac.
- 1.6. No.15 enjoys a larger plot than the neighbouring properties in the cul-de-sac, including an elongated front curtilage, which merges with the public open space.
- 1.7. There is a high wall (3m) demarcating the shared south-western property boundary with the rear gardens of nos. 7-13 The Grove, which are configured perpendicular to the elongated plot accommodating no.15 The Grove.
- 1.8. The front garden accommodates in-curtilage car parking. The dwelling house is slightly elevated located on a rise with a gentle slope ascending from the front boundary and vehicular entrance gate.
- 1.9. Site area is given as 0.058 hectares.

2.0 Proposed Development

- 2.1. Permission for extensions and alterations to existing two-storey dwelling comprising:
- (1) The construction of new single and two-storey extensions to front, side and rear of house including all internal reconfiguration and associated refurbishment works;
 - (2) Removal of existing garden sheds & rear garden boundary fence and construction of new garden shed and new wall to the north-east boundary;
 - (3) widening of existing vehicular entrance and associated alterations to wall, kerbs and footpath;
 - (4) Extension of height of existing front boundary wall with new fence;
 - (5) All associated site development works, drainage, hard & soft landscaping and all other ancillary works.

3.0 Planning Authority Decision

3.1. Decision

Refuse permission

3.1.1. Reason for refusal:

(1) Section 15.4.12 of Chapter 15 of the Kildare County Development Plan 2023-2029 requires extensions to dwellings to have regard to the design, form and scale of the existing dwelling and adjoining properties. It is considered that the proposed development, by way of its design, scale and bulk would fail to align with the development management standards set out in the County Development Plan, would fail to integrate into its surroundings, would result in an incongruous transition in character, would detract from the character of the area and would therefore be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The decision of the CEO of Kildare County Council reflects the recommendation of the planning case officer.

3.2.2. Other Technical Reports

No objection subject to condition.

3.3. Prescribed Bodies

N/A

3.4. Third Party Observations

There is one third party objection recorded on file. The grounds of objection principally relate to the visual impact of the proposed development on the receiving environment.

4.0 Planning History

There is no recent relevant planning history.

5.0 Policy Context

Development Plan

The relevant local planning policy documents are the Kildare County Development Plan 2023-2029 and the Leixlip Local Area Plan (LAP) 2020-2023 (extended to March 2026).

Zoning

The relevant zoning objective is Objective B: 'Existing / Infill Residential' (Leixlip Local Area Plan (LAP) 2020-2023, Land Use Zoning Objectives Map Reference 4).

Section 13 (Land Use Zoning Objectives), Table 13-1 (Land Use Zoning Objectives) of the Leixlip Local Area Plan (LAP) 2020-2023 *inter alia* states in the matter of Objective B:

To protect and enhance the amenity of established residential communities and promote sustainable intensification.

Chapter 15 (Development Management Standards) of the Kildare County Development Plan 2023-2029 is relevant.

Section 15.4.12 (Extensions to Dwellings) states:

Adapting residential units through extensions can sustainably accommodate the changing needs of occupants subject to the protection of residential and visual amenities. A well-designed extension can provide extra space, personalise and enhance the appearance of a dwelling. It would not be practical to set out a prescriptive approach to the design of extensions that would cover every situation, nor is it desirable to inhibit innovation or individuality. The following basic principles shall be applied:

- *The extension should be sensitive to the appearance and character of the house and the local area (urban or rural).*
- *The extension shall have regard to the form and scale of the existing dwelling and should not adversely distort the scale or mass of the structure.*
- *The design and scale should have regard to adjoining properties.*
- *A flexible approach will be taken to the assessment of alternative design concepts and high-quality contemporary designs will be encouraged. A different approach may apply in the case of a Protected Structure, structures with significant heritage or within an Architectural Conservation Area.*
- *In rural areas, the design of extensions should have regard to the Key Principles set out in Appendix 4 Rural House Design Guide.*
- *The extension should not provide for new overlooking or loss of privacy below reasonable levels to the private area of an adjacent residence.*
- *The cumulative impact of the existing extent of overlooking and the overlooking that would arise as a result of any proposed extension need to be considered.*
- *The extension should not have an overbearing impact on neighbouring properties. Large extensions, particularly if higher than one storey, should be moved away from neighbouring property boundaries.*
- *New extensions should not overshadow adjacent dwellings to the degree that there is a significant decrease in daylight or sunlight entering into the house.*

- *An adequate area of private open space, relative to the size of the dwelling should be retained, generally not less than 25sq.m.*
- *Where required, it will be necessary to demonstrate that the existing on-site wastewater treatment system serving the main dwelling can facilitate the additional loading from the proposed extension. Where this cannot be demonstrated, it will be necessary for the on-site wastewater treatment system to be upgraded as part of the development proposal.*

5.1. **Relevant National or Regional Policy / Ministerial Guidelines (where relevant)**

- The Department of Housing, Local Government and Heritage 'The Sustainable Residential Development and Compact Growth Guidelines for Planning Authorities', (15 January, 2024).

6.0 **EIA Screening**

Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

See completed Form 1 on file.

7.0 **The Appeal**

7.1. **Grounds of Appeal**

The grounds of appeal, prepared by Robert Keran Consulting Limited on behalf of the appellant, are summarised below:

- The principle of development the extension of a residential property is considered acceptable under the 'Existing / Infill Residential' Objective B zoning for the are as provided for under the provisions of the Leixlip LAP.
- The case officer stated the proposal, *inter alia* comprising the construction of new single-storey and two-storey extensions to the front, side and rear of the

existing two-storey house, is considered acceptable subject to a full planning assessment.

- It is claimed it is also clear from the case officer report that there was no concern in relation to the impact of the proposed design on adjoining residential amenities.
- Therefore, it is apparent that the position of the planning authority must be that the scale and bulk would not manifest as a material impact on residential amenity. The careful location of primary massing and the scale of the proposal with reference to neighbouring properties will ensure no overbearing and overshadowing impacts.
- The proposed extension would not extend beyond the existing rear façade of the adjoining property and has been designed with no first floor side fenestration to ensure no overlooking to adjacent properties. The rear garden of the house is generous and will retain an open area exceeding 25 sqm.
- The planning authority expressed concern in the matter of the impact of the proposal on the character of the residential estate / area, which is the justification for refusal. The appellant acknowledges that the development would represent a change in character.
- However, the appellant respectfully claims that the visual impact and impact on the character of the area would be positive representing a welcome contemporary architectural design using quality materials. The introduction of a new interpretation to the 'end of terrace' property should be seen positively in architectural and planning terms.
- The appellant is disappointed at the summary and restricted nature of the planning authority assessment. The case officer does not elaborate beyond a general statement(s) on why the development is unacceptable in terms of not keeping in character with the residential estate.
- It would appear that the planning authority would expect a pastiche approach to any extension in order to match with the type and scale of the other properties in the cul-de-sac. It is claimed that this is a conservative and

unnecessary approach given that the 7 dwellings in the cul-de-sac have no particular design quality or architectural merit.

- The footprint, scale and massing of the design of the rear and side extension has carefully responded to the site allowing the additional scale and massing to be absorbed without adversely impacting adjoining properties. The site displays a notable high boundary wall to the west and a stepped front building line to the east with the adjoining dwelling set back to the north.
- The primary additional massing is located to the rear of the property and is only partially visible to the side of the property. The extension is substantially set back, subservient and allows the original form of the property to be clearly identifiable.
- The proposed front extension is modern, high quality and is informed by the existing building form. The front extension accentuates the two-storey protrusion to the side elevation (west) and maintains the existing single-storey built element to the front of the property. The single-storey extension wraps around the front of the house in a red brick material characteristic of the area.
- Notwithstanding the appellant provides an alternative design option. The alternative design option provides a pitched roof element in lieu of a flat roof to the front two-storey bay, which if An Bord Pleanála consider appropriate can be conditioned. Appendix 2 of the appeal statement contains photomontage images of the originally proposed design and the alternative option.
- The appellant has no objection to the omission of the proposed railing to the top of the existing red brick boundary wall to the south of the site. The appellant is now satisfied that privacy can be achieved by way of soft landscaping.
- Section 15.4.12 of the Kildare County Development Plan sets out basic principles for residential extension. The appellant details compliance with the criteria as set out in Section 15.4.12 claiming that the development will have a positive impact on the surrounding area in terms of character and appearance.

7.2. Planning Authority Response

- The planning authority confirms its decision and refer the Board to the planning reports, internal department reports and prescribed bodies reports in relation to the assessment of this planning application.

7.3. Observations

There is one observation from Niall McIntyre, 6 The Avenue Louisa Valley, Leixlip.
The observation is summarised below:

- The observer claims that several residents have contacted Louisa Valley Residents Association (LVRA) to express their concern about 2 aspects of the planning application. The residents association agrees with the objections to the planning application.
- The main concern relates to the proposed changes to front of no. 15 The Grove, which if granted would result in the front façade being completely different to the all the other properties in Louisa Valley estate. A planning permission if granted would create an outcome that would be completely out of character with the rest of the properties in our estate.
- Extension to the front of the houses in the estate to date have been limited to porches and property colour. The proposal would alter the appearance and character of the estate and would set an unwelcome precedent for residents to emulate.
- The second concern relates to the proposed increase in the height of the front boundary fence, which would read as a compound / stockade type structure. The objectives of the applicant could better be achieved by hedging creating a softer and more compatible visual outcome.

8.0 Assessment

- 8.1. The following assessment covers the points made in the appeal submission and encapsulates my overall consideration of the application. It is noted there are no new substantive matters for consideration.

- 8.2. There is one observation on the appeal. The matters highlighted in the observation are addressed below.

Development proposal in context

- 8.3. The applicant proposes to extend and alter the existing dwelling house on site to create a comfortable family home meeting modern standards of space and energy efficiency, which is located in a cul-de-sac of similar detached houses within a mature suburban housing estate.
- 8.4. The existing dwelling house has a floor area of approximately 150 sqm. The proposed floor area of the extended dwelling would be 216 sqm.
- 8.5. The development will require the demolition of existing sheds approximate 14 sqm (13.6 sqm.) and the construction of an approximately 14 sqm replacement (maximum height 3.2m) shed in the rear garden.
- 8.6. The planning authority refused planning permission *inter alia* on the grounds that the proposed development, by way of its design, scale and bulk, would fail to align with the development management standards set out in the Kildare County Development Plan 2023-2029 and would fail to integrate into its surroundings, detracting from the character of the area, and would be inconsistent with Section 15.4.12 of the Plan.
- 8.7. The appellant claims that the proposed development is carefully considered in terms of height, massing and scale representing a high quality contemporary design solution, which would have a positive impact on the surrounding area in terms of character and appearance and would not have an adverse impact on the residential amenities of adjoining properties.
- 8.8. The appellant has provided the Board with an alternative option for the treatment of the roof of the proposed front facade re-introducing a pitched roof profile for the flat roof originally proposed to an existing projecting two-storey bay.

Zoning

- 8.9. The site is zoned Objective B: 'Existing / Infill Residential' under the provisions of the Leixlip Local Area Plan (LAP) 2020-2023 (extended until March 2026): *To protect and enhance the amenity of established residential communities and promote sustainable intensification*. Residential development is acceptable in principle.

Development Plan policy residential extension

- 8.10. Section 15.4.12 of the Kildare County Development Plan 2023-2029 supports the adaption of residential units through extension, which can sustainably accommodate the changing needs of occupants subject to the protection of residential and visual amenities.
- 8.11. It states that a well-designed extension can provide extra space, personalise and enhance the appearance of a dwelling. Section 15.4.12 provides guidance criteria for the extension of existing dwelling units.
- 8.12. The guidance *inter alia* requires that the extension(s) should be sensitive to the appearance and character of the house and the local area, shall have regard to the form and scale of the existing dwelling and should not adversely distort the scale or mass of the structure, should have regard to adjoining properties in terms of design and scale not having an overbearing or overshadowing impact while not provide for new overlooking or loss of privacy and, an adequate area of private open space, relative to the size of the dwelling should be retained.
- 8.13. The applicant proposes a comprehensive redesign of the existing house on site. I consider that the policy framework provided by the Kildare County Development Plan, which supports the adaption of residential units, can accommodate the extension and alteration of the existing dwelling house as proposed subject to the protection of existing residential and visual amenities.

Rear, side & front extension & site alterations

- 8.14. The proposed development would provide for a two-storey and single storey rear extension and a two-storey side extension to the existing dwelling, which would wrap around the north-east side of the house.
- 8.15. The front extension would extend an existing projecting single-storey element across the front elevation of the house, exhibiting a flat roof profile, and would replace the gable fronted existing two-storey projecting bay with a flat roof.
- 8.16. The front extension would exhibit a red brick finish to harmonise with the material finish in the estate and a projecting canopy would unify the front façade. The front and rear elevations would exhibit vertical timber / composite cladding to create an overall contemporary composition.

- 8.17. The house would be reconfigured internally to provide enhanced reception and bedroom accommodation including a master bedroom suite. The rear extension downstairs would provide a new kitchen, dining and living area and the front extension would extend an existing lounge and provide a new entrance.
- 8.18. A lightwell would funnel light from above into the interior of the floor plan of the extended kitchen / dining / living area.
- 8.19. Externally a new garden shed and a new north-eastern boundary wall to replace the existing fence is proposed. A new fence is also proposed to the front boundary wall to increase the height of the front boundary.
- 8.20. Finally, the vehicular entrance gate would be widened.

Sensitive to the appearance and character of the house and the local area

- 8.21. The appellant states that it would appear from the planning assessment and reason for refusal that the planning authority would expect a pastiche approach to any extension in order to match with the type and scale of the other properties in the cul-de-sac.
- 8.22. The observer claims that the front façade would be completely different to all the other properties in Louisa Valley estate. The proposal would alter the appearance and character of the estate and would set an unwelcome precedent for residents to emulate.
- 8.23. Section 15.4.12 provides that a flexible approach will be taken to the assessment of alternative design concepts and high-quality contemporary designs will be encouraged.
- 8.24. The appellant claims that the character of the area would be positively impacted by the development, which would represent a welcome contemporary architectural design using quality materials. It is argued that the introduction of a new interpretation to the 'end of terrace' property should be viewed positively in architectural and planning terms.
- 8.25. I acknowledge that Louisa Park represents an intact set piece of 1990's suburban house design. There are alterations and additions to a number of the houses in the estate including in the immediate vicinity. However, comprehensive house re-design is not evident.

- 8.26. The subject house at no. 15 The Grove is a detached property on a substantial plot, including an elongated front garden. The house is positioned at the end of a crescent shaped cul-de-sac (nos. nos. 15-27 The Grove) and is set significantly forward of the adjoining house at no. 17 The Grove.
- 8.27. The lands directly opposite nos. 23-27 The Grove are occupied by the large front garden of no.15 The Grove and by the shorter end of an indicative oblong public green space facing south.
- 8.28. I consider that the detached status of the existing house, the asymmetry of the crescent shaped cul-de-sac (houses nos. 15-27) and the size of the plot accommodating no. 15 The Grove, which visually extends into the open space to the south, provides an opportunity for a flexible design solution in the extension and alteration of the subject house.
- 8.29. I consider that a contemporary design solution is an appropriate response. However, I acknowledge that the proposed front elevation as originally proposed would not be optimum noting its strong horizontal emphasis.
- 8.30. The applicant has provided an alternative option in the appeal statement that would substitute the proposed flat roof of the front elevation two-storey bay for a pitched roof.
- 8.31. The pitched roof would re-introduce a vertical emphasis to the façade design that would provide a modulation echoing the vertical emphasis of the adjoining houses in the cul-de-sac.
- 8.32. I also note that the infill semi-detached housing type known as The Grange located to the west of the access road into The Grove exhibit gable fronted projecting two-storey bays to the street.
- 8.33. If a positive recommendation is recorded the redesign of the front bay projection to reinstate a pitched roof profile can be dealt with by way of condition.

The form and scale of the existing dwelling should be respected

- 8.34. The appellant claims that primary additional massing is located to the rear of the property and is only partially visible to the side of the property. The extension is substantially set back, subservient and allows the original form of the property to be clearly identifiable.

- 8.35. I acknowledge that the elevation changes proposed to the existing building in combination with its extension present as a distinct physical change to the existing house on site.
- 8.36. However, I would concur with the appellant that the massing and the form of the extensions are subservient to the original structure. I note that the rear and side extensions form an integrated whole. However, the front extension is separate from the rear / side extension assisting in the reading of the original structure, which is still identifiable.

Potential impact on the amenities of adjoining properties

- 8.37. The appellant claims that the footprint, scale and massing of the design of the rear and side extension has carefully responded to the site allowing the additional scale and massing to be absorbed without adversely impacting adjoining properties. The site displays a notable high boundary wall to the west and a stepped front building line to the east with the adjoining dwelling set back to the north.
- 8.38. The extended house would have a separation distance of over 12m from the rear boundary to the single-storey element of the proposed rear extension. I do not consider that any adverse impacts would result in the matter of the adjoining house to the rear at no. 2 The Avenue given the separation distances between these back to back houses.
- 8.39. A high boundary wall defines the shared property boundary with nos. 7-13 the Grove, which are configured perpendicular to the elongated plot accommodating no. 15 The Grove. I also note that the massing of the rear and side extensions is located on the opposite north-east of the site.
- 8.40. The massing of the two-storey side extension on the north-eastern boundary with no. 17 The Grove would be set back 1260mm from the shared property boundary. The gap between the extended no.15 the Grove and no.17 The Grove would be 3379mm.
- 8.41. I consider that an appropriate visual break would be maintained between the adjoining detached houses.
- 8.42. The rear extension would be set back from the rear building line of no.17 The Grove, as such, there would be no overbearing or overshadowing impacts. The massing of

the new extension would be located opposite the existing south-west gable of No.17 The Grove.

8.43. The side extension has no first floor fenestration, as such, no overlooking would result given that there would be no new window openings and given the significant set-back of no.17 The Grove from no.15 The Grove.

8.44. I consider that no adverse impacts would result from the proposed rear and side extensions to adjoining properties to the west, north and east.

Retained private open space

8.45. The residual rear garden would remain substantial net of the footprint of the rear extension and the new shed. The substantive truncated rear garden length would be approximately 16m.

8.46. *Alteration to site boundaries and demolition / construction of a garden shed*

8.47. The applicant proposes to replace the north-eastern boundary fence with a masonry wall. The wall would be of an identical height to the existing fence. I consider that the proposed replacement boundary treatment would be acceptable.

8.48. The appellant has no objection to the omission of the proposed railing to the top of the existing red brick boundary wall to the south of the site. The appellant is now satisfied that privacy can be achieved by way of soft landscaping. This matter can be dealt with by way of condition.

8.49. Finally, the applicant proposes to demolish two existing garden sheds in the rear garden and to construct a new larger garden shed (5260mm x 3000mm). The new shed would be located in the north-west corner of the garden.

8.50. The shed would have a footprint similar to the footprint of the sheds to be demolished. It would have a mono-pitch roof and a maximum height of 3.2m. I consider that the proposed garden shed would be acceptable in principle.

Widening of vehicular access

8.51. The applicant proposes to widen the existing vehicular entrance by relocating the gate pier by 1240mm. A section of the existing footpath and green area would be ditched and finished to Kildare County Council specification.

- 8.52. The Transport, Mobility and Open Space Department have no objection to the proposed widening subject to condition. The Department recommends that the entrance shall be constructed generally in accordance with Drawing E/3639-3 and Site Layout Plan, Drawing No. P-001, submitted to the planning authority on 30/10/24. This matter can be dealt with by condition 1 of the permission.

Development Contribution Scheme

- 8.53. The Kildare County Council Development Contribution Scheme 2023-2029 (adopted 19th December, 2022) requires a contribution rate of €62 per sqm. for residential development. The first 40 sqm. of a domestic extension to a house is exempted. However, all domestic extensions shall be charged the residential rate above 40 sqm.
- 8.54. I consider that a development contribution condition should attach in the instance of the proposed development, as the existing dwelling house will be extended in excess of 40 sqm.

9.0 **AA Screening**

I have considered the proposed development in-light of the requirements S177U of the Planning and Development Act 2000 (as amended).

The subject site is located within an established urban area and is connected to piped services and is not immediate to a European Site. The proposed development comprises a domestic extension as set out in Section 2.0 of this report.

No significant nature conservation concerns were raised in the planning appeal.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site given the small-scale nature of the development.

I conclude that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Recommendation

10.1. I recommend a grant of planning permission subject to condition for the reasons and considerations set out below.

11.0 Reasons and Considerations

Having regard to the grounds of appeal, the 'Existing / Infill' residential zoning objective B, the pattern of development in the area and the policy framework provided by the Kildare County Development Plan 2023-2029, it is considered that the proposed development to extend the existing dwelling house at no.15 The Grove, subject to condition, would be consistent with Section 15.4.12 of the Kildare County Development Plan 2023-2029, would provide a reasonable upgrade of accommodation on site, would not have an adverse impact on the amenities of adjoining properties and, as such, would be consistent with the proper planning and sustainable development of the area.

12.0 Conditions

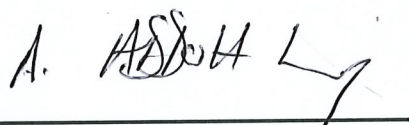
1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the particulars received by An Bord Pleanála on the 21 day of January 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Prior to the commencement of development, the applicant shall submit revised elevation drawings for the written agreement of the planning authority to provide for the following:</p>

	<p>(a) The 2-storey bay projection to the front elevation shall have a pitched roof profile as shown on the submitted photomontage drawing included as part of the appeal statement;</p> <p>(b) The boundary railing proposed to be raised above the existing (south) front boundary wall shall be omitted from the development.</p> <p>Reason: In the interest of residential and visual amenity.</p>
3.	<p>Details of the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development, including the finish of the south gable elevation of the proposed two-storey extension, which shall exhibit a white painted finish.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
5.	<p>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. The contribution shall be paid prior to the 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</p>

planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 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

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

A handwritten signature in black ink, appearing to read 'A. ABBOTT KING', written over a horizontal line.

Anthony Abbott King
Planning Inspector

26 March 2025

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	ABP321722-25		
Proposed Development Summary	Domestic Extension		
Development Address	No. 15 The Grove, Louisa Valley, co. Kildare		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? <small>(that is involving construction works, demolition, or interventions in the natural surroundings)</small>	Yes	x	
	No		
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	Tick/or leave blank		Proceed to Q3.
No	Tick or leave blank	x	Tick if relevant. No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes	Tick/or leave blank		EIA Mandatory EIAR required
No	Tick/or leave blank	N/A	Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	Tick/or leave blank	N/A	Preliminary examination required (Form 2)
5. Has Schedule 7A information been submitted?			

No	x	Screening determination remains as above (Q1 to Q4)
Yes		Screening Determination required

Inspector: A. B. L. 2 Date: 06/03/25