



An Rannóg Pleanála
Planning Department

Date: 23/10/2026
Pl. Ref.: 26/60997

SAMS Ltd.
c/o David Mulcahy
67 The Old Mill Race
Athgarvan
Newbridge
Co. Kildare
W12 X248

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

Planning Register Number: 26/60997
Application Received Date: 04/09/2026
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 23/10/2026 decided to **REFUSE** RETENTION for the development of land namely: the development as constructed including: • A self-storage facility consisting of single storey container units • Vehicular entrance • CCTV, lighting and information signage and solar panels. • Associated site works at **Arthurstown, Kill, Naas, Co. Kildare, W91T2DP** 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: 23/10/2026

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





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- 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.





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Retention Permission is sought for the development as constructed including: • A self-storage facility consisting of single storey container units • Vehicular entrance • CCTV, lighting and information signage and solar panels. • Associated site works at Arthurstown, Kill, Naas, Co. Kildare, W91T2DP – SAMS Ltd. – 26/60997

Permission is REFUSED for the following reasons:

1. The proposed development, by reason of its nature, scale, operational use and its location on un-zoned lands in a rural area, accessed from a local road with a substandard access arrangement, constitutes haphazard and sporadic development in a rural area which is contrary to the policies and objectives of the Kildare County Development Plan 2023-2029 (as varied) pertaining to appropriate rural based enterprise, in particular Objective RD O1, Section 9.3 Rural Economy & Rural Enterprise and the criteria set out in table 9.1 of the Kildare County Development Plan 2023-2029 (as varied). Having regard to the foregoing, the proposed development would set an undesirable precedent for developments of this type on un-zoned lands, would be injurious to the rural amenity of this area and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site off the L2019 local road, and the lack of information submitted with the application regarding sightline details at the entrance to the site, it has not been demonstrated to the satisfaction of the Planning Authority that the development to be retained can be safely accessed. The intensification of activity at this location would generate additional traffic movements onto the L2019, increasing the potential for traffic conflict and creating an unacceptable risk to the safety of all road users. Consequently, the development to be retained would constitute a traffic hazard, endanger public safety and would therefore, be contrary to the proper planning and sustainable development of the area.
3. Objective IN O22 requires the implementation of Sustainable Urban Drainage Systems (SuDS) and other nature-based surface water drainage as an integral part of all new development proposals. In the absence of nature-based surface water drainage details, the proposed development is contrary to Objective IN O22 and Objective IN O58 of the Kildare County Development Plan 2023-2029 (as varied) and if granted would therefore be contrary to the proper planning and sustainable development of the area.

