



An
Coimisiún
Pleanála

Commission Direction
CD-001109
PL-500437-KE-25

The submissions on this file and the Inspector's report were considered at a meeting held on 20th August 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:

24th day of August 2026

DRAFT WORDING FOR ORDER

Having regard to the objectives of the Kildare County Development Plan 2023-2029, including inter alia AH O65, AH O66 and AH P9 and Objectives EDO 3.7, BH 2.1 and BH 3.1 and Policy BH2 of the Naas Local Area Plan 2021-2027, it is considered that the proposed development, by reason of it's design which demonstrates a lack of regard to historic plot sizes, poor juxtaposition and proportions of window and door opes, and also to the form, articulation and

materials proposed for the second floor flat roofed element, would result in a development that fails to give due cognisance to the character and heritage of the Naas ACA. The proposed development would be visually incongruous in the streetscape and would not enhance the visual setting of the ACA. The proposed rear elevation towards Loch Buí is bland and lacks articulation. The proposed development would result in a substandard form of piecemeal development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.