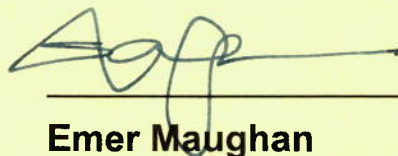


The submissions on this file and the Inspector's report were considered at a meeting held on 18th August 2026.

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

Reasons and Considerations

Having regard to the heritage value and architectural interest of Hillfort House, it is considered that the proposed external wall insulation, by reason of its impact on the original external fabric, proportions, and architectural detailing, would result in the unacceptable erosion of the character and unsympathetic alterations to Hillfort House, which despite not having a formal recognition as a Protected Structure, is a heritage house of architectural merit and fine craftsmanship, particularly in relation to features of interest including the existing console

brackets, corner quoins, window surround details, granite sills and the well crafted details on the porch, all of which would be seriously adversely impacted by the installation of the proposed external insulation. The proposed insulation works would therefore conflict with the stated aim of Chapter 11 (Built and Cultural Heritage) of the Kildare County Development Plan 2023 -2029 which is to protect, conserve and sensitively manage the built and cultural heritage of County Kildare. The proposed development would not accord with AHO38 which supports the appropriate and sensitive thermal upgrade of protected structures and other heritage buildings and AHO41 which promotes the retention of original or early building fabric including inter alia stonework and render. In addition, the proposed development would not accord with Objective BH1.2 of the Leixlip Local Area Plan 2020-2023 (as extended) which requires that all 'new development respects and is responsive to the cultural heritage of Leixlip'.

Furthermore it is considered that the existing single storey structures and stone wall contribute to the legibility and understanding of Hillford House. The applicant has not justified the proposed demolition, which may negatively impact on the setting and the character of Hillford House.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.