



An
Coimisiún
Pleanála

Commission Direction
CD-000464
PL-500618-KE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 23 April 2026.

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

Planning Commissioner:

Declan Moore

Date:

24th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that, by reason of its design, scale, and orientation, the proposed development would be out of keeping with the local area, but more specifically with the protected structure to the south known as Lauristina Cottage or Thatch House, Tigh na Ceard. Having regard to the inadequacy of information in relation to the proposed boundary treatments, and the absence of a comprehensive scheme covering all of the applicant's landholding, it is considered that the applicant has failed to demonstrate, as required by Objective AH 023 of the Kildare County Development Plan 2023-2029, that the proposed development is part of an overall strategy for the future conservation of the entire complex and that it would contribute positively to that aim. The proposed development would have an unacceptable adverse impact on the character and setting of the protected structure, would be contrary to the Kildare County Development Plan 2023-2029, and in particular Objective AH 021, and to Policy BH1 of the Naas Local Area Plan 2021-2027, and would, therefore, be contrary to the proper planning and sustainable development of the area.