



An  
Bord  
Pleanála

**Board Direction**  
**BD-001786-18**  
**ABP-301892-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2018.

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

### **Reasons and Considerations**

1. Having regard to the location of the site within 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 and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and does not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. 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, and in an area where housing is restricted to persons demonstrating local need in accordance with the current Kildare County Development Plan 2017 - 2023, it is considered that the applicants do not come within the scope of the housing need criteria, as set out in the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
  
3. Having regard to the policy of the planning authority as set out in the Kildare County Development Plan 2017-2023 to control piecemeal and haphazard development, which policy is considered to be reasonable, the proposed development would be in conflict with this policy because, when taken in conjunction with existing and proposed development in the vicinity of the site, and would consolidate and contribute to the build-up of ad hoc development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
  
4. The site forms part of an area which a future national road scheme and possible junction with the M7 and the Leinster Orbital Route may be constructed, as identified within the NRA Leinster Orbital Route Corridor Protection Study 2009, the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and the NTA Strategy for the Greater Dublin Area 2016-2035 and Policy NR3 of the Kildare County Development Plan 2017-2023. It is considered, therefore, that development of the kind proposed

would be premature pending the determination by the Planning Authority or the Road Authority of a road layout for the Leinster Orbital Route.

**Board Member**

**Date:** 28/11/2018

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John Connolly