



The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th October, 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. Part of the site of the proposed development is indicated as being at risk of flooding on the flood risk maps prepared by the Office of Public Works. On the basis of the documentation submitted with the current application and appeal, the high water table observed on site, and in the absence of a site specific flood risk assessment, the Board is not satisfied that the development would not be at risk of flooding or that the proposed wastewater treatment system would operate in a sustainable manner at times of high rainfall. Accordingly, it is considered that the proposed development would be prejudicial to public health by reason of flood risk at the site and would materially contravene the national guidelines in relation to flooding and, would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The subject site is located in the Rural Housing Policy Zone 1, as per Map 4.4 of 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 Policy RH 25 of the current Kildare County Development Plan, it is considered that the applicant has not demonstrated compliance with 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 housing at this Rural Node. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board

Date:25.10.2017

Member

Terry Prendergast

Note: The Board noted the memo from the Assistant Director of Planning dated 11.07.17 and is satisfied that the tributary of the River Blackwater running along the southern boundary of the site is not part of a European site and that the proposed development would not be likely to have a significant effect on any European site.