

An
Coimisiún
Pleanála

Direction
CD-020662-25
ABP-322583-25

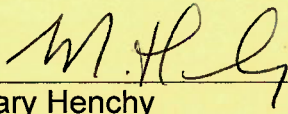
The submissions on this file and the Inspector's report were considered at a meeting held on 12/09/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 12/09/2025


Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development, which seeks to remove a section of historic boundary wall associated with the Oldtown Demesne and the Protected Structure Oldtown House (Recorded Protected Structure number NS19-072), would be contrary to Policy AH 021 of the Kildare County Development Plan 2023-2029 which seeks to protect the curtilage of Protected Structures or proposed Protected Structures and to refuse planning permission for inappropriate development that would adversely impact on the setting, curtilage, or attendant grounds of a Protected Structure, cause loss of or damage to the special character of the protected structure and/or any

structures of architectural heritage value within its curtilage. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would be contrary to policy BI P1 of the Kildare County Development Plan 2023-2029 which seeks to avoid potential adverse impacts on important ecological features where possible, and policies NE1.1, NE2.2 of the Naas Local Area Plan 2021- 2027 which seek to protect the Oldtown Demesne as an identified key green infrastructure corridor. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Commission were not satisfied the applicant had adequately demonstrated the impact the proposed through road may have on traffic movements in the area and the impact of this through traffic on the residential amenity of properties in the vicinity, if it was not for the substantive reasons for refusal the Commission may have requested further information.