



Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 2660129

Appeal by Benduff Ireland Limited against the decision made on the 8th day of April, 2026 by Kildare County Council in relation to an application for development comprising retention permission for (a) the driveway positioning/layout as constructed; (b) south-eastern boundary wall; (c) amendments to landscaping and associated site works at Hillford House, Old Hill, Leixlip, County Kildare, in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for (b) south-eastern boundary wall and to refuse permission for (a) the driveway positioning/layout as constructed and (c) amendments to landscaping and associated site works).

Decision

GRANT permission for retention of south-eastern boundary wall in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

REFUSE permission for retention of the driveway positioning/layout as constructed and landscaping and associated site works for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the proposed retention of the south-eastern boundary wall and the policies and objectives of the Kildare County Development Plan 2023-2029 and the Leixlip Local Area Plan 2020-2023 (as extended), it is considered, subject to compliance with conditions set out below, that the south-eastern boundary wall proposed for retention would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars submitted with the planning application, except as may be otherwise required by the following conditions.

Reason: To clarify the plans and particulars for which permission is granted.

2. The development proposed to be retained shall be amended as follows:
 - (a) The concrete kerb located parallel to the south-eastern boundary shall be removed within three months from the date of this Order. The site shall be landscaped in accordance with the landscape plan included in the parent permission 21/1247 received by the planning authority on the 31st day of August, 2021.

- (b) The south-eastern boundary wall proposed to be retained shall be gradually stepped down and reduced in height to match the height of the pillars of the front boundary wall of the adjoining property at the front boundary interface. Details, including a timetable for completion of the works shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.
- (c) Details of the tie-in with the front boundary wall on the subject site and the boundary wall proposed to be retained shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.
- (d) A native hedgerow shall be planted immediately inside the south-eastern site boundary wall. Details of screen planting, which shall not include cupressocyparis x leylandii, shall be submitted to, and agreed in writing with, the planning authority within three months of this Order and shall be planted within the next planting season.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.

Reason: In the interests of clarity and residential amenity.

3. This permission authorises the retention of the south-eastern site boundary wall only and does not relate to any other structures or uses within the site and landholding, including the 'as built' entrance piers, wing walls and the concrete kerb constructed parallel to the south-eastern boundary wall.

Reason: In the interest of clarity.

Reasons and Considerations (2)

Having regard to the heritage value and architectural interest of Hillford House, it is considered that the driveway and landscaping/site works proposed to be retained, by reason of their scale, form, materiality, and layout would have a significant negative impact on the curtilage, character, setting and entrance to Hillford House, which despite not having a formal recognition as a Protected Structure, is a building of architectural merit. The development proposed to be retained would, therefore, conflict with the stated aim of Chapter 11 (Built and Cultural Heritage) of the Kildare County Development Plan 2023-2029 which is to protect, conserve and sensitively manage the built and cultural heritage of County Kildare and Objective BH1.2 of the Leixlip Local Area Plan 2020-2023 (as extended) which requires that all 'new development respects and is responsive to the cultural heritage of Leixlip'. The development proposed to be retained 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 28th day of August 2026.

