



An
Bord
Pleanála

Board Direction
BD-002084-19
ABP-302687-18

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 applicants have not demonstrated compliance with the 'local need criteria' for Rural Housing Policy Zone 1, an area of the county under strongest pressure for development, arising from proximity to Metropolitan Dublin. The proposed development would, therefore, be contrary to Policy RH2 of the current Development Plan for the area.
2. The proposed development is located within a 'Rural Area Under Strong Urban Influence', as identified in the *Sustainable Rural Housing – Guidelines for Planning Authorities*, issued by the Department of Environment, Heritage and Local Government in April 2005. The proposed low-density development would constitute piecemeal and haphazard development of a rural area, and would compromise the orderly and efficient development of newly-developing areas of Newbridge, and would potentially undermine the viability of urban public transport due to low-density development. The proposed development

would, therefore, be contrary to Policy RH10 of the current Development Plan for the area.

Board Member

Date: 11/01/2019

John Connolly