



An
Bord
Pleanála

Board Direction
PL09.249005

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23rd February 2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. Policy RH 9 of the Planning Authority, as set out in the Kildare County Development Plan 2017 – 2023, is to ensure that, notwithstanding compliance with the local need criteria, applicants comply with all other normal siting and design considerations, including the capacity of the area to absorb further development. In conjunction with the level of existing development in the vicinity, it is considered that the proposed development would exacerbate an excessive density of development in a rural area lacking certain public services and community facilities, would contribute to the increasing suburbanisation of the area, and would contravene Policy RH 9 of the Kildare County Development Plan 2017 - 2023, which policy is considered reasonable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would exacerbate a serious pattern of undesirable ribbon development in this rural area, and would, therefore, contravene the provisions of the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, heritage and Local

Government (2005), resulting in both visual impact and a multiplicity of vehicular entrances on a rural road, and would be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would exacerbate an excessive concentration of development dependent on on-site disposal of foul effluent in an area that is identified by the Environmental Protection Agency as being at high risk from domestic waste water pollution. The proposed development, taken in conjunction with the level of existing development in the vicinity, would, therefore, result in a risk of pollution and would be prejudicial to public health.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that notwithstanding compliance with local need criteria was demonstrated, the construction of an additional dwelling house on this road given the existing density and limited capacity to absorb further development, would not be acceptable and furthermore the Board is not satisfied that the proposed intensification would not pose a risk to public health, given that the area is designated by the Environmental Protection Agency as being a zone of high risk from domestic waste water pollution. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27th February 2018

Michelle Fagan