

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/61497

Appeal by Eamon Cooke against the decision made on the 23rd day of February, 2026 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: (i) Demolition of existing vacant part single, part two-storey structure on-site (972 square metres), previously in use as a public house; (ii) careful removal of the existing stone wall along the side (western) boundary of the site to be reused within the ground floor of the proposed development; (iii) construction of a mixed-use development comprising four number commercial units, resident amenity room and a creche at ground floor level. Provision of 76 number residential units (33 number one-bedroom units, 39 number two-bedroom units and four number three-bedroom units) at upper floor levels in a part four, part five-storey building. Each apartment will be provided with private amenity space in the form of a balcony/terrace space and communal open space will be provided at first floor level to the east of the site. A total of 182 number bicycle parking spaces are proposed to serve the development comprising 123 number resident, 38 number visitor, 12 number commercial and six number creche spaces. A total of 54 number car parking spaces are proposed to serve the development comprising 41 number resident, two number visitor, three number accessible, three number commercial, four number club car and one number creche spaces. A total of four number motorbike parking

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spaces. Provision of two number set-down areas for servicing and deliveries at surface level. The proposed development also includes; (iv) all associated site and infrastructural works, including foul and surface water drainage, landscaping, plant areas, site lighting, bin storage and signage necessary to facilitate the development, all on lands located at Swan Dowling's Pub, Limerick Road, Naas, County Kildare.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

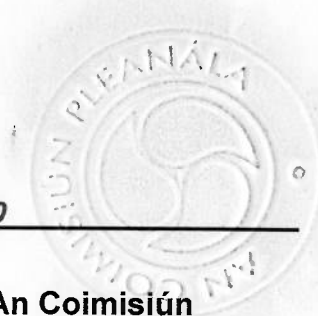
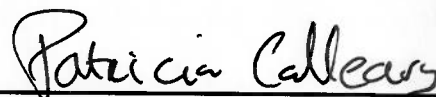
Reasons and Considerations

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 would be 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

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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.



Patricia Calleary

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 21st day of July 2026.