



An
Bord
Pleanála

Board Direction
BD-002209-19
ABP-302198-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2019.

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

Reasons and Considerations

1. It is the policy of the planning authority as set out in the Kildare County Development Plan 2017-2023, as set out under Policy RH9, to control piecemeal and haphazard development. This policy is considered to be reasonable. The proposed development would conflict with this policy when taken in conjunction with existing and proposed development in the vicinity of the site, would consolidate and contribute to the build-up of ad hoc development in an open rural area, 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 the area.

2. The proposed development constitutes haphazard backland development, being situated to the rear of dwellings positioned along a public roadway and accessed from a laneway substandard in width and surface specifications. The proposed development being backland development, would be contrary to policy RH14 of the Kildare County Development Plan 2017-2023, whereby only family members can be considered for backland development in rural areas would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/01/2019

Michelle Fagan

Note: The Board has concerns in terms of public health regarding the location of the proposed percolation area uphill of existing domestic boreholes. As this is a new issue raised on appeal it does not form part of the reasons for refusal.

Please attach a copy of the Board Direction with the Board Order