



An
Bord
Pleanála

Board Order ABP-319910-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23/988

Appeal by Brian Geraghty of 186 Ryevale Lawns, Leixlip, County Kildare against the decision made on the 15th day of May, 2024 by Kildare County Council in relation to an application for permission by Mé Liberer Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin for development comprising perimeter landscaping/planting works on site and conversion of two number existing sheds (Sheds A and B) from storage to ancillary residential use and retention of works carried out within Ryevale House comprising the construction of a new stud wall and door to lower ground floor rear return and the re-panelling of internal doors to provide fireproofing, all at Ryevale House, Ryevale Lawns, Leixlip, County Kildare (the subject property is a protected structure (RPS number B11-115)) in accordance with plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for perimeter landscaping/planting works on site and to refuse permission for conversion of two number existing sheds (Sheds A and B) from storage to ancillary residential use and retention of works carried out within Ryevale House comprising the construction of a new stud wall and door to lower ground floor rear return and the re-panelling of internal doors to provide fireproofing).

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. The proposed perimeter landscaping works, boundary treatment works and the landscaping on the extent of the site shall be submitted to, and assessed by, a person with conservation expertise, that is appropriate to the significance of the protected structure and the complexity of the proposed works, to carry out an Architectural Assessment Report and to submit a plan detailing the proposed perimeter landscaping works, boundary treatment works and the landscaping on the extent of the site to the planning authority for written agreement prior to the carrying out of works.

Reason: To ensure that the character of the protected structure is maintained and any changes or alterations to it are carried out in such a way as to retain and enhance its character.

Reasons and Considerations

Objective AH O23 of the Kildare County Development Plan 2023-2029 provides that it is an objective of the planning authority to 'Require an Architectural Heritage Assessment Report, as described in Appendix B of the Architectural Heritage Protection, Guidelines for Planning Authorities (2011), to accompany all applications with potential for visual or physical impacts on a Protected Structure, its curtilage, demesne and setting. This report should be prepared by a person with conservation expertise that is appropriate to the significance of the historic building or site and the complexity of the proposed works.' Having regard to the requirements of Objective AH O23 of the development plan, as referenced above, the Board considered it appropriate to amend condition number 2 of the planning authority's decision.



Liam Bergin

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 18th day of November 2024.