



An
Bord
Pleanála

Board Direction
PL09.249234

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th March 2018.

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

Decision Quashed

Reasons and Considerations

The site in question is in an area designated as Rural Housing Policy Zone 1 within the Kildare County Development Plan 2017-2023, a zoning that is considered reasonable and consistent with the Sustainable Rural Housing Guidelines 2005 (full title) which deems the site to be in an area under strong urban influence. It is considered that the pattern of development in the area demonstrates this pressure for housing, which cumulatively is eroding the rural character of the area. Furthermore the site is in an area characterised by very poor soil drainage characteristics, with resultant pressure on water resources (as demonstrated by the identification of this area by the EPA as an area of very high risk with respect to domestic wastewater systems). The restrictive approach of the Development Plan to housing in such areas is considered reasonable. Notwithstanding the information submitted in support of the application and appeal, including the information in relation to the proposed heliculture business, the Board is not satisfied that a compelling location-dependent need for a dwelling at this location has been demonstrated. In these circumstances, it is considered that the application does not come within the scope of the Development Plan criteria for a dwelling at this location. The proposed development would therefore contravene the provisions of the Development Plan in relation to rural housing, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Conall Boland

Date: 9th March 2018