

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021925-26**  
**ACP-323514-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 11/02/2026.

The Commission decided as follows

**WHEREAS** a question has arisen as to whether works comprising new timber sash windows and doors to suit the period structure, lime-rendered and pebble-dashed façade, new cut roof with re-claimed natural slate to match existing, painted timber fascia and soffit, half-round gutters and downpipes to be cast iron, renovation of the existing structure and extension to current building regulations using traditional building material where applicable would or would not materially affect the character of a protected structure at 19 Fairview Cottages, Kildare Town, County Kildare,

**AND WHEREAS** Branach Development Limited care of Adrian Donoghue Design Studio requested a declaration on the said question from Kildare County Council and the said Council issued correspondence on the 13<sup>th</sup> day of August, 2025 stating that the works cumulatively have the potential to materially affect the character of the protected structure and would result in the loss of original fabric of the structure and, therefore, it would not be appropriate for the planning authority to issue a declaration.

**AND WHEREAS** Branach Development Limited care of Adrian Donoghue Design Studio submitted the matter for review to An Coimisiún Pleanála on the 26<sup>th</sup> day of August, 2025,

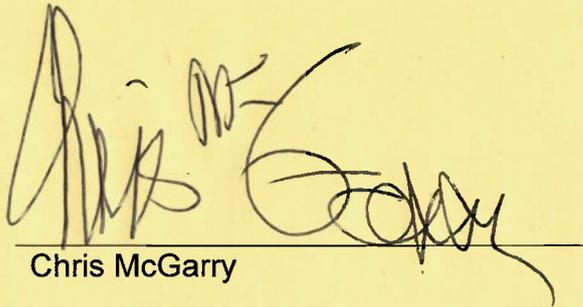
**AND WHEREAS** An Coimisiún Pleanála, in considering the referral, had regard particularly to:

- (a) Sections 2, 3, 4 and 57 of the Planning and Development Act 2000, as amended,
- (b) the location of the subject structure and the inclusion of this structure in the Record of Protected Structures, as set out in Appendix 6 of the Kildare County Development Plan 2023-2029,
- (c) the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht (2011),
- (d) the documentation submitted by all parties as part of the referral, and
- (e) the report and recommendation of the Inspector,

**AND WHEREAS** An Coimisiún Pleanála has concluded that having regard to the scope of works identified by the referrer and the detail available, it cannot be determined whether all of the works would not materially affect the character of the protected structure and, as a result, would require planning permission,

**NOW THEREFORE** An Coimisiún Pleanála, in exercise of the powers conferred on it by section 57(8) of the Planning and Development Act 2000, as amended, hereby decides that the works comprising new timber sash windows and doors to suit the period structure, lime-rendered and pebble-dashed façade, new cut roof with re-claimed natural slate to match existing, painted timber fascia and soffit, half-round gutters and downpipes to be cast iron, renovation of the existing structure and extension to current building regulations using traditional building material where applicable would materially affect the character of the protected structure at 19 Fairview Cottages, Kildare Town, County Kildare and, as a result, would require planning permission.

**Planning  
Commissioner:**



Chris McGarry

**Date:** 13/02/2026