

An
Coimisiún
Pleanála

Commission Order
ACP-323148-25

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/61165

Appeal by Kilwex Limited care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin and by Michael Finn of Saint Anne's, Limerick Road, Naas, County Kildare against the decision made on the 7th day of July, 2025 by Kildare County Council to grant subject to conditions a permission to the said Kilwex Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of an existing two-storey dormer type commercial building (circa 313 square metres in total) containing 156 square metres of retail floor area on ground floor, and 156 square metres of office floor area on first floor level, as permitted by planning register reference number 97/92 located to the south side of an existing two-storey office building as permitted by planning register reference number 00/36, and the replacement of this existing commercial building with a proposed two-storey office extension (circa 328 square metres in total) to the existing two-storey office building, together with associated vehicle parking and covered cycle shelter, drainage and site works. It is proposed to re-clad the existing front east elevation and partial section of north side elevation with cladding panels

to match the proposed extension and install PV solar panels and rooflights to the flat roof, all at Pacelli House, Pacelli Road, Naas West, County Kildare.


Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

Reasons and Considerations

The proposed development, because of its location, height and length would seriously injure the amenities of the adjoining residential property due to overbearance on its private amenity space and accordingly would be contrary to the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission did not consider the increase in height to be a minor increase, the increase in height would be greater than three metres along the full extent of the boundary, not 1.1 metres as referenced by the Inspector, which appears to refer to the existing ridge height not the height of the existing side elevation. This increase along with the fenestration proposed, albeit at a high level, would result in the proposed structure having an imposing impact on the neighbouring property that would significantly detract from its residential amenity.



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

Dated this *27th* day of *November* 2025.