

An
Coimisiún
Pleanála

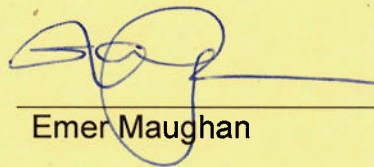
Direction
CD-021755-26
ACP-323772-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/01/2026.

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

Planning

Commissioner:


Emer Maughan

Date: 20/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The existing lodge forms a principal gateway to the demesne of Kilkea Castle and Moat, a Protected Structure, and occupies an important and prominent location within the demesne grounds. The proposed development, by reason of its scale, massing and form, fully infilling the courtyard space between the lodge and original stable block, is not subservient to the existing lodge, and which would require the loss of historic fabric in the form of the boundary wall, would be an incongruous and discordant addition that would have a detrimental impact on the character and setting of the existing structure contrary to Objectives AH O21, AH 060, AH 032 and AH 059 of the Kildare County

Development Plan 2023-2029 . The proposed development would have a negative impact on and would materially affect a Protected Structure and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Commission is not satisfied that the proposed development has been adequately or accurately described, having regard to noted inaccuracies on the submitted drawings including inter alia the eaves height of the detached stable block, insufficient detail with regards to the existing opes in the existing stable block and the generic drafting of bespoke elements such as windows, doors, stone coursing, eaves and roof details. In addition drawings should clearly indicate the location of works and the extent of alteration of the existing fabric and all works comprising proposed reconstruction, alteration or extension must be marked or coloured on the drawings to distinguish clearly between the existing structure and the proposed work as outlined in the Architectural Heritage Guidelines for Planning Authorities. The Commission considered that the submitted drawings do not provide a reliable basis for the assessment of the proposal both in terms of its relationship to the stable block and the impact on the protected structure, however given the substantive reason for refusal above, decided not to pursue this issue at this time.