



An
Bord
Pleanála

Board Direction
BD-001406-18
ABP-302100-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/10/2018.

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

Reasons and Considerations

1. The site of the proposed development is located within a "Stronger Rural Area" as set out 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 Kildare County Development Plan 2017-2023. Furthermore, the subject site is located in a rural area that is under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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 lack of documentation submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated that future occupants have an economic or social need to live in this rural area. It is considered, therefore, that the applicant has not satisfied the housing need criteria as set out in the Guidelines and in national policy for houses at this location. The proposed development would, therefore, be contrary to the

Ministerial Guidelines and to the over-arching national policy, and would be contrary to the proper planning and sustainable development of the area.

2. Policy RH13 of the Kildare County Development Plan 2017 – 2023 seeks to facilitate the provision of a recessed cluster of dwellings, subject to normal planning, siting, design and local need considerations. In the absence of documentation demonstrating compliance with local needs considerations, the proposal would be contrary to the provisions of the aforementioned policy, would set an undesirable precedent for similar development of this nature in rural locations and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/10/2018

Terry Prendergast