



An  
Bord  
Pleanála

**Board Direction**  
**BD-001972-18**  
**ABP-302353-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/12/2018.

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 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.
2. Taken in conjunction with the existing pattern of housing in the area, the proposed development would consolidate a pattern of undesirable ribbon development, exacerbating an excessive density of housing in a rural area, militate against the preservation of the rural environment, and would therefore be contrary to Policies

RH9 and RH 12 of the Kildare County Development Plan 2017-2023, and would therefore be contrary to the proper planning and sustainable development of the area.

3. The proposed development would materially contravene Condition No. 8 attached to planning permission PL85/1147 which required the subject site to be sterilised from future residential development. The proposed development would therefore Contravene Condition No. 8 of Planning registration PI 85/1147 and be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 14/12/2018

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Michelle Fagan