

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: Sect 57-043

WHEREAS a question has arisen as to whether works comprising new timber sash windows and doors to suit the period structure, lime-rendered and pebble-dashed façade, new cut roof with re-claimed natural slate to match existing, painted timber fascia and soffit, half-round gutters and downpipes to be cast iron, renovation of the existing structure and extension to current building regulations using traditional building material where applicable would or would not materially affect the character of a protected structure at 19 Fairview Cottages, Kildare Town, County Kildare,

AND WHEREAS Branach Development Limited care of Adrian Donoghue Design Studio requested a declaration on the said question from Kildare County Council and the said Council issued correspondence on the 13th day of August, 2025 stating that the works cumulatively have the potential to materially affect the character of the protected structure and would result in the loss of original fabric of the structure and, therefore, it would not be appropriate for the planning authority to issue a declaration,

AND WHEREAS Branach Development Limited care of Adrian Donoghue Design Studio submitted the matter for review to An Coimisiún Pleanála on the 26th day of August, 2025,

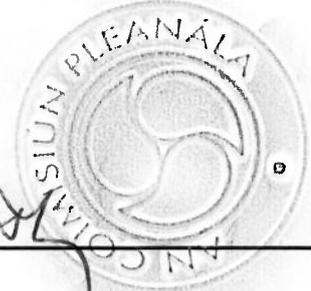
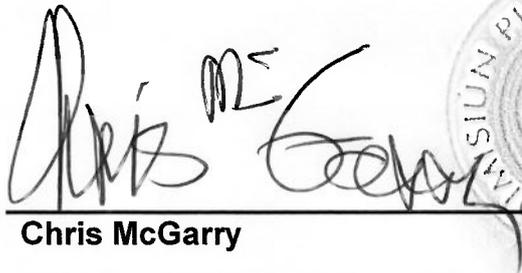
AND WHEREAS An Coimisiún Pleanála, in considering the referral, had regard particularly to:

- (a) Sections 2, 3, 4 and 57 of the Planning and Development Act 2000, as amended,
- (b) the location of the subject structure and the inclusion of this structure in the Record of Protected Structures, as set out in Appendix 6 of the Kildare County Development Plan 2023-2029,
- (c) the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht (2011),
- (d) the documentation submitted by all parties as part of the referral, and
- (e) the report and recommendation of the Inspector,

AND WHEREAS An Coimisiún Pleanála has concluded that, having regard to the scope of works identified by the referrer and the detail available, it cannot be determined whether all of the works would not materially affect the character of the protected structure and, as a result, would require planning permission,

A handwritten signature in black ink is written over a faint circular stamp. The stamp contains the text 'AN COIMISIÚN PLEANÁLA' around the perimeter. The signature appears to be 'M.G.' or similar initials.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 57(8) of the Planning and Development Act 2000, as amended, hereby decides that the works comprising new timber sash windows and doors to suit the period structure, lime-rendered and pebble-dashed façade, new cut roof with re-claimed natural slate to match existing, painted timber fascia and soffit, half-round gutters and downpipes to be cast iron, renovation of the existing structure and extension to current building regulations using traditional building material where applicable would materially affect the character of the protected structure at 19 Fairview Cottages, Kildare Town, County Kildare and, as a result, would require planning permission.



Chris McGarry

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

Dated this  day of  2026