

KILDARE COUNTY COUNCIL

PLANNING REPORT

Planning Report



Planning Ref. No.:25/61375

Name of Applicant	Castlewood Taverns Ltd
Address of Development	Main Street, Sallins, Naas, Co. Kildare
Submission Type	New Application
Type of Permission	Permission
Application Date	04/12/2025
Date Inspected	26/01/2026
Due Date	06/02/2026
Site Size	0.0220ha
Proposed Development	A) permission for the demolition of existing two storey dormer rear extension to existing two no. Terraced buildings which are used as (1) ground floor hairdressing salon, ground floor and first floor residential unit and (2) ground floor bookmakers and first floor office use B) permission for the construction of a two storey rear extension to existing two storey terraced building, permission to amend front façade with new doors and windows C) change of use of existing uses described in (a) above for overall use of the two buildings for use as 4 no. One bedroom apartments and all associated site works.

Description of Proposed Development

The proposed development consists of planning permission for the following components:

- demolition of an existing two-storey dormer rear extension to the existing 2 no. terraced buildings measuring approximately 54 square metres in extent,

- for the construction of a two-storey rear extension to the existing 2 no. storey terraced buildings measuring approximately 103 square metres in extent,
- amendments to the front façade with new doors and windows,
- change of use of the existing two terraced buildings as follows:
 - Building 1:
Change of use from a ground-floor hair salon and a two-bedroom residential unit (ground and first floors) to 2 no. one-bedroom residential units, measuring 52.8 square metres (ground floor) and 56.5 square metres (first floor).
 - Building 2:
Change of use from a bookmakers and office to 2 no. one-bedroom residential units, measuring 49.7 square metres (ground floor) and 54 square metres (first floor).
- All associated site works.

Site Location and Context

The subject site, measuring approximately 0.0220ha in extent, is located within the Sallins Town Centre and is located in an area that can be categorised as urban - commercial and is characterised with several businesses.

The site is currently occupied with 2 no. two-storey terraced buildings. The site is relatively flat.

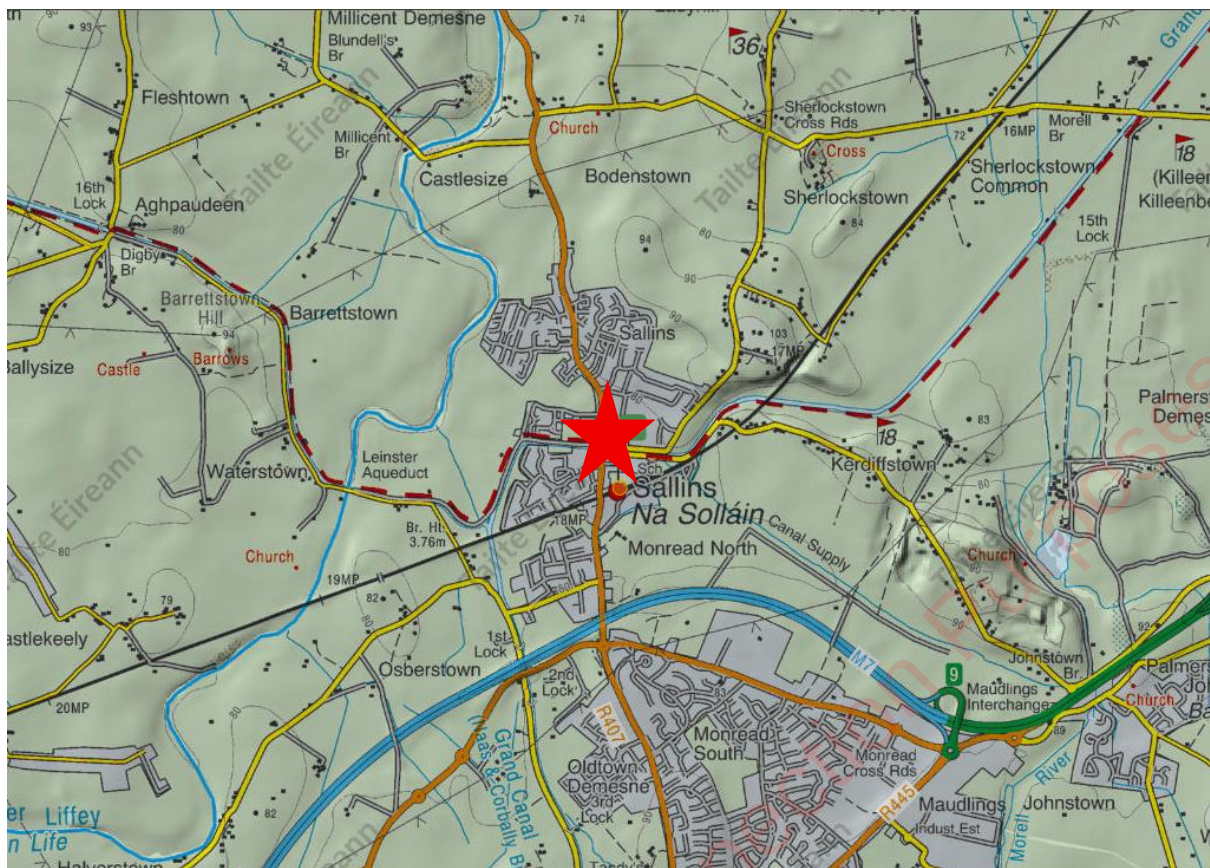


Figure 1: Site Location map (subject site denoted with red star)

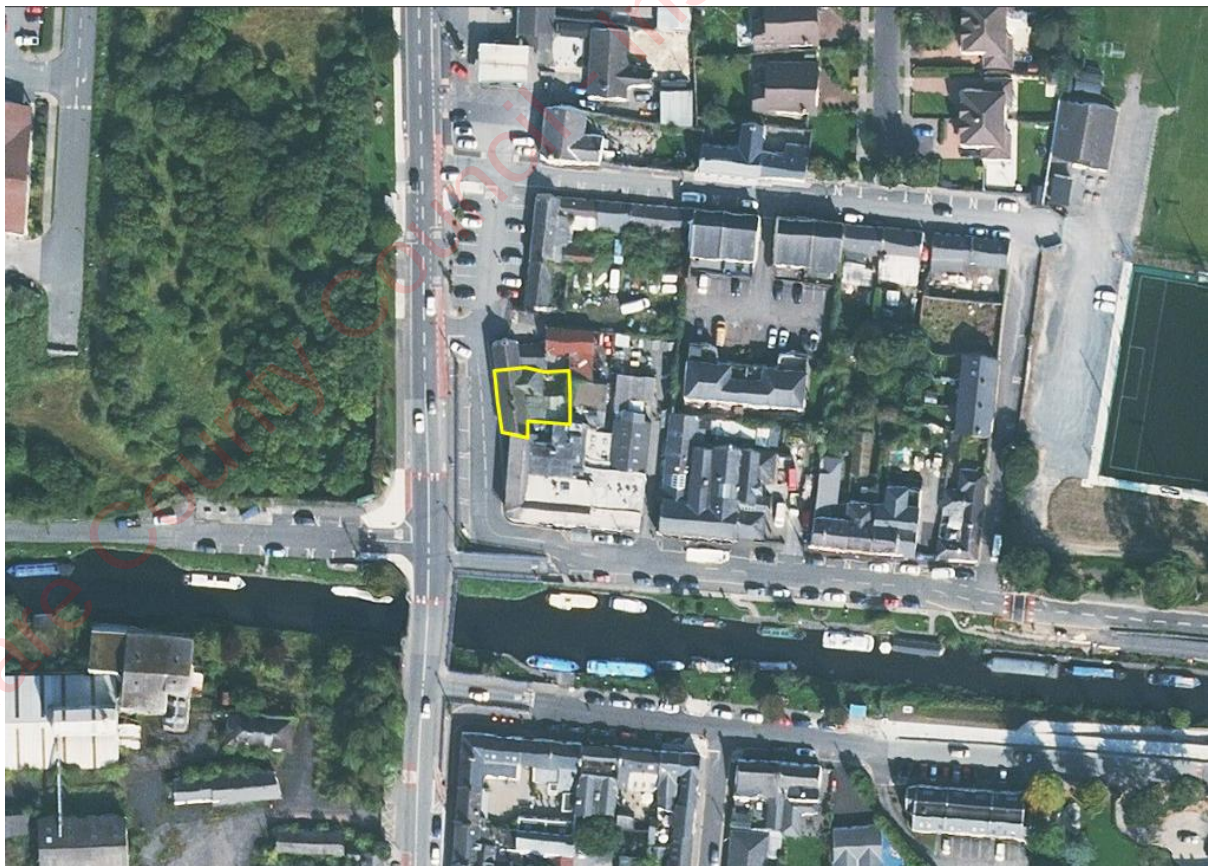


Figure 2: Aerial of Site - Image from GIS (application site denoted in yellow)

Site Services

Water: Existing public water mains.

Wastewater: Existing public sewer.

Surface Water: Public sewer / drain.

Zoning

The subject site is zoned “A – Town Centre” in terms of the Sallins Local Area Plan 2016 - 2022 with a zone description which aims “To provide for the development and improvement of appropriate town centre uses including retail, residential, commercial and civic”.

Built / Natural Heritage / Flooding

Built Heritage	There are 21 no. protected structures located within 500 metres of the site. The nearest protected structure is B19-32 - Ferrybank House, Canal View, Chapel Avenue, Sallins, Co. Kildare located 93 metres from the subject site.
Archaeological Heritage	There are 2 no. sites / monuments located within 500 metres of the site. The nearest site / monument is KD01938 - Castle - tower house located 365 metres from the site.
Natural Heritage	A screening for Appropriate Assessment is attached at the end of this report in relation to SPA/SAC.
Landscape Character Area	Northern Lowlands – Low Sensitivity.
Flood Data	Pluvial flood risk data found on site.  <i>Figure 3: Flood risk data extracted from the Council GIS.</i>

Appropriate Assessment

The nearest Special Area of Conservation site is the Ballynafagh Bog SAC located approximately 8.195 km to the north-west of the application site at the nearest point. A screening for Appropriate Assessment accompanies this report which concludes that a Stage 2 AA (NIS) is not required.

Environmental Impact Assessment

A screening report for the need for EIAR accompanies this report. Having regard to the nature and scale of the proposal, it is concluded that EIAR screening or EIAR is not required.

Relevant Planning History

23/60158	Planning permission granted for A) Permission for the demolition of existing two storey dormer rear extension to existing two no. terraced buildings which are used as (1) ground floor hairdressing salon, ground floor and first floor residential unit and (2) ground floor bookmakers and first floor office use B) permission for the construction of a two storey rear extension to existing two storey terraced building C) change of use of existing uses described in (A) above for overall use of the amalgamated two buildings for use as a guest house and all associated site works. Decision Date: 03/01/2024.
23/8	Planning permission refused for a) Permission for the demolition of existing two storey dormer rear extension to existing two No. terraced buildings which are used as (1) Ground floor hairdressing salon, ground floor and first floor residential unit and (2) Ground floor bookmakers and first floor office use; (b) Permission for the construction of a two storey rear extension to existing two storey terraced building; (c) Change of use of existing uses described in (a) above for overall use of the amalgamated two buildings for use as a Guest House and all associated site works. Decision Date: 12/04/2023.
18/1552	Planning permission granted for partial demolition of an existing two storey building (retaining the front wall / elevation) comprising of a bookmakers and hairdressers salon on ground floor and an apartment and office accommodation to first floor. New extended building to incorporate an enlarged bookmakers office on the ground floor with a two bedroom apartment to the first floor, signage and all associated site development works. Decision Date: 20/02/2019.
08/879	Planning permission granted change of use from existing off-licence adjoining Flanagans Mill premises to a bookmakers office. This building is recorded as a protected structure (IP8) in the Sallins Development Plan. Decision Date 03/07/2008.

04/2720	Planning permission granted for existing pair of fire doors to front. The building is recorded as a protected structure (IP7 & IP8) in the Sallins Development Plan. Decision Date: 16/02/2005.
04/725	Planning permission granted for a development. The development will consist of retention of alterations and extension to existing licensed premises comprising of the following: retention of toilets, storage area, office and corridor at function room; retention of internal, etc. Decision Date: 27/01/2005.
03/711	Planning permission granted for development consisting of change of use from already approved bookmakers office to an off-licence for adjoining Flanagans Mill Premises This building is recorded as a protected structure (IP8) in the sallins development plan. Decision Date 11/06/2003.
02/1042	Planning permission granted for the retention of an as built single storey extension to the rear of our building. Decision Date 08/11/2002.

Relevant Planning Enforcement

None

Pre-Planning Meeting

No preplanning consultation indicated.

Submissions / Observations / Representations

No submissions, observations, or representations received.

Internal Reports

This application was referred to the following departments and prescribed bodies. Reports summarised as indicated below.

Internal Departments	
Area Engineer	Received 13/01/2026 – No objection, subject to conditions.
Chief Fire Officer	Received 23/01/2026 – No objection, subject to conditions.
Architectural Conservation Officer	No report received at time of writing.
Strategic Projects Public Realm Team	Received 09/12/2025 – Further information requested.
Transportation Department	No report received at time of writing.

Planning Control	Received 11/12/2025 – No unauthorised development case.
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Prescribed Bodies	
Uisce Éireann	No report received at time of writing.

Relevant Policy Context

Kildare County Development Plan 2023 – 2029

The most relevant chapters and respective policies and objectives are outlined below.

a) Chapter 2: Core Strategy and Settlement Strategy

- Sallins Target Residential Density (UPH): 35 – 40
- *Proposed Variation 3: Sallins Central Net Density Range: 40 – 100 dph.*

b) Chapter 3: Housing

- Planning Policy HO P5
- Planning Policy HO P6

c) Chapter 15: Development Management Standards

- 15.4.6 House Design
- 15.4.12 Extensions to Dwellings

Sallins Local Area Plan 2016 – 2022

- Planning Policy AAH 1

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities

- Small / Medium Town – Centre: It is a policy and objective of these Guidelines that the scale of new development in the central areas of small to medium sized towns should respond positively to the scale, form and character of existing development, and to the capacity of services and infrastructure (including public transport and water services infrastructure).

Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025

- Minimum overall apartment floor areas – 1 bedroom: 45sqm
- Recommended minimum widths for the main living/dining rooms: 1 bedroom: 3.3 metres.
- Recommended minimum bedroom widths and floor area: Double bedroom: 2.8 metres and 11.4sqm.
- Minimum storage space requirements: - 1 bedroom: 3sqm
- Minimum private amenity space: 1 bedroom 5sqm

Assessment

The proposal, the submitted drawings and documentation have been assessed against the Kildare County Development Plan 2023 - 2029 policies and objectives and the proposed development is generally considered to be acceptable in principle, with the exception of the following:

1. The subject proposal comprises two no. two-storey vernacular terraced buildings which were previously identified as protected structures. In this context, and in line with Policy AAH 1 of the Sallins Local Area Plan 2016–2022, which seeks to resist the demolition of vernacular architecture of historical, cultural, and aesthetic merit that contributes positively to the character and quality of the local streetscape, it is considered that the current proposal, as submitted, could better complement and respond to the heritage value and architectural character of the existing terraced structures. Additionally, there are concerns that the demolition of the internal chimney structures may structurally compromise the existing chimney stacks. Modern or faux alternative chimney stacks will not be considered appropriate. **Further information** required.
2. This application does not include a surface water drainage design, a Sustainable Drainage System (SuDS) strategy, or any accompanying calculations. Consequently, the proposed method for surface water attenuation and disposal remains unclear. Furthermore, the existing building features a rainwater downpipe that discharges directly onto the public footpath, which is not acceptable. **Further information** required.
3. The current proposal fails to identify a designated refuse storage area for any of the proposed residential units, and no refuse or waste disposal strategy has been provided. **Further information** is required to demonstrate how waste will be appropriately stored, managed and collected.
4. The proposal indicates the relocation of a front façade doorway. The applicant should be advised that the revised doorway position would result in the entrance opening directly over an accessible manhole chamber. Consultation

with the relevant utility provider is required to confirm whether this arrangement is acceptable. **Further information** required.

5. The proposal does not include any details regarding boundary treatments. It is also unclear how the rear garden space is intended to be used. No party boundary between the proposed ground floor units has been indicated. As a result, it is unclear how adequate privacy and security will be achieved. **Further information** required.

Conclusion

Having regard to the above, the proposed development is considered acceptable in principle, subject to a comprehensive assessment. It is considered that the proposed development will support, promote and further the inspirations of the Kildare County Development Plan 2023 – 2029. However, several concerns must be addressed through a Further Information request.

The subject application does not include a surface water drainage design, a SuDS strategy, or any accompanying calculations, no refuse storage areas have been identified, the revised doorway position results in the entrance opening directly over an accessible manhole chamber, no boundary treatment details have been provided, and the current design does respond well to the heritage value and architectural character of the existing terraced structures.

In addition to the above case planner's assessment, the following is also relevant, and further information will be required to facilitate a full assessment to take place:

Site Layout Plan:

1. Movement to, through and from the site is challenging to discern from the Site Layout Plan – movement routes and accessibility should be clearly demarcated across the site, and possibly to include rights of way via lands outlined in blue.
2. Site levels and contours are required to be provided across the site in red, blue and on adjoining lands.
3. The Site Plan should have an accurate and clear key / legend. All coloured or highlighted sections should be clearly detailed. For example, it is not notated what 'yellow hatching' depicts. The rear balconies should also be clearly identifiable.
4. The Site Plan should clearly delineate between what is to be demolished, what is existing and what is proposed.
5. A Site Plan with a scale of either 1:200 or 1:250 should be submitted.

A Site Analysis of the Existing Site and Structures should be submitted comprising, *inter alia*:

1. Existing boundaries.

2. Existing levels
3. Existing outbuildings
4. Photographic survey of:
 - a. The internal layout, walls and features of each of the existing rooms, hallways etc
 - b. the rear yard / courtyard, including boundary treatments, outbuildings,

Plans

1. Roof Plan: An accurate roof plan should be submitted, clearly indicating / highlighting the existing and proposed aspects of the proposed development. The roof plan should clearly reflect what is illustrated on the floor plans.
2. Landscaping Plan: A full and detailed landscape plan should be submitted. The Site Layout Plan alludes to a 'rear garden space'. However, this has not been detailed.

Bicycle Parking – Proposals for Bicycle Parking should be submitted.

Recommendation

Having regard to the above, it is recommended that **Further Information** be requested as follows:

1. Site Layout Plan and Site Analysis
 - i. The Applicant is requested to submit a revised Site Layout Plan at a scale of either 1:200 or 1:250. The revised Site Layout Plan should contain:
 - a. Proposed site levels and contours to be provided across the site and to include spot levels for all adjoining / adjacent areas (outlined in red, blue and including adjoining lands).
 - b. An accurate and clear key / legend should be provided on the Site Layout Plan (and all new plans). All coloured or highlighted sections should be clearly detailed. For example, the 'yellow hatching' is not detailed. The rear balconies and structures to be demolished should also be clearly identifiable.
 - ii. The Applicant is requested to submit a Site Analysis of the existing site, structures and adjoining landholding. The Site Analysis should comprise as a minimum, *inter alia*:
 - a. Existing boundaries,
 - b. Existing levels,

- c. Existing outbuildings,
- d. Adjoining / adjacent structures (to include any windows / doorways and heights),
- e. Connections and movement to, through and from the site. Movement routes and accessibility at the site should be clearly demarcated (include rights of way via lands outlined in blue, if relevant), and
- f. Photographic survey of:
 - i. The internal layout, walls and features of each of the existing rooms, hallways etc
 - ii. The rear yard / courtyard, including boundary treatments, outbuildings.

2. Plans

- a. Roof Plan: The Applicant is requested to submit an accurate roof plan, clearly indicating / highlighting the existing and proposed aspects of the proposed development. The roof plan should clearly reflect what is illustrated on the floor plans and should clearly delineate between demolition, existing to be retained and proposed.
- b. Landscaping Plan: The Site Layout Plan alludes to a 'rear garden space'. However, this has not been detailed. The Applicant is requested to submit:
 - i. a full and detailed landscape plan.
 - ii. a revised site layout plan indicating the intended boundary treatments and
 - iii. how the rear of the site will be divided to provide for the private amenity space for the respective ground floor units.

3. Bicycle Parking – The Applicant is requested to submit proposals for Bicycle Parking for all 4 dwelling units and should include visitor bicycle provisions.

4. Historic Nature of Structures

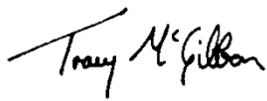
- a. Having regard to the vernacular nature of the building, situated in the heart of Sallins, at a prominent and highly visible site, in close proximity to the Grand Canal. The Applicant is requested to engage a suitably qualified conservation architect to assess and comment on the proposed extension, including how the design can be further enhanced to better complement and respond to the heritage value and architectural character of the existing terraced structures and their setting. The conservation assessment should also address the original openings,

features such as chimney stacks/breasts and the potential to retain and reinstate these, where appropriate.

- b. The applicant is further requested to provide commentary by a suitably qualified structural engineer on the proposed demolition of the internal chimney structures and to outline the potential impact this may have on the existing chimney stacks. It should be noted that the removal of the existing chimney stacks, and their replacement with modern or faux alternatives, will not be considered appropriate
5. The current proposal fails to identify a designated refuse storage area for any of the proposed residential units, and no refuse or waste disposal strategy has been provided. The Applicant is requested to prepare a refuse management plan which includes *inter alia* the location of the proposed refuse areas and the intended area where refuse will be kept on collection days. Note that the footpath is not appropriate.
6. The proposal indicates the relocation of a front façade doorway. The Applicant should be advised that the revised doorway position would result in the entrance opening directly over an accessible manhole chamber. Consultation with the relevant utility provider is required to confirm whether this arrangement is acceptable. The Applicant is requested to consult with the relevant utility provider and to provide their consent to the proposed relocated doorway. The Applicant should note, that a revised design may be required.
7. No surface water drainage design or calculations have been provided with this application. The Applicant is requested to prepare and submit relevant details regarding the proposed surface water drainage system. The proposed surface water drainage system shall be designed in terms of incorporating appropriate Sustainable Drainage Systems (SuDS). The applicant shall comply with the Kildare County Development Sustainable Drainage Systems (SuDS) Guidance Document. The sustainable drainage systems shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +30% in order to cater for "climate change" and an additional 10% for Urban creep. The applicant shall ensure that surface water from the development does not discharge to a point where neighbouring developments would be at risk of flooding. Note that the current rainwater downpipe discharging into the public footpath is not appropriate. An alternative design is required.



José Monteiro
Assistant Planner
30/01/2026



Tracy McGibbon
Senior Executive Planner
03/02/2026

Appendix 1: AA Screening



APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

(A) Project Details

Planning File Ref:	25/61375
Applicant Name	Castlewood Taverns Ltd
Development Location	Main Street, Sallins, Naas, Co. Kildare
Site Size	0.0220ha
Application Accompanied by an EIAR (Yes/No)	No
Distance from a Natura 2000 site in km	The nearest Special Area of Conservation site is the Ballynafagh Bog SAC located approximately 8.195 km to the north-west of the application site at the nearest point.
Description of the Project / Proposed Development	A) permission for the demolition of existing two storey dormer rear extension to existing two no. Terraced buildings which are used as (1) ground floor hairdressing salon, ground floor and first floor residential unit and (2) ground floor bookmakers and first floor office use B) permission for the construction of a two storey rear extension to existing two storey terraced building, permission to amend front façade with new doors and windows C) change of use of existing uses described in (a) above for overall use of the two buildings for use as 4 no. One bedroom apartments and all associated site works.

(B) Identification of Natura 2000 sites which may be impacted by the proposed development

If answer is yes, identify list name of Natura 2000 site likely to be impacted.

Yes

No

1	Impacts on sites designated for freshwater habitats or species. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	☐	☒
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	☐	☒
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	☐	☒
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	☐	☒
Conclusion: If the answer to all of the above is No , significant impacts can be ruled out for habitats and bird species. No further assessment in relation to habitats or birds is required. If the answer is Yes refer to the relevant sections of C .				

(F) Screening Conclusion Statement

Selected relevant category for project assessed by ticking box.

1	AA is not required because the project is directly connected with/necessary to the conservation management of the site.	☐
2	No potential significant affects/AA is not required.	☒

3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging / inappropriate)	<input data-bbox="1235 241 1291 304" type="checkbox"/>
Justify why it falls into relevant category above (based on information in above tables): Given the scale of the development, same is not considered to have an impact on the nearest SAC.		
Name:	José Monteiro	
Position:	Assistant Planner	
Date:	30/01/2026	

Appendix 2: EIA Screening

 ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT STAGE 1: PRE-SCREENING		
<i>For use when establishing if the proposal is a 'sub-threshold development' requiring Preliminary Examination</i>		
Planning File Ref:	25/61375	
Development Description Summary:	Castlewood Taverns Ltd	
Was a screening determination carried out under Section 176A-C?	☐ Yes, no further action required	
	☒ No, proceed to Part A	
Part A. Is the development a project listed in Schedule 5, Part 1, of the Planning & Development Regs 2001 (as amended)?		
☐	Yes, specify class: <i>[insert class here]</i>	EIA is mandatory No Screening required CS1
☒	No	Proceed to Part B
Part B. Does the development comprise a project listed in Schedule 5, Part 2, of the Planning & Development Regulations 2001 (as amended) and does it meet/exceed the thresholds?		
☐	Yes, the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): <i>[Insert class & threshold here]</i>	EIA is mandatory No Screening required CS1
☒	No, the development is not a project of a type listed in Schedule 5, Part 2	No Screening required CS2
☐	Yes, the project is of a type listed but is <i>sub-threshold</i> : <i>[Insert class & threshold here]</i>	Proceed to Part C

Part C. Has Schedule 7A information/screening report been submitted?		
☐	Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
☒	No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required
CS2: Having regard to the nature and scale of the proposal, it is concluded that EIA screening or EIA is not required.		
Name:	José Monteiro	
Position:	Assistant Planner	
Date:	30/01/2026	

Appendix 3: Site Photos







