

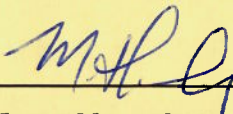
An
Coimisiún
Pleanála

Commission Direction
CD-000326
PL-500190-KE

The submissions on this file and the Inspector's report were considered at a meeting held on 25 March 2026.

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

Planning Commissioner:



Mary Henchy

Date:

26th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Policy HO P20 of the Kildare County Development Plan 2023-2029 seeks to facilitate, where it is demonstrated by an Applicant that a dwelling is no longer suitable for habitation, its replacement with a new dwelling subject to relevant planning

criteria. Having regard to the history and current status of the site, the information provided with regard to the structure that has been demolished and the design of the dwelling the subject for retention, the Applicant has failed to demonstrate compliance with the relevant criteria set out under HO P20. To permit the retention of the existing and proposed works would be contrary to the provisions of HO P20, would set an undesirable precedent for further such developments in the County and would therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site of the development proposed to be retained, within an area designated 'Zone 1- Areas under Strong Urban Influence' in the Kildare County Development Plan 2023-2029, and in the absence of evidence to demonstrate compliance with Table 3.4 of the development plan in terms of local need criteria, it is considered the applicant has not demonstrated compliance with the rural housing policy local needs criteria as outlined in Section 3.13.3 and Table 3.4 of the Kildare County Development Plan 2023-2029. The development proposed to be retained, and the proposed development would, therefore, be contrary to Policy HO P11 of the Development Plan and to the proper planning and sustainable development of the area.

Note: The Commission noted the Inspector's recommendation included a reason for refusal that related to the substandard

nature of the access road to the site, as this is a new issue the Commission may have requested further information on this matter but due to the substantial reasons for refusal decided not to do so.