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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 22/1409**

**APPEAL** by Benduff Ireland Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 27<sup>th</sup> day of January, 2023 by Kildare County Council to refuse permission for the proposed development.

**Proposed Development:** The development consists of (i) demolition of existing two-storey house and single-storey outbuilding; (ii) construction of a residential development comprising one number three storey over basement level plant room apartment building comprising 27 number apartments (13 number one bedroom and 14 number two-bedroom) with each apartment having access to private amenity space, in the form of a balcony, and having access to an area of communal amenity space (163 square metres), public open space (1,017 square metres), a vehicular parking area (36 number spaces), four number bicycle sheds (48 number spaces) and secure bin store all at surface level; (iii) construction of new pedestrian entrance via Old Hill Road; (iv) provision of private amenity space (48 square metres) to serve existing gate lodge dwelling and (v) all ancillary works including landscaping, boundary treatments, SuDS drainage and all site services, site infrastructure and associated site development works necessary to facilitate the development at Hillford House, Old Hill, Leixlip, County Kildare.

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## **Decision**

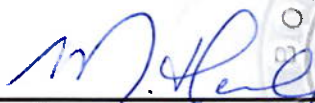
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Reasons and Considerations**

1. It has not been satisfactorily demonstrated that potential conflict, due to traffic movements and the location of the proposed access via Old Hill Road, would not endanger public safety by reason of a traffic hazard.
2. The demolition of Hillford House, a building of architectural interest and heritage value would be contrary to the aim of Kildare County Development Plan 2023-2029, Chapter 11, Built and Cultural Heritage, "to protect, conserve and sensitively manage the built and cultural heritage of County Kildare and to encourage sensitive sustainable development so as to ensure its survival and maintenance for future generations". In addition, the demolition of the building would be contrary to the zoning, where the objective is "to protect and enhance the amenity of established communities and promote sustainable intensification", the demolition of this structure would detract from the sense of place, would not contribute to good placemaking and would, therefore, detract from the amenity of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the entirety of the file. The Board noted that the works proposed in the RSA include works to the public road, (Road Safety Audit Stage 1 and 2, Problem 3.1) works that are outside the control of the applicant.

The Board while noting that Hillford House is not a protected structure, considered that the existing building is of architectural merit and has a character that enhances the built environment at this prominent location. The Board, therefore, decided the proposed development would be contrary to the zoning objective for this area.



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**Mary Henchy**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this 24<sup>th</sup> day of June 2024.