An Coimisiún Pleanála

Commission Direction
CD-001429
PL-501621-KE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 16 October 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations set out below, and subject to the conditions below.

Planning Commissioner:

MaryRose McGovern

Date: **19th day of October 2026**

Reasons and Considerations

Having regard to the provisions of the Kildare County Development Plan 2023-2029 including policies and objectives regarding refurbishment of vernacular buildings, the absence of Protected Status on the subject buildings, the absence of a restriction on the use of contemporary materials in the architectural heritage policies of the plan, and the unified approach to the refurbishment which is considered to integrate successfully into the streetscape, it is considered that the

use of the materials does not adversely affect the setting of the protected structure at no 19, and the development proposed to be retained would be acceptable and would not materially contravene the provisions of the Kildare County Development Plan 2023-2029. It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained, would not seriously injure the residential amenities of property in the vicinity or the visual amenity of the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. In all other respects the development shall be carried out, completed and retained, in accordance with Planning Reference number 15/60934 which governs the overall development of the site, save where amended by the plans and particulars submitted with this application on 9th of April 2026, and the condition above.

Reason: In the interests of clarity, and orderly and sustainable development.