

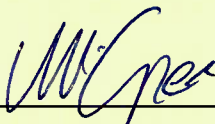
An
Coimisiún
Pleanála

Commission Direction
CD-001076
PL-501145-KE-26

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

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

Planning Commissioner:



Liam McGree

Date:

14th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Kildare County Development Plan 2023–2029 (as varied), and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), it is considered that the

proposed development would fail to achieve a coherent and integrated form of development on this sensitive infill site on one of the principal approaches to Sallins. Specifically, the juxtaposition of the three-storey duplex block, a detached period-style dwelling and the existing dormer bungalow bear no coherent relationship to one another and fail to deliver on the requirement for a coherent, high quality design led approach in the interest of quality urban placemaking. In addition, it is considered that the proposed dwelling units would ^{be} served by fragmented and residual open space within a disjointed overall layout. The proposed development would, therefore, fail to provide the high standard of urban design and quality placemaking required by Objectives UD O1, HO O6 and HO O18 of the Kildare County Development Plan 2023–2029 (as varied). It is further considered that the proposed layout would conflict with Section 4, including Policy and Objective 4.2 (key indicators of quality urban design), of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) and would therefore be contrary to the proper planning and sustainable development of the area. WAG