

KILDARE COUNTY COUNCIL
PLANNING APPLICATION FORM



Planning Department, Áras Chill Dara, Devoy Park, Naas, Co. Kildare.
Tel: 045-980840 Fax: 045-980845
E-mail: plandept@kildarecoco.ie Website: www.kildarecoco.ie

**BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:
ALL INFORMATION SUBMITTED WITH A PLANNING APPLICATION WILL BE AVAILABLE
TO VIEW ON THE PUBLIC FILE AND ON THE COUNCIL'S WEBSITE**

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Please ensure that each section of this application form is fully completed and signed, entering 'not applicable' where appropriate, and that all necessary documentation is attached to your application form.

Additional Information

It should be noted that the Kildare County Development Plan 2023-2029 sets out local development policies and objectives for County Kildare. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the Development Plan and may request this on a supplementary application form (Rural Housing Policy – additional form).

Failure to supply the supplementary information will not invalidate your planning application but may delay the decision-making process or lead to a refusal of permission. Therefore, applicants should contact Kildare County Council to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Culture, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

Data Protection

The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2018 including the General Data Protection Regulation (GDPR) (EU) 2016/679 and may result in action by the Data Protection Commissioner against the sender, including prosecution.

1. Name of Relevant Planning Authority:

KILDARE COUNTY COUNCIL

2. Location of Proposed Development:

Postal Address **or** Townland **or** Location (as may best identify the land or structure in question)

Lands on the western side of Millicent Road & southern side of Prosperous Road, Clane
and Crockaun Commons, Clane, Co. Kildare – Amendments to Duplex Block B adjacent to
the Millicent Road frontage of the permitted LRD development

Ordnance Survey Map Ref No (and the Grid Reference where available)¹

3384-B, 3384-D

3. Type of planning permission (please tick appropriate box):

[] Permission

[☒] Permission for retention

[] Outline Permission

[] Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission: **N/A**

Outline Permission Register Reference Number: _____

Date of Grant of Outline Permission: ____/____/____

5. Applicant²: (not agent acting on his/her behalf)

Name:

Debussy Properties Ltd

Address must be supplied at the end of this form (Question 24)

6. Where Applicant is a Company (registered under the Companies Acts):

Name(s) of company director(s) Patrick Blake & Sean Moriarty

Registered Address (of company) No. 62, Hayfield, Maynooth, Co Kildare, W23 VH52

Company Registration Number 632095

7. Person/Agent acting on behalf of the Applicant (if any): Declan Brassil & Co.

Address to be supplied at the end of this form (Question 25)

8. Person responsible for preparation of Drawings and Plans³:

Name Conor Furey

Firm/Company Furey Consulting Engineers

9. Description of Proposed Development:

Brief description of nature and extent of development⁴

The development it is proposed to retain consists of the retention of a bay window on the south elevation of permitted Duplex Block B, in the kitchen and living area at first floor level, and at bedroom level at second floor level, of Duplex Unit 8B. Duplex Block B is adjacent to the Millicent Road frontage of the permitted LRD development. The windows it is proposed to retain address permitted open space to the south.

10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner ✓	B. Occupier
	C. Other	

Where legal interest is 'Other', please expand further on your interest in the land or structure

If you are not the legal owner, please state the name of the owner. The owner's address must be supplied at the end of this form (Question 26) and a letter of consent from the owner to make the application must be supplied as listed in the accompanying documentation

11. Site Area:

Area of site to which the application relates in hectares	8 sq m
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12. Where the application relates to a building or buildings: N/A – no buildings proposed

Gross floor space⁵ of any existing building(s) in m² :

Gross floor space of proposed works in m² :

Gross floor space of work to be retained in m² (if appropriate):

Gross floor space of any demolition in m² (if appropriate) :

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in m ²
N/A – No GFA proposed as part of this application	

14. In the case of residential development please provide breakdown of residential mix: [N/A](#)

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							
Apartments							
Number of car-parking spaces to be provided					Total		

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use ⁶ (or previous use where retention permission is sought)	N/A – No material change of use proposed
Proposed use (or use it is proposed to retain)	
Nature and extent of any such proposed use (or use it is proposed to retain)	

16. Social and Affordable Housing

tick appropriate box	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended applies? ⁷		Amendment to Elevation only, no changes to permitted number or mix of dwellings to give rise to changes in Part V agreement.
If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and		

methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as appropriate share of any common development works as required to comply with the provisions in Part V of the Act. If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000 as amended, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted). If the answer to the above question is “no” by virtue of section 96(13) of the Planning and Development Act 2000 as amended, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted		
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17. Development Details

tick appropriate box	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994 ¹⁰		✓
Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?		✓

Does the proposed development require the preparation of an Environmental Impact Assessment Report?		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		✓
Do the Major Accident Regulations apply to the proposed development?		✓
Does the application relate to a development in a Strategic Development Zone?		✓
Does the proposed development involve the demolition of any structure?		✓

18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded? Yes ☐ No ☒

If yes, please give details e.g. year, extent. _____

Are you aware of previous uses of the site e.g. dumping or quarrying? Yes ☐ No ☒

If yes, please give details. _____

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes ☒ No ☐

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: Reg. Ref. 23/972 Date: 31.10.2023

Reference No.: ABP-309087-21 Date: 06.01.2021

Reference No.: ABP-310892-21 Date: 21.07.2022

Reference No.: Reg. Ref. 24/245 Date: 11.09.2024

If a **valid** planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?

Yes ☐ No ☒ An Bord Pleanála Reference No.: _____

(Note: The Appeal must be determined or withdrawn before another similar application can be made).

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development?

Yes ☐ No ☒ Request for s.247 Meeting submitted. KCC determined no consultation required. (Refer to KCC Correspondence Attached at Appendix A of Cover Letter)

If yes, please give details: _____

Reference No. (if any): _ PP6363 _____

Date(s) of consultation: ____/____/____

Persons involved: _____

20. Services

A. Proposed Source of Water Supply	
Existing connection ☐ New connection ☐	N/A – As permitted under Reg. Ref. 23/972
Public Mains ☐ Group Water Scheme ☐ Private Well ☐	
Other (please specify): _____	
Name of Group Water Scheme (where applicable) _____	
B. Proposed Wastewater Management/Treatment	
Existing ☐ New ☐	N/A – As permitted under Reg. Ref. 23/972
Public Sewer ☐ Conventional septic tank system ☐	
Other on-site treatment system ☐ Please specify _____	
C. Proposed Surface Water Disposal	
Public Sewer/Drain ☐ Soakpit ☐	N/A – As permitted under Reg. Ref. 23/972
Watercourse ☐ Other ☐ Please specify _____	

21. Details of Public Notice

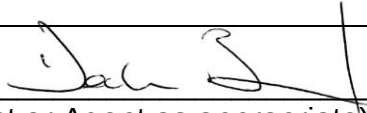
Approved newspaper ¹⁵ in which notice was published	Irish Daily Star
Date of publication	28 May 2026
Date on which site notice was erected	28 May 2026

22. Application Fee

Fee Payable	€240
Basis of Calculation	Class 13*: €10 per 0.1ha Site Area (8 sq m) or €80 x 3 for retention *Not possible to apply Class 14 (LRD) as no residential units or GFA associated with other uses proposed

23. Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000 as amended, and the Regulations made there under:

Signed 

(Applicant or Agent as appropriate) Agent

Date: 28 May 2026