Comhairle Contae Chill Dara
Kildare County Council

Date: 12/08/2026
Pl. Ref: 26/60237

Killross Properties Ltd
c/o Rory Kissane
First Floor Unit 4
Dunboyne Business Park
Dunboyne
A86 XR04

Planning Register Number: 26/60237
Application Receipt Date: 04/03/2026

PERMISSION is sought for amendments to a previously permitted residential development as granted under An Coimisiún Pleanála Ref. No. PL-500013-KE (Planning Ref. 25/60274) for the construction of an additional floor at third floor level to Apartment Blocks N1 and N2 comprising 5 no. 2-bedroom apartments to each block giving a total of 10 no. 2-bedroom apartments, along with all associated elevational amendments, amendments to parking spaces within the development and all other site development works at site east of the R415 in the AT Townlands of Kildare and Whitelands East, Kildare Town, Co. Kildare IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.

In pursuance of the powers conferred upon them by the Planning & Development Act 2000 (as amended), Kildare County Council have by Order dated 07/07/2026 GRANTED PERMISSION to the above named, for the above development subject to 7 conditions set out in the attached schedule.

Date: 12/08/2026

Signed: pp _____
Senior Executive Officer
Planning Department

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:

(1) In case the development to which the permission relates is not commenced during the period, the entire development, and

(2) In case such development is so commenced, so much thereof as is not completed within that period.

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Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, (as amended).

Having regard to the nature and design of the development, and the objectives of the Kildare Town Local Area Plan 2023–2029 and the Kildare County Development Plan 2023-2029 (as varied), it is considered that subject to compliance with the conditions attached the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications received by the Planning Authority on 04/03/2026 and amended by the Further Information received on 12/06/2026, save as may be required by the other conditions attached hereto.

   Reason: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. The Applicant/Developer to pay to Kildare County Council the sum of **€59,644.00** being the appropriate contribution to be applied to this development in accordance with the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022 in accordance with Section 48 of the Planning and Development Act 2000 as amended. Payments of contributions are strictly in accordance with Section 13 of the Development Contribution Scheme adopted by Kildare County Council on 19th December 2022.
   Development Contributions are due for payment once a commencement notice is lodged. In the case of retention permission, development contributions are due on the issuing of a Final Grant of planning permission.

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Note: Please note water and wastewater development contribution charges now form part of the water connection agreement, if applicable, with Uisce Éireann.

Reason: It is considered reasonable that the Developer should make a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

3. This permission authorises the following amendments to amendments to Ref. No. PL-500013-KE (Planning Ref. 25/60274) including:

   - The construction of an additional floor at third floor level to Apartment Blocks N1 and N2 comprising 5 no. 2-bedroom apartments to each block giving a total of 10 no. 2-bedroom apartments.
   - All associated elevational amendments.
   - Amendments to parking spaces within the development.
   - All other associated site development works.

   It does not relate to any other development not subject of this application whether or not such development would otherwise constitute exempted development.

   Reason: To avoid any misunderstanding as to the proper construction of this permission.

4. The Developer shall install the internal 3-metre-wide shared permeability link along the northern boundary of the railway, with black stone mastic asphalt or bound buff coloured surfacing. The Developer shall ensure that the permeability link will tie-in with developments on both sides of the current site. The Developer shall ensure that the Permeability link has suitable public lighting.

   In the event to delay in the developments on either side of the current development (26/60237); **prior to occupation of the final five residential units**, the Developer shall transfer the land and set back necessary to Kildare County Council to complete the Permeability Link.

   Reason: To support sustainable transport modes, enhance walkability and cycle accessibility; and integrate the development with the surrounding area.

5. Domestic waste associated with the operation of the development shall maintained and operated in accordance with the waste storage and collection detailed in Operational Waste Management Plan by FCE Fitzsimons Consulting Engineers received by the Planning Authority on 12/06/2026.

   Reason: In the interest of proper planning and sustainable development.

Kildare County Council - Inspection Purposes Only

6. The development shall be built and maintained in accordance with the recommended Noise Mitigation Measures detailed in Noise Mitigation Report by Navitus received by the Planning Authority on 12/06/2026.

   Reason: To reduce or prevent the intrusion of noise (or vibration), in the interest of residential amenity.

7. The terms and conditions of the grant of permission made by the Planning Authority under ACP Reg. Ref: PL-500013-KE (KCC Reg. Ref: 25/60274) and any agreements entered into thereunder, insofar as these are applicable, shall be complied with in full in the course of the development herein permitted, save for the changes permitted under this application.

   Reason: In the interest of the proper planning and sustainable development of the area.

ADVICE NOTE TO APPLICANTS

All applicants are advised to make themselves aware of their responsibilities under the requirements of the Building Control Regulations 1997 to 2021, the EU Construction Products Regulations, and the EU Energy Performance of Buildings Regulations.
Further information and FAQ's can be found online at https://localgov.ie/ or https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/
NB: Failure to submit a Commencement Notice (where required) is an offence and will have serious consequences which cannot be regularised at a later date. You may have difficulties in selling your property if you cannot prove that the statutory requirements relevant to the property have been met.

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