



An
Coimisiún
Pleanála

Commission Order
ABP-322193M-25

Planning and Development Act 2000, as amended

Amendment of Commission Order

Planning Authority: Kildare County Council

Planning Register Reference Number: 2460892

Development Concerned: Retention development at Straffan Lodge, Glebe, Straffan, County Kildare.

WHEREAS the Commission (Board) made a decision to grant permission with conditions to Heytesbury Investments ULC, in relation to the above-mentioned development by Order dated the 25th day of July 2025.

AND WHEREAS it has come to the attention of the Commission that, due to a clerical error, the retention of removal of unauthorised folly to the south-west of Straffan Lodge was omitted from the list of features granted permission for retention.

AND WHEREAS the Commission decided to exercise its powers under section 146A(1)(b) of the Planning and Development Act 2000, as amended, to amend its Order of the 25th day of July 2025 by amending the list of features granted retention permission to include the omitted feature, in accordance with the provisions of section 146A(1) of the Planning and Development Act, 2000.

AND WHEREAS the Commission considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject of this decision.

AND WHEREAS having regard to the nature of the issue involved, the Commission decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal, the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Commission hereby amends the above-mentioned Order so that the features of the development granted permission for retention shall be as follows:

GRANT permission for:

- (a) Retention of the changes to the alignment of the main access road and forecourt to the front of Straffan Lodge.**
- (b) Retention of the new internal service road that extend to the east of the property.**
- (c) Retention of the tree house structure and balcony within the tree to the north west of Straffan Lodge.**
- (d) Retention of the earth berm and landscape works close to north-eastern boundary to the east of Straffan Lodge: and**
- (e) Retention of all associated incidental landscaping together with other associated ancillary site development works.**
- (f) Retention of removal of unauthorised folly to the south-west of Straffan Lodge.**



Paul Caprani

Member of An Coimisiún Pleanála

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



Dated this 15th day of July 2026.