



An  
Coimisiún  
Pleanála

**Commission Order  
PL-500198-KE**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 25/60046**

**Appeal** by Wizard Earl Limited against the decision made on the 7<sup>th</sup> day of October, 2025 by Kildare County Council to refuse permission.

**Proposed Development:** Construction of a single storey extension to the east of the building. Demolition of a single storey shed, and internal modifications, including all associated site works and services, all at The Old School House, Kilkea, Castledermot, County Kildare (a protected structure).

## **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

1. Having regard to the subject dwelling, a former school building and protected structure (RPS reference number B37-18), its prominent location within the historic core of Kilkea and the contribution of the detached stone outbuilding to the special interest and curtilage of the protected structure, it is considered that the applicant has failed to demonstrate that the proposed development forms part of an overall conservation led strategy for the protected structure and comprises a high-quality design response appropriate to the sensitive heritage context. The proposed development would be contrary to Objective AH O21 of the Kildare County Development Plan 2023-2029, which seeks to protect the curtilage and special character of protected structures, Objective AH O34, which encourages high quality design for extensions affecting protected structures, and Objective AH O39, which requires that works associated with the reuse of heritage buildings be carried out in accordance with best conservation practice. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Commission is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the proposed development has been adequately or accurately described having regard to the inaccuracies on the submitted drawings in terms of the footprint of the existing outbuilding to the rear of the dwelling. As such, the drawings do not provide a reliable basis for the assessment of the proposed development in terms of its relationship with the protected structure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this *3<sup>rd</sup>* day of *March* 2026.

