

Kildare County Council
Planning Department,
Áras Chill Dara
Devoy Park
Naas
Co Kildare
W91 X77F

28 May 2026

**Re: LRD Amendment Application for Retention of an Amendment to a Permitted Large Scale Residential Development under KCC Reg. Ref. 23/972 as amended by KCC Reg. Ref. 24/245
Lands to the Western Side of Millicent Road and Southern Side of Prosperous Road, Clane and Crockaun Commons, Clane, Co Kildare
Pre-Application Consultation Reference PP6363**

Dear Sir/Madam,

This letter accompanies an application submitted on behalf Debussy Properties Ltd., 62 Hayfield, Maynooth, County Kildare for retention of amendments to a Permitted Large Scale Residential Development under KCC Reg. Ref. 23/972.

A request for pre-planning consultation with Kildare County Council (KCC) was made under section 247(7) of the planning and Development Act, 2000, as amended. By way of correspondence dated 12 May 2026, KCC confirmed that the proposed development is substantially the same as the permitted development, that the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated, and that the prospective applicant could proceed directly to lodging this application. A copy of this determination is attached as Appendix A.

The LRD permitted under KCC Reg. Ref. 23/972 comprises 190 no. residential dwellings consisting of 114 no. houses and 76 no. duplex units, a standalone childcare facility (358 sqm); a strategic Link Street through the site (incl. pedestrian and cycle infrastructure) connecting the R403 Prosperous Road with the Millicent Road, together with associated junction upgrade works; a new entrance to the Clane GAA Club from the Link Street all associated and ancillary infrastructure and development works.

This LRD amendment application relates to the retention of an amendment to the permitted LRD comprising the retention of a bay window on the southern elevation of Duplex Block B at first and second floor level, as detailed below.

As noted, KCC has issued a determination under section 247(7) that the element of development that it is proposed to retain is substantially the same as the development permitted under KCC Reg. Ref. 23/972, and that the nature, scale and effect of the proposed amendments are minor and immaterial. In this regard, the permitted elevations have windows at first and second floor levels at the same location as the bay window has been constructed. However, the permitted floor plans do not indicate a window at the same location in the elevation. As such, a window is permitted on the same part of the elevation and the issue arises primarily from a discrepancy between the permitted drawings.

1. Submitted Documents

An electronic copy of the planning application drawings and documents listed below, as displayed on the applicant's website (www.millicentroadlrdA2.com), are submitted with this application.

- Completed KCC planning application forms (including Form No. 19);
- Site Notice dated 28 May 2026;
- A copy of the page of the Irish Daily Star, dated 28 May 2026, containing the Newspaper Notice;
- The planning fee in the amount of €240 constituting the statutory planning application fee¹;
- This Planning Letter (including KCC's Response on Pre-Application Consultation as Appendix A);
- A Schedule of Drawings (FCE-ISSUE-SHEET 16-04-2026) identifying the drawings submitted herewith.

2. Planning Permission to be Amended

This application seeks to amend the following LRD permission:

KCC Reg. Ref. 23/972: On 29 May 2024, Kildare County Council granted permission for a LRD consisting of the construction of 190 no. residential units comprising 114 no. two storey houses and 76 no. duplex units arranged in 6 no. 3 storey buildings (Blocks A - F); a two-storey childcare facility (358 sqm); a link street through the subject site to connect Prosperous Road (R403) to the north with Millicent Road to the east, incorporating all associated junction upgrade works and pedestrian/cycle improvement works. The proposed development also included replacing the existing Clane GAA Club access onto Prosperous Road (R403) with a pedestrian/cycle only access and the creation of a new vehicular/pedestrian/cycle access along the western boundary of the proposed Link Street. It is also proposed to demolish and clear the existing Clane GAA Club ball court to facilitate the new vehicular/pedestrian and cycle access to the Clane GAA Club.

KCC Reg. Ref. 24/245: KCC granted permission on 11 September 2024 for amendments to the permitted LRD KCC Reg. Ref. 23/972 comprising amendments to Condition 17(a) to facilitate the phased delivery of the permitted Link Street, together with associated amendments to Conditions 22, 23 and 25(c), on lands to the Western Side of Millicent Road and Southern Side of Prosperous Road, Clane and Crockaun Commons, Clane, Co Kildare.

¹ Class 14 does not expressly provide for amendments to previous permitted schemes such as the proposed development. As there are no residential units or Gross Floor Area associated with Other Uses proposed the Fee has been calculated in the basis of Class 13, €10 per 0.1ha Site Area. The site area is 8 sq m. As such, the minimum fee of €80 multiplied by three for retention, is submitted (i.e., €240)

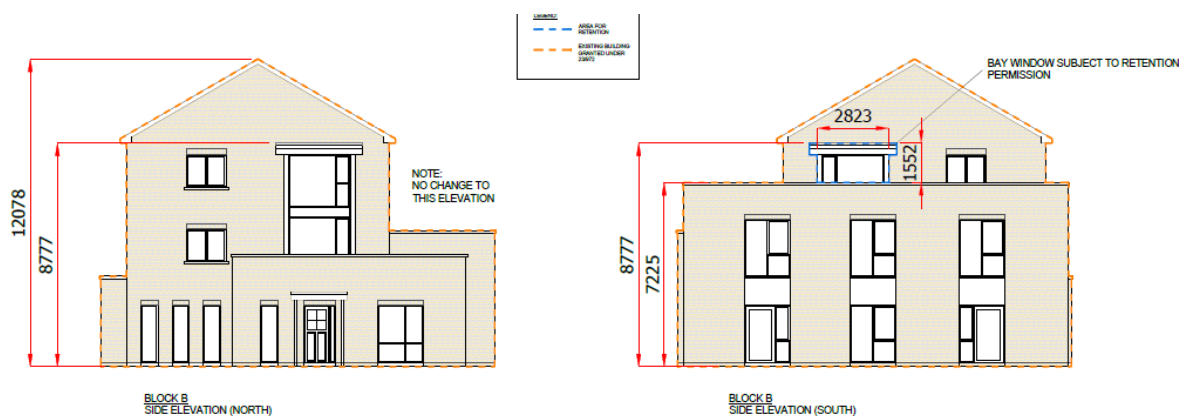
3. The Proposed Amendment

The proposed amendment comprises the retention of a bay window on the south elevation of Duplex Block B at first and second floor level. Duplex Block B is located along the Millicent Road frontage of the permitted LRD development. The 'as permitted' and 'as proposed to be retained' elevations are presented below.

As Permitted



As Proposed to be Retained



4. Potential Effects

The as constructed bay window over two levels is located in the southern elevation of Duplex Block B. The windows are incorporated in duplex Unit 8B, in the kitchen and living area at first floor level, and at bedroom level at second floor level.

The bay window at the kitchen/living level replaces regular windows on the same area on the elevation at first and second floor level (indicated on the permitted elevations but omitted from the permitted floor plans for the unit). As such, the change is confined to the appearance of the elevation and does not give rise to any external amenity impacts. In this regard, the bay window to be retained is consistent with the windows incorporated throughout the permitted development.

The permitted and proposed to be retained windows overlook the roof of the permitted and constructed bike and bin store and addresses the blank gable of the permitted creche. The bay window at bedroom level overlooks the permitted two storey creche and the public amenity space beyond. The

window does not overlook or address any external amenity space associated with the crèche. Accordingly, there is no change to residential or open space amenity.

The window marginally increases natural daylight and sunlight, and aspects, to the living space and bedroom of Unit 8B, thereby improving the residential amenity of the unit.

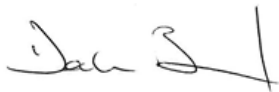
It is submitted that on the basis that the proposed development is substantially the same as the development permitted under KCC Reg. Ref. 23/972, that the nature, scale and effect of the proposed amendments are minor and immaterial with regard to potential planning and environmental effects.

5. Statement - Relevant Objectives of the Kildare County Development Plan 2023-2029

The proposed development relates to minor amendments to a permitted elevation. A review of the County Development Plan objectives and development management standards, and the Planner's Report and the Inspector's Report and on the LRD permitted under identified no specific objectives or development management standards that are of material consequence to the amendment that it is proposed to retian. As such, it can be reasonably stated that the permitted developments as proposed to be amended remain consistent with the Kildare County Development Plan 2023-2029, as determined under the permission it is proposed to amend.

I trust that this application is in order and I look forward to an early and favourable decision.

Yours faithfully,



Declan Brassil
Declan Brassil & Co.

Appendix A

KCC Determination under Section 247(7) of the Planning and Development Act 2000, as amended