



An
Coimisiún
Pleanála

Commission Direction
CD-000193
PL-500198-KE

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

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:

Eamonn James Kelly

Eamonn James Kelly

Date:

2nd day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the subject dwelling, a former school building and protected structure (RPS reference number B37-18), its prominent location within the historic core of Kilkea and the contribution of the detached stone outbuilding to the special interest and curtilage of the protected structure, it is considered that

the applicant has failed to demonstrate that the proposed development forms part of an overall conservation led strategy for the protected structure and comprises a high-quality design response appropriate to the sensitive heritage context. The proposed development would be contrary to Objective AH O21 of the Kildare County Development Plan 2023-2029, which seeks to protect the curtilage and special character of protected structures, Objective AH O34, which encourages high quality design for extensions affecting protected structures, and Objective AH O39, which requires that works associated with the reuse of heritage buildings be carried out in accordance with best conservation practice. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Commission is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the proposed development has been adequately or accurately described having regard to the inaccuracies on the submitted drawings in terms of the footprint of the existing outbuilding to the rear of the dwelling. As such, the drawings do not provide a reliable basis for the assessment of the proposed development in terms of its relationship with the protected structure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.