



Date: 26/08/2026
Pl. Ref.: 26/60739

James Roe Trading as Roe Autocraft
c/o Martin Murphy
The Square
Kilcullen
Co. Kildare
R56 KA62

Notification of a decision under Section 34 of the Planning & Development Act 2000 (as amended)

Planning Register Number: 26/60739
Application Received Date: 03/07/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 26/08/2026 decided to **REFUSE** RETENTION for the development of land namely: for A) as-built revised workshop structure (344.9m²) built on the footprint of the previously demolished workshop located to the south-eastern corner of the site. B) Single storey lean-to covered vehicle prep area attached to (western) side of same workshop C) Revised car parking depot arrangement consisting of extended hardstanding area (1224m²) to western section of site and planning permission for proposed SuDS measures to existing yard along with all site development & facilitating works at **Sallins Road, Naas, Co. Kildare** for the **5 reasons** set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 26/08/2026

PP O. H. Smith

Senior Executive Officer, Planning
Kildare County Council

Any appeal against the decision of a Planning Authority under Section 37 of the Planning & Development Act 2000 (as amended) may be made to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1. First and third party objections must be received by An Coimisiún Pleanála within 4 weeks beginning on the day of making the decision by the Planning Authority. The appeal must be fully complete from the start - you are not permitted to submit any part of it later, even within the time limit.

Any appeal made within the statutory appeal period to An Coimisiún Pleanála will be invalid unless accompanied by

- 1 Confirmation of submission to Planning Authority
- 2 The correct statutory fee, (Fees payable to An Coimisiún Pleanála on or after 5th September, 2011)
 - (i) Appeal by 1st party relating to commercial development where the application included the retention

- of development - €4,500 or €9,000 if an EIAR or NIS involved.
- (ii) Appeal by 1st party relating to commercial development (no retention element in application) - €1,500 or €3,000 if an EIAR or NIS involved.
 - (iii) Appeal by 1st party non-commercial development where the application included the retention of development - €660
 - (iv) Appeal by 1st Party solely against contribution condition(s) – (2000 Act and amendments Section 48 or 49) - €220
 - (v) Appeal following grant of leave to appeal
 - (vi) An Appeal other than referred to in (i) to (v) above - €220

This guide does not purport to be a legal interpretation of the fees payable to An Coimisiún Pleanála. Please contact An Coimisiún Pleanála for further information.

Retention Permission is sought for A) as-built revised workshop structure (344.9m²) built on the footprint of the previously demolished workshop located to the south-eastern corner of the site. B) Single storey lean-to covered vehicle prep area attached to (western) side of same workshop C) Revised car parking depot arrangement consisting of extended hardstanding area (1224m²) to western section of site and planning permission for proposed SuDS measures to existing yard along with all site development & facilitating works at Sallins Road, Naas, Co. Kildare – James Roe Trading as Roe Autocraft – 26/60739.

Permission is REFUSED for the following reasons:

1. Having regard to the Objective B – ‘Existing Residential/Infill’ zoning of the site as set out in the Naas Local Area Plan 2021-2027, with an objective ‘*To protect and enhance the amenity of established residential communities and promote sustainable intensification*’, the development would materially contravene the land use zoning objective of the subject lands. The development would undermine the amenity of established residential communities which the zoning objective seeks to protect and would be seriously injurious to the amenities of the area, including adjacent Protected Structures and would prejudice the proper planning and sustainable development of the area. The proposed development would therefore materially contravene the zoning provisions of the Naas Local Area Plan 2021-2027 and would be contrary to the proper planning and sustainable development of the area.
2. The subject site is located in Flood Zone A and within a High-End Future Scenario flood zone as per the Office of Public Works CFRAM flood maps. A Site-Specific Flood Risk Assessment has not been submitted as part of this application and therefore it has not been demonstrated, to the satisfaction of the Planning Authority, that the proposed development is not at risk of flooding or will not cause residual flood risk including flooding on adjoining or nearby properties or will not cause risk of pollution to groundwater, surface water or to public health. The proposed development would therefore be contrary to Objective IO 3.1 of the Naas Local Area Plan 2021-2027 and Policy HO P33 of the Kildare County Development Plan 2023–2029 (as varied) and to the proper planning and sustainable development of the area.
3. The proposed development seeks to discharge surface water to an underground attenuation area. In doing so, the proposed development will not provide an acceptable surface-water nature-based sustainable drainage solution, which is an objective of the Kildare County Development Plan 2023-2029. The proposed development is substandard in regard to the disposal of surface water from the development and would be contrary to Policy I2 – Surface Water and Groundwater of the Naas Local Area Plan 2021-2027 and objectives IN O22, IN O23 and IN O24 of the Kildare County Development Plan 2023-2029 which require the implementation of Sustainable Urban Drainage Systems (SuDS) and other nature-based surface water drainage as an integral part of all new development proposals and to ‘only consider underground retention solution when all other options have been exhausted’ as part of a SuDS solution’. The proposed development would therefore be contrary to the above policies and objectives of the Kildare County Development Plan 2023-2029, the Naas Local Area Plan 2021-2027 and the proper planning and sustainable development of the area.
4. Policy TM P9 of the Kildare County Development Plan 2023-2029 seeks to effectively manage and minimise the impacts of traffic in urban areas. The proposed development, which has not been accompanied by a Traffic and Transport Assessment in accordance with the Transport Infrastructure Ireland (TII) Traffic and Transport Assessment Guidelines (May 2014), taken in

conjunction with serious concerns in relation to the width of the existing vehicular access, traffic generation associated with the use and the potential endangerment of vulnerable road user safety would, endanger public safety by reason of traffic hazard and as such would be contrary to Policy TM P9 of the Kildare County Development Plan 2023-2029 and the proper planning and sustainable development of the area.

5. Objective AH O21 seeks to protect the curtilage of protected structures and Section 15.17.1.2 of the Kildare County Development Plan 2023-2029 requires *“All planning applications for development in proximity to a Protected Structure must be accompanied by a design statement, with supporting illustrative material, demonstrating how it has been developed having regard to the built heritage, topography, and landscape character of the site.”* Having regard to the location of the site, adjacent to Protected Structures (RPS No. NS19-104 Albans House and RPS No. NS19-105 Melitta Cottage) and in the absence of a Design Statement, it is considered that the development would contravene Objectives AH O21, and Section 15.17.1.2 of the Kildare County Development Plan 2023-2029 and would therefore, be contrary to the proper planning and sustainable development of the area.