

An
Coimisiún
Pleanála

Direction
CD-020299-25
ABP-313306-22

The submissions on this file and the Inspector's report were considered at meetings held on 17/07/2025 and 22/07/2025. The Commission decided this case in accordance with the following:


Having regard to Section 18 of the Planning and Development (Housing) and Residential Tenancies Act 2016, the Commission considered that further elaboration in respect of the zoning status of the subject site, and the applicable Core Strategy for Newbridge as set out in the Kildare County Development Plan 2023-2029, would assist the comprehensive and complete assessment of the proposed development to ensure that all material considerations are clearly identified and assessed, and decided to hold a limited agenda Oral Hearing to address concerns regarding the following specific matters.

The Commission is of the view that further elaboration or justification is required in respect of the matters set out below.

1. Given the expiration of the Newbridge Local Area Plan (2013-2019 – Extended to 2021), clarity as to the current zoning status of the subject site.
2. The relevant provisions of the Kildare County Development Plan 2023 - 2029, with particular regards to the 'Core Strategy' and Table 2.8 which indicates a Housing Target for 2023-2029 of 1,601 units for Newbridge and the number of dwellings already approved within this timeframe (i.e. what is the remaining capacity?).

The Commission is of the opinion that a limited agenda Oral Hearing would allow matters requiring further clarification to be dealt with expeditiously, and that this would be consistent with the provisions of Section 18(1)(b)(i) and (ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Planning Commissioner:



Declan Moore

Date: 22/07/2025