



An
Bord
Pleanála

Board Direction
BD-002065-19
ABP-302613-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/01/2019.

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

Reasons and Considerations

- (1) The site of the proposed development is located along a designated scenic route in the Kildare County Development Plan 2017-2023 (Route No. 11 Table 14.5 refers). The site is also proximate to a ridgeline within a relatively open and visually exposed landscape. Notwithstanding the extensive landscaping schedule included as part of the proposed development, it is considered that the proposed development by reason of its nature and scale would constitute a visually obtrusive feature in the landscape and would seriously injure the visual amenities of the area, would be contrary to Development Plan policy on the preservation of Scenic Routes and would, therefore, be contrary to the proper planning and sustainable development of the area.

- (2) Having regard to National Policy Objective No 19 of the National Planning Framework (February 2018), 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 in an area where housing is restricted to persons demonstrating local need in accordance with the Kildare County Development Plan 2017-2023, it is

considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or 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 contravene housing policy as set out in in Section 4.12.7 of the Development Plan and in the national Guidelines, 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

Board Member

Date: 09/01/2019

Terry Ó Niadh