

Comhairle Contae Chill Dara
Kildare County Council



Date: 21/07/2026
Pl. Ref.: 25/60789

Martin Murray
c/o Vincent Burke
Ballybaun
Ballinamore Bridge
Ballinasloe
H53NW98

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

Planning Register Number: 25/60789
Application Received Date: 11/07/2025
Further Information Received Date: 24/06/2026

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 21/07/2026 decided to **REFUSE PERMISSION** for the development of land namely: for (i) miscellaneous alterations and refurbishments of the existing single storey residential cottage facing unto the Dublin Road, including demolition of single storey rear extensions and construction of new rear single storey extension, to create a two-bedroomed unit, (ii) construction of six new residential units within the site, arranged across three two-storey blocks, and consisting of two two-bedroomed units and four one bedroomed units and (iii) access routes into the property including pedestrian and bicycle access through the Dublin Road frontage, and pedestrian, bicycle and vehicular access through the Gleann na Gréine frontage. The development will include also inter alia, works and structures to facilitate all necessary site services, PV, water attenuation, connection to mains sewer, altered ground levels, (including a pond), gazebo, hard and soft landscaping, car and bicycle parking, screen walls of varying heights, and the demolition and removal from the site of existing garden structures. Revised by Significant further Information which consists of: (a) Reduction in number of residential units from seven to six units consisting now of 3 by 2B and 3 by 1B, (b) Redesign of front residential block one, in area, scale and in location, (c) Redesign of central residential block two from two storey to single storey, (d) Miscellaneous design alterations to block three facing Gleann na Greine, (e) Miscellaneous changes to overall site layout to facilitate overall redesign, (f) Engineering Details regarding surface water attenuation, (g) Archaeological Report, (h) Invasive Species Report, (i) Conservation Report, (j) Engineer's Drawings and Report, (k) Additional Topographical Survey Data, Levels and Volume Calculations, (l) Revised schedule of areas of units, (m) Shadow Diagrams, (n) Waste Management Report (o) Construction Management Report, (p) Transportation Response and Tracking, and (q) Reference Letter to 'Taking in-charge' at **Dublin Rd/Gleann Na Greine, Naas, Co. Kildare, W91 CYH7** for the **2 reasons** set out in the schedule attached. The Planning Authority have had regard to any submissions or representations made on this file.

Date: 21/07/2026

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 (i) miscellaneous alterations and refurbishments of the existing single storey residential cottage facing unto the Dublin Road, including demolition of single storey rear extensions and construction of new rear single storey extension, to create a two-bedroomed unit, (ii) construction of six new residential units within the site, arranged across three two-storey blocks, and consisting of two two-bedroomed units and four one bedroomed units and (iii) access routes into the property including pedestrian and bicycle access through the Dublin Road frontage, and pedestrian, bicycle and vehicular access through the Gleann na Gréine frontage. The development will include also inter alia, works and structures to facilitate all necessary site services, PV, water attenuation, connection to mains sewer, altered ground levels, (including a pond), gazebo, hard and soft landscaping, car and bicycle parking, screen walls of varying heights, and the demolition and removal from the site of existing garden structures. Revised by Significant further Information which consists of: (a) Reduction in number of residential units from seven to six units consisting now of 3 by 2B and 3 by 1B, (b) Redesign of front residential block one, in area, scale and in location, (c) Redesign of central residential block two from two storey to single storey, (d) Miscellaneous design alterations to block three facing Gleann na Greine, (e) Miscellaneous changes to overall site layout to facilitate overall redesign, (f) Engineering Details regarding surface water attenuation, (g) Archaeological Report, (h) Invasive Species Report, (i) Conservation Report, (j) Engineer's Drawings and Report, (k) Additional Topographical Survey Data, Levels and Volume Calculations, (l) Revised schedule of areas of units, (m) Shadow Diagrams, (n) Waste Management Report (o) Construction Management Report, (p) Transportation Response and Tracking, and (q) Reference Letter to 'Taking in-charge' at Dublin Rd/Gleann Na Greine, Naas, Co. Kildare, W91 CYH7 – Martin Murray – 25/60789.

Permission is **REFUSED** for the following reasons:

1. Having regard to the proposed density, which is over 90 dwellings per hectare, and where the site is located within the Naas Architectural Conservation Area and in immediate proximity to a Protected Structure (Almshouse (NS19-011)), where the proposed façade of Block 2 would be located approximately 0.74m from the boundary wall of the protected structure, and where substandard private amenity and open space lacking quality, functionality, size and useability is provided, and having regard to Policy and Objective 3.1, Figure 3.3, Section 3.4 and Section 3.3.6 of *The Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (January 2024)* which require 'in the case of very small infill sites...need to respond to the scale and form of surrounding development, to protect the amenities of surrounding properties' where the design response 'may take precedence over the densities set out in this Chapter', the proposed infill development would be an overdevelopment of the site, and would therefore be contrary to current policy objectives and if granted would seriously injure residential and town centre amenities and property in the vicinity.
2. Section 10 of the Naas Local Area Plan 2021-2028 seeks to 'integrate new and regenerated areas within the historic core in a contemporary manner that complements the existing urban structure and heritage of the town' and 'to ensure that best practice urban design principles are applied to all new development, based on the principle that well-planned and integrated development enhances the sustainability, attractiveness and liveability of an area. The proposed development fails to provide 'enclosure through the construction of strong urban edges and legible built form', fails to provide 'open spaces with character', 'a focal point' and not overly dominated by hard landscaping and fails to ensure that attractiveness in new and regenerated buildings is achieved through the use of layout and material finishes. The proposed

development would therefore be contrary to Objective URD 1.2 of the Naas Local Area Plan 2021-2028, which requires that development be in keeping with the relevant Urban Design Principles outlined in Section 10.3.2, and furthermore would be contrary to Kildare County Development Plan 2023-2029 objectives (UD P1, UD 01) which require 'a high standard of urban design to be integrated into the design and layout of all new development and ensure compliance with the principles of healthy placemaking'. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.