

An
Coimisiún
Pleanála

Commission Order
PL-501301-KE-26

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 26/60197

APPEAL by Benduff Ireland Limited against the decision made on the 21st day of April, 2026 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: (a) Demolition of single storey extension, store and yard wall; (b) external wall insulation to dwelling; (c) associated rainwater goods and sitework all at Hillford House, Old Hill Leixlip, County Kildare.

Decision

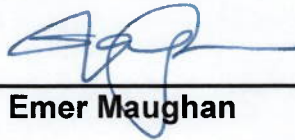
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the heritage value and architectural interest of Hillford House, it is considered that the proposed external wall insulation, by reason of its impact on the original external fabric, proportions, and architectural detailing, would result in an unacceptable erosion of the character and unsympathetic alterations to Hillford House, which despite not having a formal recognition as a Protected Structure, is a heritage house of architectural merit and fine craftsmanship, particularly in relation to features of interest including the existing console brackets, corner quoins, window surround details, granite sills and the well crafted details on the porch, all of which would be seriously adversely impacted by the installation of the proposed external insulation. The proposed insulation works 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. The proposed development would not accord with AHO38 which supports the appropriate and sensitive thermal upgrade of protected structures and other heritage buildings and AHO41 which promotes the retention of original or early building fabric including inter alia stonework and render. In addition, the proposed development would not accord with 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'

Furthermore, it is considered that the existing single storey structures and stone wall contribute to the legibility and understanding of Hillford House. The applicant has not justified the proposed demolition, which may negatively impact on the setting and character of Hillford House.

The proposed development 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.