



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000114**  
**PL-500078-KE**

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The submissions on this file and the Inspector's report were considered at a meeting held on 16 February 2026.

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

**Planning Commissioner:**

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**Emer Maughan**

**Date:**

**16<sup>th</sup> day of February 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

It is the policy of the planning authority, as set out in the Kildare County Development Plan 2023-2029, to permit development proposals for small scale enterprises in the open countryside only where there is a demonstratable need for the enterprise at the specific location in the first instance and where

it complies with the criteria outlined in Table 9.1 (Criteria for Assessment of One-off Enterprises in Rural Areas) of the development plan. The applicant has not demonstrated tangible locational links to this specific rural area or sufficient justification as to why this proposal for a haulage company could not be accommodated on more appropriately zoned land closer to the edge of settlement locations. Furthermore, it is considered that the scale of the sheds proposed to be retained, together with the cumulative impacts of associated areas of hardstanding, storage yard and hardcore access route would not be considered appropriate to a rural area. The proposed development and development proposed to be retained would be contrary to Objective RD 01 of the Kildare County Development Plan 2023-2029 which seeks to encourage the development of appropriately scaled alternative rural based small -scale enterprises that are appropriate in rural area and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission also noted the absence of information within the documentation submitted with the application and the appeal in relation to traffic movements to, from and within the site, sightlines to the L2019, details of the shared driveway arrangement, details of the wastewater treatment system serving the adjacent dwelling, waste management and surface water management in light of the poor water body status of the nearest waterbody PAINESTOWN\_010\_IE\_EA\_09P010400 c.150m to the north east of the site and the 'At Risk' status of the groundwater body IE\_EA\_G\_078 in relation to its Water Framework Directives objectives. However, given the substantive reason for refusal outlined above, the Commission decided not to pursue these issues further within the course of the subject appeal.