

PLANNING DEPARTMENT

Planning Report



26/60465

Name of Applicant

Frances McGilloway

**Address of Development
Development**

325 Castletown, Leixlip, Co. Kildare

Permission for the construction of an extension and the refurbishment of an existing dwelling; together with associated siteworks and connection to services

Type of Permission

Permission

Date Inspected

18/06/2026

Due Date

23/06/2026

Description of Proposed Development

Permission for the construction of an extension and the refurbishment of an existing dwelling; together with associated siteworks and connection to services.

Site Location

The subject site is located within the Castletown estate in Leixlip and is approx. 640m from the Louisa Bridge train station. Leixlip GAA Clubs 2 no. pitches are located in close proximity to the site. The dwelling on site is 2 no. storey and semi-detached.

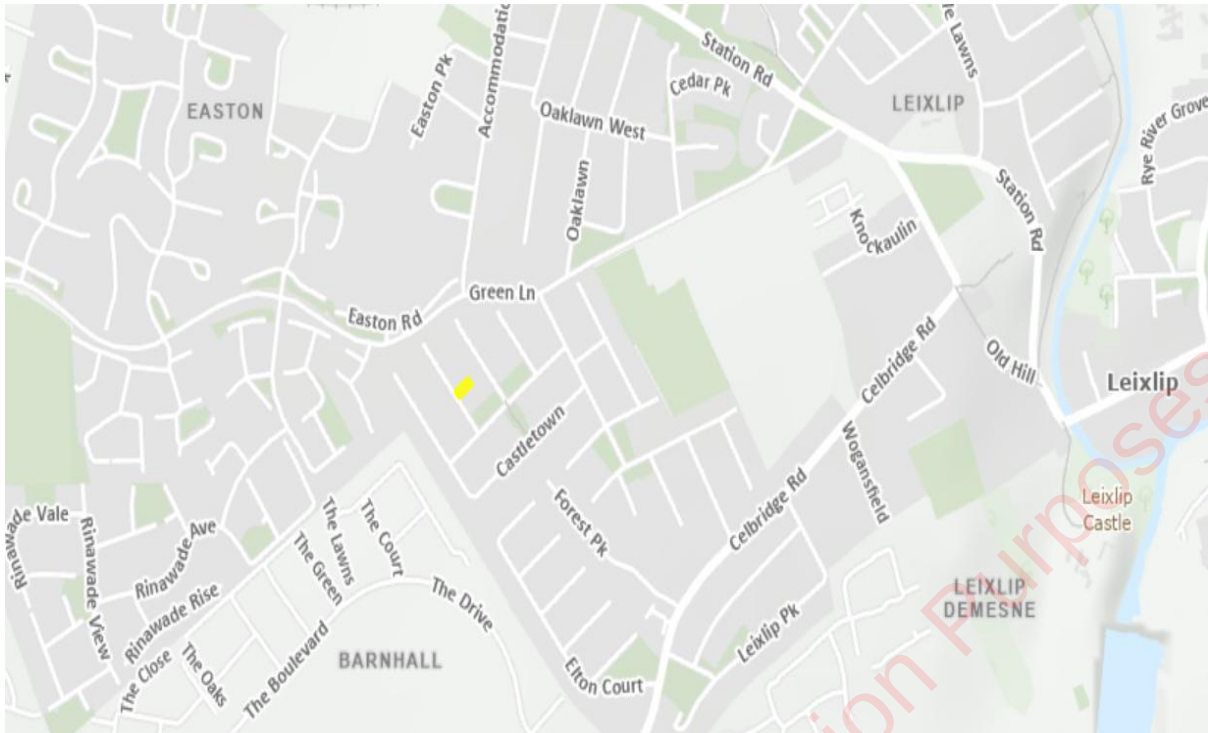


Figure 1: Site Location (Outlined in Yellow)



Figure 2: Image of Subject Site – Taken on day of Site Visit

Internal Reports

Celbridge/Leixlip MD Engineer	No objections, subject to conditions
Water	No objections, subject to conditions
Environment	No objections, subject to conditions

External Reports

Uisce Eireann	No response at time of writing
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Submissions/Observations/Representations

None.

Pre-Planning Consultation

None indicated.

Built/Natural Heritage

Built Heritage	The nearest National Monument is approx. 465m from the subject site (B11-15)
Archaeological Heritage	The nearest Recorded Monuments is approx. 725m from the subject site (KD00292)
Natural Heritage	Approx 670m from Rye Water Valley/Carton SAC
Landscape Character	Sli Mor Corridor
Flood Risk	None on site

Relevant Planning History

None.

Infrastructure Services

Water Supply	Existing – Public Mains
Wastewater	Existing – Public Sewer
Surface Water	Public Sewer/Drain

Policy Context

Leixlip Local Area Plan 2020-2023 (as extended)

The subject site is zoned 'Existing Residential/Infill' within the Leixlip Local Area Plan 2020-2023 as extended. It has the objective to '*protect and enhance the amenity of established residential communities and promote sustainable intensification*'.

Kildare County Development Plan 2023-2029

Development management standards for developments such as that proposed are included in Chapter 15 of the Kildare County Development Plan 2023-2029.

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.

The Planning Authority will consider the design of extensions vis a vis the basic principles as set out at Section 15.4.12 of the Plan.

Summary of Key Planning Issues and Assessment

Permission is sought for the construction of an extension and the refurbishment of an existing dwelling; together with associated siteworks and connection to services. The site area totals .025ha, while there are 19.7m² of works proposed.

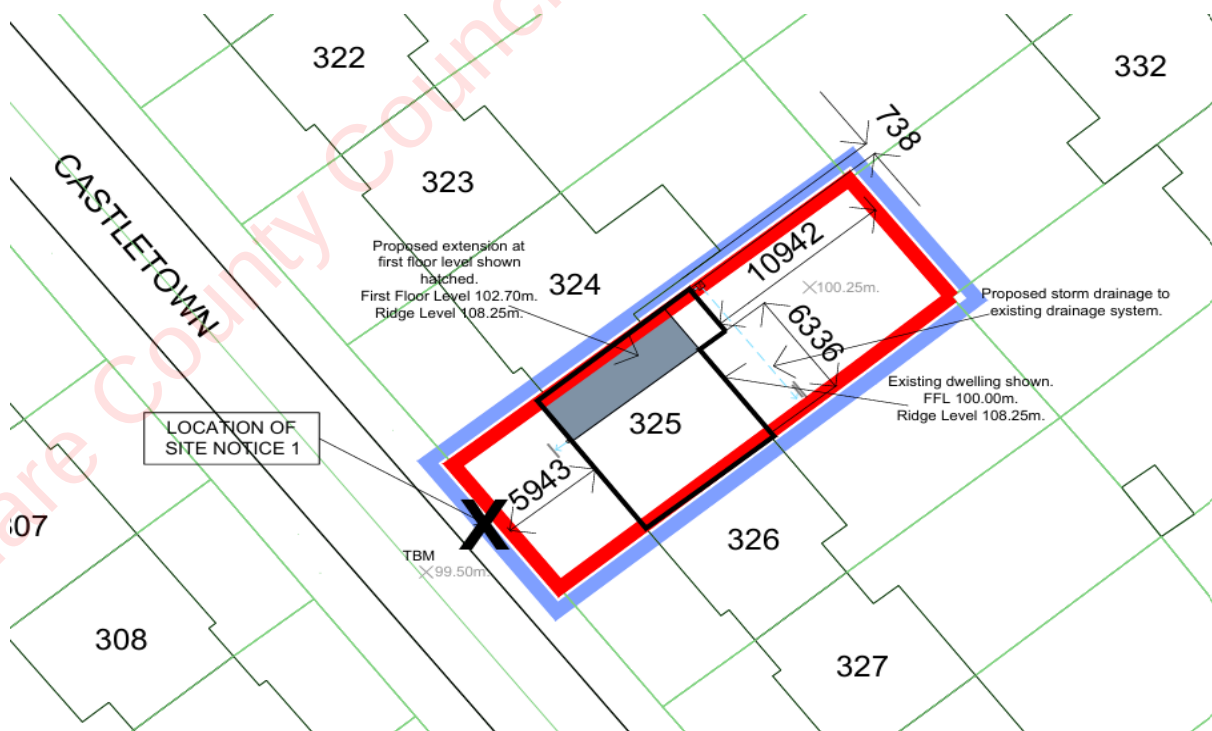


Figure 2: Proposed Site Layout

Design & Visual/ Residential Amenity

The applicant seeks to construct an extension on the first floor of the northwestern side of the dwelling. The drawings indicate that it would provide 19.7m² of additional floor area in the form of 2 no. bedrooms and a bathroom. It appears that the finishes would match those of the existing dwelling. It is noted that the existing dwelling runs directly along the boundary with dwelling no. 324, while being at a slightly higher level. In the interest of the residential amenity, a condition will be attached which ensures that no pipes or gutters overhang into the adjoining property. No windows have been proposed at first floor level of the northwestern boundary and as such the Planning Authority are satisfied that there would not be any significant impacts on the residential amenity of the adjoining occupants in this instance. It appears that the design of the proposed extension is similar to file 21/240 which was granted at 305 Castletown.

Services

The Water Services Department, Environment Section and Celbridge Leixlip MD Engineer have assessed the contents of this application and raised no objections, subject to conditions.



Figure 3: Proposed Elevations

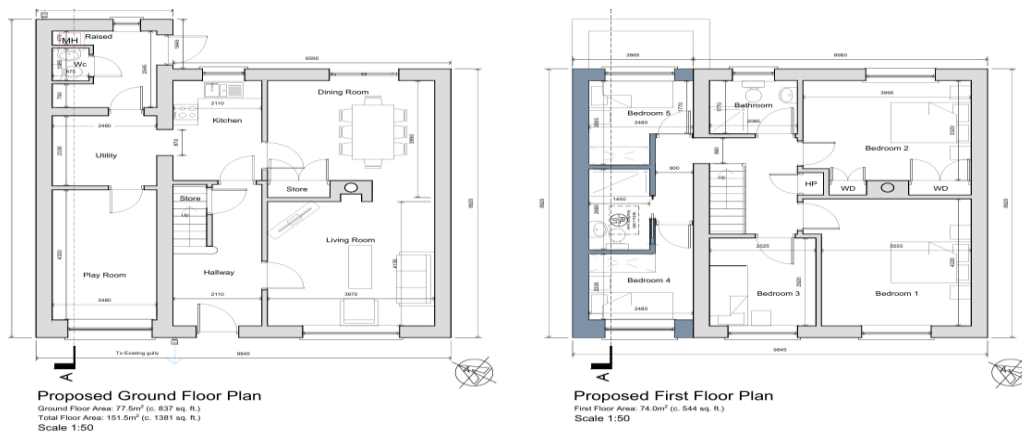


Figure 4: Proposed Floor Plans

Conclusion

The proposed development is considered to be scaled and designed appropriately in relation to the subject site and its surrounds. Therefore, it is considered to comply with the provisions of the Leixlip Local Area Plan 2020-2023 (as extended), as extended and the Kildare County Development Plan 2023-2029.

Recommendation

It is recommended that planning permission be **GRANTED** for the reasons outlined in Schedule 1 and subject to conditions set out in Schedule 2 below:

Schedule 1

Having regard to the provisions of the Leixlip Local Area Plan 2020-2023 (as extended), as extended and the Kildare County Development Plan 2023-2029, as well as the nature and design of the proposed development, it is considered that, subject to compliance with the conditions attached, the 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 area.

Schedule 2

1. The development shall be carried out in accordance with documentation and particulars lodged with the Planning Authority on 29/04/2026, except where altered or amended by the conditions in this permission.

Reason: In the interest of proper planning and to ensure that the development shall be in accordance with the permission granted.

2. The existing dwelling and the proposed extension shall be jointly occupied as a single housing unit. The extension shall not be subdivided from the

remainder of the dwelling nor sold or let as a separate dwelling unit. The overall dwelling shall be used for domestic-related purposes only, and not for any commercial, workshop, or other non-domestic use.

Reason: In the interests of clarity and to regulate the use of the development in the interest of the proper planning and sustainable development of the area.

3. The external finishes of the dwelling shall match those of the existing dwelling.

Reason: In the interest of visual amenity.

4.

- a. No part of the development including fascia boards, gutters, drainpipes or other rainwater goods shall overhang or encroach onto the neighbouring property.
- b. No surface water from the proposed development shall discharge onto any adjoining properties or the public road.

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

5. The Developer shall ensure that:

- a. Only clean uncontaminated surface water from the development shall be discharged to the surface water system.
- b. Prior to the commencement of development, the developer or any agent acting on their behalf shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix B of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)". Objectives and targets of this RWMP shall be enacted by the developer during all stages of construction and a copy of the Plan shall be retained onsite during construction stages for random inspection purposes.
- c. "Best Practicable Means" are utilised to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority.
- d. All foul sewage and soiled water shall discharge to the public foul sewer system as per the submitted plans.

Reason: In the interest of traffic safety, in the interests of public health, to avoid pollution and to ensure proper servicing of the development.

6. (a) The permitted hours of operation during the construction phase and for construction related deliveries and collections shall be between 07.00 hours to 18.00 hours Monday to Friday and 08.00 hours to 14.00 hours on Saturdays. Work is not permitted on Sundays and on public holidays. Any deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.
- (b) Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 07.00 hours and 18.00 hours Monday to Friday inclusive (excluding bank holidays) and between 08.00 hours and 14.00 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. If changes are agreed in writing with the Planning Authority to the construction hours as per (a) above, the noise levels shall align with same.
- Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.
- Reason:** (a) In order to safeguard residential amenity of properties in the area (b) in the interest of public health, to avoid noise pollution, and to ensure proper development.

7. **Development Contributions**: Residential Extension – 19.7m²

Planning Reference Number	2660465
Section 4 Residential Data	
Domestic Extension Works	Yes
Total SQM Levies	19.7m ²

Signed 

Daniel Waldron Assistant Planner 18/06/2026

Signed: 

Carroll Melia Senior Executive Planner 19/06/2026

Kildare County Council - Inspection Purposes Only

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT



STAGE 1: PRE-SCREENING

For use when establishing if the proposal is a 'sub-threshold development' requiring Preliminary Examination

Planning Register Reference:	2660465
Development Description Summary:	Residential Extension
Was a Screening Determination carried out under Section 176A-C:	☐ Yes, no further action required ☒ No, proceed to Part A

Part A. Is the development a project listed in Schedule 5, Part 1, of the Planning & Development Regs 2001 (as amended)?

Yes, specify class: [insert class here]	EIA is mandatory No Screening required CS1
X No	Proceed to Part B

Part B. Does the development comprise a project listed in Schedule 5, Part 2, of the Planning & Development Regulations 2001 (as amended) and does it meet/exceed the thresholds?

☐ Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): [Insert class & threshold here]	EIA is mandatory No Screening required CS1
X No, the development is not a project of a type listed in Schedule 5, Part 2	No Screening required CS2
☐ Yes the project is of a type listed but is <i>sub-threshold</i> : [Insert class & threshold here]	Proceed to Part C

PART C. Has Schedule 7A information/screening report been submitted?

☐ Yes, Schedule 7A information/screening report has been submitted by the Applicant	Screening Determination required
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☐ No, Schedule 7A information/screening report has not been submitted by the Applicant		Preliminary Examination required Proceed to Stage 2
Name:	Daniel Waldron	
Position:	Assistant Planner	
Date:	18/06/2026	

	APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT
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(A) Project Details	
Planning File Ref	2660465
Applicant name	Frances McGilloway
Development Location	325 Castletown, Leixlip, Co. Kildare
Site size	0.025ha
Application accompanied by an EIAR (Yes/NO)	No
Distance from Natura 2000 site in km	Approx 670m from Rye Water Valley/Carton SAC
Description of the project/proposed development	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development

			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	Impacts on sites designated for freshwater habitats or species. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?	No
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?	Yes
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?	No
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	Is the development within a Special Protection Area, or within 5 km of same?	No

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

2	Impacts on designated wetlands - bogs, fens, marshes and heath. Answer the following if the answer to question 2 in table B was YES Does the development involve any of the following:	
2.1	Works within the boundary of a Special Area of Conservation excluding small extensions/alterations to existing buildings.	No
2.2	Construction of roads or other infrastructure on peat habitats within 1km of bog, marsh, fen or heath habitat within a Natura 2000 site	No
2.3	Development of a large scale within 1km of bog, marsh, fen or heath habitat within a Natura 2000 site which involves the production of an EIS	No

(G) SCREENING CONCLUSION STATEMENT

Selected relevant category for project assessed by ticking box.

1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	

Justify why it falls into relevant category above (based on information in above tables)

Having regard to the proximity of the nearest SAC and given the location, nature and extent of the proposed development it is not considered there would be potential to affect the ecological integrity and conservation objectives of the site.

Name:	Daniel Waldron
Position:	Assistant Planner
Date:	18/06/2026

Images taken on day of Site Visit (18/06/2026)



