An Coimisiún Pleanála

Commission Order
PL-501621-KE-26

Planning and Development Acts 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 26/60380

Appeal by Invest Trust 003191 against the decision made on the 3rd day of June, 2026 by Kildare County Council to refuse permission.

Proposed Development: Retention and completion of works to cottages and associated works, including the retention of the existing windows, doors, rainwater goods and chimney finishes to the front elevations, in place of the replacement works required under condition number 3. (a–e) of the previously granted planning permission. The application seeks to retain the development as constructed, as the replacement of the existing installed materials with alternative materials as required by condition number 3. (a–e) would involve significant and unnecessary removal of completed works, would not materially improve the visual appearance of the terrace, and is not considered feasible or proportionate having regard to the extent of works already completed on site. The development relates to the previously permitted retention and completion of cottages numbers 02–13 and 15–18, together with associated extensions and site works, all at Fairview Cottages, Shraud Street, Kildare, County Kildare forming part of the terrace of cottages adjoining protected structure number 19 Fairview Cottages (RPS reference number B22-21).

Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Kildare County Development Plan 2023 - 2029 including policies and objectives regarding refurbishment of vernacular buildings, the absence of protected status on the subject buildings, the absence of a restriction on the use of contemporary materials in the architectural heritage policies of the Plan, and the unified approach to the refurbishment which is considered to integrate successfully into the streetscape, it is considered that the use of the materials does not adversely affect the setting of the protected structure at Number 19, and the development proposed to be retained would be acceptable and would not materially contravene the provisions of the Kildare County Development Plan 2023 - 2029. It is considered that, subject to compliance with the conditions set out below, the development proposed to be retained, would not seriously injure the residential amenities of property in the vicinity or the visual amenity of the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where such condition requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development, and the development shall be retained, carried out and completed in accordance with the agreed particulars.

   Reason: In the interest of clarity.

2. In all other respects, the development shall be retained, carried out and completed in accordance with planning register reference number 15/60934 which governs the overall development of the site, save where amended by the plans and particulars submitted with this application on the 9th day of April 2026, and the condition above.

   Reason: In the interests of clarity and orderly and sustainable development.

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

Dated this 19th **day of** October **2026.**