



An
Coimisiún
Pleanála

Commission Direction
CD-001297
PL-501467-KE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 21 September 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions. The Commission also decided that development contributions are not required for this change of use.

Planning Commissioner:

Patricia Calleary

Date:

21st day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Kildare County Development Plan 2023 - 2029, and the Naas Local Area Plan 2021 - 2027; the provision of a coffee shop in an established neighbourhood retail area which does not give rise

to a traffic hazard; and the provisions of 'Section 10.6 Change of Use' of the Kildare Development Contributions Scheme 2023 - 2029 which states a 100% reduction on contributions for change of use applications where the development does not lead to the need for new or upgraded infrastructure or services or significant demand placed on existing services, it is considered that development contributions have been paid with respect to the development for retention under Appeal Reference Number PL73.104567/Planning register reference number 97500030 and, therefore, Section 10.6 of the Kildare Development Contributions Scheme 2023 - 2029 applies. The Commission considers that development contributions are not required for this change of use as no additional floor area is included and that the use is modest and will not result in additional pressure on existing infrastructure.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Within three months of the final grant of permission, the applicant shall submit for the written agreement of the planning authority, a revised location for the proposed bicycle shelter/parking to be situated to the front of the building/unit.

Reason: In the interest of clarity.

3. Appropriate signage to be agreed in writing the planning authority shall be placed to the front of the car park to advise of additional spaces located to the rear of the site.

Reason: In the interests of traffic and pedestrian safety

4. Outdoor seating and tables shall not be permitted and shall be subject to a separate planning permission.

Reason: In the interest of the residential amenities of neighbouring properties.

5. (a) All foul sewage and soiled water shall be discharged to the public foul sewer.

(b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.

Reason: In the interest of public health.

6. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the laneway or adjoining properties.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

7. All waste shall be managed and disposed of in accordance with the Waste Management Act 1996, as amended, and the Kildare County Council Waste Management Byelaws 2018.

Reason: In the interest of public health, to avoid pollution and to ensure proper servicing of the development.

8. No additional advertisement flags, signs, banners, posters or other advertisement material shall be erected on the façade of the building, within the curtilage of the site, or on any external windows.

Reason: In the interest of visual amenity.