



An
Bord
Pleanála

Board Direction
BD-002423-19
ABP-302904-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/02/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site within Rural Housing Policy Zone 1 (more populated areas with higher levels of environmental sensitivity and significant development pressure) and outside of either a defined rural settlement or rural node, as set out in the Kildare County Development Plan 2017-2023, and in the absence of sufficient evidence of a genuine and justifiable need for housing by the applicant at the specific subject site, in conjunction with policy RH2 of the Kildare County Development Plan 2017-2023 and also having regard to the Sustainable Rural Housing Guidelines for Planning Authorities 2005 and to National Policy Objective 19 of the National Planning Framework 2018, which, in rural areas under urban influence seeks, *'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 and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements'*, it is considered that the proposed development would contribute to the encroachment of random rural development and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure.

Accordingly, the Board considered that the proposed development would not be fully consistent with, relevant objectives of the development plan, the provisions of the 2005 guidelines and National Policy Objective 19 of the National Planning Framework. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not share his view that the applicant has demonstrated a sufficient genuine economic and social need to live at this site within a rural area under urban influence, when considered by reference to the relevant provisions of the statutory development plan and to the provisions of the 2005 Guidelines and National Policy Objective 19 of the National Planning Framework.

Board Member

Date: 22/02/2019

Chris McGarry