

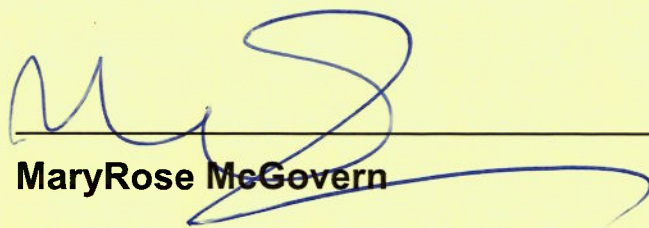
An
Coimisiún
Pleanála

Commission Direction
CD-001307
PL-501391-KE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 22 September 2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning Commissioner:


MaryRose McGovern

Date:

23rd day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Kildare County Development Plan 2023-2029, in particular Objective AH 034 which seeks, *inter alia*, to encourage high-quality design in planning applications affecting older buildings of architectural merit, Objective AH065 which seeks, *inter alia*, to ensure that any development within an Architectural Heritage Area (ACA) is sited and designed

appropriately and is not detrimental to the general character of the ACA, and Objective BHO 2.1. of the Kildare Town Local Area Plan 2023-2029 (LAP) which seeks to preserve the character of the designated Kildare ACA, by ensuring that new development and infill developments within the ACA are sympathetic to the distinctive character of the area, and having regard to the location of the subject site within the Kildare Town ACA, and to the nature, scale and layout of the proposed development, at this sensitive location, it is considered that the proposed development, by reason of its overall development strategy for the subject site, represents an unsympathetic and poor quality design response to the character, setting, and significance of the Kildare Town ACA. In that regard the Commission had serious concerns regarding several factors of the proposal, including the proximity of proposed Block A to the southwestern boundary of the site, the unsuitability of the junction between the proposed extension and the existing 19th century structure, the projection of the proposed two storey extension beyond the existing gable creating an awkward and visually intrusive intersection at the eaves, and the overall poor quality of the proposal's architectural language, which the Commission considered would fail to offer an appropriately high quality of design to adequately address the constraints of the subject site. In addition, the Commission had concerns regarding the poor level of amenity for future occupants of the proposed development, having regard to the totality of the shortcomings in meeting the requirements of the Design Standards for Apartments, Guidelines for Planning Authorities (2025). The Commission considered that the proposed development would conflict with Objective AH O34 and Objective AH065 of the development plan, and with Objective BHO 2.1. of the LAP. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission agreed with the Inspector that a contemporary design solution may be appropriate to address the constraints of the subject site. The Commission however had concerns about the quality of the proposed design, and shared the opinion of the planning authority's Architectural Conservation Officer, that the proposed development would fail to sufficiently integrate into the established townscape.