

An  
Coimisiún  
Pleanála

Commission Order  
PL-501391-KE

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

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 26/60224**

**Appeal by** John Mc Cormack and Seamus Lowry against the decision made on the 27<sup>th</sup> day of April, 2026 by Kildare County Council to refuse permission.

**Proposed Development:** Partial demolition of the rear element of existing two-storey commercial premises (addressing Dublin Road), demolition of existing industrial style units on site to the rear of original commercial unit (addressing Dublin Road). Construction of a two-storey apartment building consisting of five apartments (four number two-bedroom units and one number one-bedroom unit), covered car parking and bicycle storage area. Construction of four number houses in two blocks of two-storey semi-detached houses (two number three-bed houses and two number two-bed houses). Internal access road, connection to public foul sewer and watermain, soakholes, landscaping and all associated site works, all at Dublin Road, Kildare Town, County Kildare.

## **Decision**

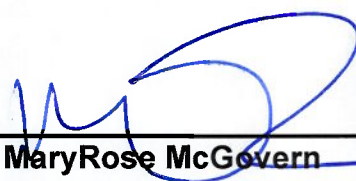
**REFUSE permission for the above proposed development for the reasons and considerations set out below.**

## **Reasons and Considerations**

Having regard to the provisions of the Kildare County Development Plan 2023-2029, in particular Objective AH 034 which seeks, inter alia, to encourage high-quality design in planning applications affecting older buildings of architectural merit, Objective AH 065 which seeks, inter alia, to ensure that any development within an Architectural Heritage Area (ACA) is sited and designed appropriately and is not detrimental to the general character of the ACA, and Objective BHO 2.1. of the Kildare Town Local Area Plan 2023-2029 (LAP) which seeks to preserve the character of the designated Kildare ACA by ensuring that new development and infill developments within the ACA are sympathetic to the distinctive character of the area, and having regard to the location of the site within the Kildare Town ACA, and to the nature, scale and layout of the proposed development, at this sensitive location, it is considered that, by reason of its overall development strategy for the site, the proposed development would represent an unsympathetic and poor quality design response to the character, setting, and significance of the Kildare Town ACA. In this regard, the Commission had serious concerns regarding several factors of the proposed development, including the proximity of proposed Block A to the south-western boundary of the site, the unsuitability of the junction between the proposed extension and the existing 19<sup>th</sup> century structure, the projection of the proposed two-storey extension beyond the existing gable creating an awkward and visually intrusive intersection at the eaves, and the overall poor quality of the proposed development's architectural language, which the Commission considered would fail to offer an appropriately high-quality of design to

adequately address the constraints of the site. In addition, the Commission had concerns regarding the poor level of amenity for future occupants of the proposed development, having regard to the totality of the shortcomings in meeting the requirements of the Design Standards for Apartments Guidelines for Planning Authorities (2025). The Commission considered that the proposed development would conflict with Objective AH O34 and Objective AH 065 of the development plan, and with Objective BHO 2.1. of the LAP. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission agreed with the Inspector that a contemporary design solution may be appropriate to address the constraints of the site. The Commission however had concerns about the quality of the proposed design and shared the opinion of the planning authority's Architectural Conservation Officer that the proposed development would fail to sufficiently integrate into the established townscape.



**MaryRose McGovern**

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



Dated this *24<sup>th</sup>* day of *September* 2026.