



An  
Bord  
Pleanála

**Board Direction**  
**PL09.247887**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on May 19<sup>th</sup> 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The subject site is located in the Rural Housing Policy Zone 2, as identified in the Kildare County Development Plan 2017-2023. Having regard to the location of the site in an area under strong urban influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, where it is policy to distinguish between rural-generated housing need and urban-generated housing need, and in an area where housing is restricted to persons demonstrating local need in accordance with the current Kildare County Development Plan, it is considered that the applicant does not come within the scope of the rural-generated housing need criteria as set out in the Guidelines, nor with the local need criteria set out in the Development Plan for a house at this rural location. Furthermore, the proposed development would involve the sub-division of an existing individual residential site in a rural area, and would, if permitted, lead to a disorderly pattern of development and would create a precedent for such form of development, which would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment. The proposed development

would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proximity of other private wells and waste water treatment systems, and notwithstanding the enlarged site area included in the application, the Board is not satisfied on the basis of the information submitted with the application and appeal, that the proposed development can be served satisfactorily with both a waste water treatment system and potable water from a well on the site. The proposed development would, therefore, be prejudicial to public health and be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 19<sup>th</sup> May 2017

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Philip Jones