



Date: 19/08/2026
Pl. Ref.: 25/61375

Castlewood Taverns Ltd
c/o Derek Whyte
Urban+Rural Design & Planning Consultancy
Great Connell
Newbridge
Co. Kildare

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

Planning Register Number: 25/61375
Application Received Date: 04/12/2025
Further Information Received Date: 24/07/2026

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 19/08/2026 decided to **REFUSE PERMISSION** for the development of land namely: 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, 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. Revised by Significant Further Information which consists of: Revised design of the internal spatial arrangement of the 4 No. one bed apartments, including SuDs (rainwater garden), increased balcony sizes and location of bin and bike storage and all associated site works at **Main Street, Sallins, Naas, Co Kildare** for the **3 reasons** set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 19/08/2026

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.

Planning Permission is sought 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, 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. Revised by Significant Further Information which consists of: Revised design of the internal spatial arrangement of the 4 No. one bed apartments, including SuDs (rainwater garden), increased balcony sizes and location of bin and bike storage and all associated site works at Main Street, Sallins, Naas, Co Kildare – Castlewood Taverns Ltd – 25/61375.

Permission is REFUSED for the following reasons:

1. Having regard to:

(a) The inadequate and substandard communal open space which is enclosed by existing structures/high wall.

(b) The location of bicycle parking.

(c) The location of bin storage concentrated in immediate proximity to a single residential unit, which would seriously injure residential amenities and would give rise to an inappropriate level of quality of living to future occupants.

(d) The design and orientation of the balcony element associated with first-floor Unit No. 3 which would result in overlooking of the rear garden space of the property located to the north,

it is considered therefore, that the proposed development would be contrary to Chapter 3 Housing including (Policy HO P16) and Chapter 15 Development Management Standards with particular reference to open space provision, and if permitted would result in a substandard development, lacking in quality open space, would seriously injure the amenities of both the proposed and existing dwellings, and would therefore be contrary to the proper planning and sustainable development of the area.

2. Objective AH O59 of the Kildare County Development Plan 2023–2029 (as varied) only allows for changes to be permitted to vernacular structures that are sympathetic to their special features and character and respect the setting, form, scale and materials. Furthermore, Policy AAH 1 of the Sallins Local Area Plan 2016–2022, 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. The proposed additions to the subject vernacular structure including the removal of its eaves, chimney breasts, and the incongruous addition of a bulky flat roofed two-storey extension which dominates the rear elevation of this historic terrace building, at a location that is visible from the historic marketplace and from the canal (south), is contrary to both the Kildare County Development Plan 2023–2029 (as varied) Objective AH O59 and Sallins Local Area Plan 2016–2022 Policy AAH 1, and would therefore be contrary to the proper planning and sustainable development of the area.

3. Based on the information submitted with the application, it has not been demonstrated, to the satisfaction of the Planning Authority, that surface water can be dealt with adequately within the curtilage of the site and would not adversely impact surface water drainage in the area, or that the proposed development has adequately considered pluvial flood risk within the site, especially having regard to differences in rain garden proposals between drawings. In the absence of further information, the proposal would be prejudicial to the orderly development of the site and to public health and would therefore be contrary to the proper planning and sustainable development of the area.

Note to Applicant/Developer

Having regard to the inaccurate Roof Plan in Dwg No. CT/PLN-004, the difference in dimensions between the rainwater garden in the Ground Floor Plan in Dwg No. CT/PLN-004 and in the Site Layout Plan in Dwg No. CT/PLN-002A and the lack of any spot levels of contours on the subject site insufficient information has been provided to ensure that the development would be built in accordance with any permission, therefore effective control cannot be maintained if permission were to be granted.