

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/60219

APPEAL by Andrews Construction Limited care of The Planning Partnership of The Bank Building, 52 Oliver Plunkett Street, Mullingar, County Westmeath against the decision made on the 29th day of April 2025 by Kildare County Council to refuse permission for the proposed development.

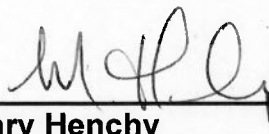
Proposed Development: A new vehicular access to support 58 number residential units previously granted under Kildare County Council Register Reference: 23/202. The proposed development will consist of the formation of a new vehicular access to service the residential development from the Sallins Road (R407) through the existing 'demesne curtilage' wall, including the respective partial demolition of this structure; Oldtown House and its curtilage wall is a Protected Structure (Recorded Protected Structure number NS19-072). The proposal includes all associated hard and soft landscaping, boundary treatments, footpaths, and all other above and below ground ancillary works to provide the proposed access at Sallins Road, Oldtown Demesne, Naas, County Kildare.

Decision

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

Reasons and Considerations

1. The proposed development, which seeks to remove a section of historic boundary wall associated with the Oldtown Demesne and the Protected Structure Oldtown House (Recorded Protected Structure number NS19-072), would be contrary to Policy AH 021 of the Kildare County Development Plan 2023-2029 which seeks to protect the curtilage of Protected Structures or proposed Protected Structures and to refuse planning permission for inappropriate development that would adversely impact on the setting, curtilage, or attendant grounds of a Protected Structure, cause loss of or damage to the special character of the protected structure and/or any structures of architectural heritage value within its curtilage. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would be contrary to policy BI P1 of the Kildare County Development Plan 2023-2029 which seeks to avoid potential adverse impacts on important ecological features where possible, and policies NE1.1, NE2.2 of the Naas Local Area Plan 2021-2027 which seek to protect the Oldtown Demesne as an identified key green infrastructure corridor. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 17 day of September 2025.