



An
Coimisiún
Pleanála

Commission Order
PL-500618-KE-26

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/61224

Appeal by Bridget McCarthy against the decision made on the 10th day of December, 2025 by Kildare County Council to refuse permission.

Proposed Development: New storey-and-a-half type house. Demolition of existing sheds. New site entrance. All associated site development works, all at St. David's Terrace, Naas, County Kildare. The site forms part of folio KE54281F which includes thatched house, Lauristina Cottage (a protected structure, NS19-111 in the Kildare County Development Plan 2023-2029).

Decision

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

Reasons and Considerations

It is considered that, by reason of its design, scale, and orientation, the proposed development would be out of keeping with the local area, but more specifically with the protected structure to the south known as Lauristina Cottage or Thatch House, Tigh na Ceard. Having regard to the inadequacy of information in relation to the proposed boundary treatments, and the absence of a comprehensive scheme covering all of the applicant's landholding, it is considered that the applicant has failed to demonstrate, as required by Objective AH 023 of the Kildare County Development Plan 2023-2029, that the proposed development is part of an overall strategy for the future conservation of the entire complex and that it would contribute positively to that aim. The proposed development would have an unacceptable adverse impact on the character and setting of the protected structure, would be contrary to the Kildare County Development Plan 2023-2029, and in particular Objective AH 021, and to Policy BH1 of the Naas Local Area Plan 2021-2027, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

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

Dated this 30th day of APRIL 2026.