



An
Coimisiún
Pleanála

**Commission Order
PL-500437-KE-25**

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 2560192

Appeal by Poleon Limited against the decision made on the 13th day of November, 2025 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: Demolition of existing single storey commercial unit with permission to construct a new two storey with part three storey (to rear) building to be used as a seven bedroom guesthouse and all associated site works at number 3 Fairgreen Street, South Main Street, Naas, County Kildare.

Decision

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

Reasons and Considerations

Having regard to the objectives of the Kildare County Development Plan 2023-2029, including inter alia AH O65, AH O66 and AH P9 and Objectives EDO 3.7, BH 2.1 and BH 3.1 and Policy BH2 of the Naas Local Area Plan 2021-2027, it is considered that the proposed development, by reason of its design which demonstrates a lack of regard to historic plot sizes, poor juxtaposition and proportions of window and door opes, and also to the form, articulation and materials proposed for the second floor flat roofed element, would result in a development that fails to give due cognisance to the character and heritage of the Naas Architectural Conservation Area (ACA). The proposed development would be visually incongruous in the streetscape and would not enhance the visual setting of the ACA. Furthermore, the proposed rear elevation towards Loch Buí is bland and lacks articulation. The proposed development would result in a substandard form of piecemeal development and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

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



Dated this **24th** day of **August** 2026