



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000893**  
**PL-501038-KE-26**

The submissions on this file and the Inspector's report were considered at a meeting held on 14 July 2026.

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

**Planning Commissioner:**

*Patricia Calleary*

**Patricia Calleary**

**Date:**

**15<sup>th</sup> day of July 2026**

## **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

1. Notwithstanding that the site is located within Naas town centre, where higher densities may be appropriate in principle, the Commission considers that the significant exceedance of the recommended residential density ranges has not been adequately justified having regard to the specific characteristics of the site. The Commission therefore considers that the proposed development is contrary

to the compact growth provisions of the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024), including Policy and Objective 3.1 and the recommended residential density ranges set out in Section 3.3. which are relevant in the consideration of individual planning applications. Furthermore, and as a consequence of the scale and density of development, the Commission considers that the disposition and quality of the proposed communal open space, the proximity of the proposed car park ventilation grills to the adjoining property along the eastern boundary, and the reliance on underground attenuation tanks as the primary surface management solution, notwithstanding the objective of the Kildare County Development Plan (IN O24) to only consider underground retention where alternative measures have been exhausted, further demonstrates that the density of the proposed development exceeds that which is appropriate for the site. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to the lack of adequate detail received in relation to access, mobility management, road safety audits, crèche details, landscaping, green infrastructure including Arboricultural assessment, compliance with Part V requirements, and access to Uisce Éireann infrastructure, it is considered in the absence of such information, that the grant of permission for the proposed development would be premature and would therefore be contrary to the proper planning and sustainable development of the area.