

The Draft Kildare County Development Plan,
C/O The Administrative Officer,
Forward Planning,
Áras Chill Dara,
Devoy Park, Naas,
Co. Kildare.

23 May 2022

Dear Sir/ Madam,

The Draft Kildare County Development Plan 2023 - 2029

This submission is being made in respect of Chapter 11 (Built and Cultural Heritage) of the Draft Kildare County Development Plan 2023 – 2029 (“the Draft Plan”) on behalf of the owner and occupier of Gowran Grange House, Swordlestown, County Kildare.

A submission has been made to the Draft Plan by the Punchestown Area Community Group in respect of Chapter 11 which makes a specific request for Gowran Grange House to be added to the Record of Protected Structures (“The RPS”).

The Punchestown Area Community Group (“The Group”) was established on 10th March 2022, shortly after a planning application was made for a solar array development within the attendant grounds of Gowran Grange House (planning application ref: 22/111). There are no details of the membership of the Group or whether its interest is confined to local residents or includes commercial interests. We are agents for the owner in respect of this application.

The Group has made submissions to other chapters of the Draft Plan (Chapter 9 – Our Rural Economy (equine), Chapter 12 – Biodiversity and Green Infrastructure (Greenways); with specific reference to Gowran Grange House and the proposed solar development.

It is a concern that the Group is potentially interfering with our client's property rights in requesting that Gowran Grange House be included in the RPS, particularly as the driving force of the request appears to be to hinder the planning application.

Appendix 6 of the Draft Plan comprises the list of existing and proposed Protected Structures within the county. Gowran Grange House is not currently

a RPS and is not one of the 34 structures proposed under the Draft Plan to be added to the Record.

Gowran Grange is listed on the National Inventory of Architectural Heritage (NIAH) under Garden Survey ref: 1985. Under this Garden Survey listing, it noted there are no architectural features of note, including a principal building, garden structures, gateways or gatehouses, or a building of intermediate purpose.

Gowran Grange is not listed on the National Inventory of Architectural Heritage (NIAH) as a building of architectural, artistic, historical, social, or other heritage interest.

Section 55 of the Planning and Development Act 2000 (as amended) provides for the addition of structures to the RPS outside the Development Plan process.

The current planning application demonstrates that the proposed solar development will not have any adverse impacts on the setting of Gowran Grange House or its curtilage. Panels have been purposely positioned with the intent of protecting the setting of the house, outbuildings, and curtilage.

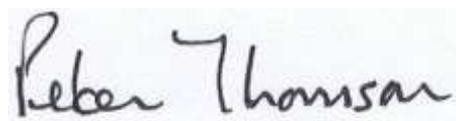
Adding a structure to the RPS involves the written notification to the owner of the structure by the Planning Authority of its intent, statutory public notices, public participation, and consultation with prescribed bodies. Should such a notification arise, the owner will engage with the Planning Authority.

In the meantime, the Planning Authority is requested not to commence a process of adding the property to the RPS under the Draft Plan process and to allow the current planning application process to take its course. Extensive information has been submitted with the planning application to address the heritage and landscape impacts of the proposed development on Gowran Grange House, its curtilage, and its attendant grounds.

From its site inspection for the current planning application, it will be apparent to the Planning Authority that the entire property, its character, and all heritage features have been preserved and maintained to the highest of standards. It is the owner's intention to continue to maintain and preserve the property and the proposed solar development, which is a temporary development that is fully reversible at the end of its life, will provide a valuable funding mechanism to secure this conservation objective into the future; with or without the property on the RPS.

We would be grateful for written confirmation of receipt of this observation.

Yours faithfully,

A handwritten signature in black ink that reads "Peter Thomson". The signature is written in a cursive, slightly slanted style.

Peter Thomson, MSc, MIPI