

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020568-25**  
**ABP-320670-24**

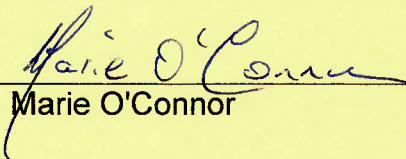
The submissions on this file and the Inspector's report were considered at a meeting held on 27/08/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Planning**

**Commissioner:**

**Date:** 29/08/2025

  
Marie O'Connor

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. The development proposed to be retained is located in an area which is zoned for F: Open Space and Amenity in the Naas Local Area Plan 2021-2027 where it is an objective 'to protect and provide for open space, amenity and recreation provision'. The provision of commercial parking of trucks/refrigeration trucks (Heavy Commercial Vehicles) are neither permissible nor open for consideration within the zoning matrix as indicated in Table 11.3 of the local area plan. The use of this site for the provision of commercial vehicle parking would result in the loss of this site for a use compatible with the zoning objective. The development proposed to be retained would materially

contravene the Naas Local Area Plan 2021-2027, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The development proposed to be retained is located in an area which is at risk of flooding as indicated in the Naas Local Area Plan 2021-2027 Strategic Flood Risk Assessment. In the absence of sufficient details provided in the submitted Site Specific Flood Risk Assessment, the Commission is not satisfied that the development proposed to be retained would not itself be at risk of flooding, or that it would not give rise to an increased risk of flooding in the area. The development proposed to be retained would be contrary to the provisions of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), would be contrary to the overarching flood risk management strategy as set out in the Strategic Flood Risk Assessment of the Naas Local Area Plan 2021-2027, would be prejudicial to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.