



An
Bord
Pleanála

Board Direction
BD-002991-19
ABP-303487-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/05/2019.

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

Reasons and Considerations

1. Having regard to the location of the site of the proposed development within an area designated within the current Kildare County Development Plan as an Area Under Strong Urban Influence, and in the absence of sufficient evidence of a genuine and justifiable need for housing in an area designated as being under urban pressure, in compliance with the relevant rural housing policy and criteria set out in the Kildare County Development Plan 2017-2023, National Policy Objective 19 of the National Planning Framework (2018) and the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, it is considered that the proposed development 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 not, therefore, be in accordance with the proper planning and sustainable development of the area.
2. The proposed development, which would be located in an unzoned, unserviced rural area would constitute random residential development in a

rural area that is under strong development pressure, and which already has an excessive density of housing development. It is the policy of the planning authority, as set out in the Kildare County Development Plan, to channel housing into suitably zoned land in areas where the appropriate social, community and physical infrastructure either exists or is planned, and to restrict development in rural areas. It is considered that the proposed development would exacerbate the haphazard and unplanned form of development in this rural area, would intensify urban sprawl on the road, would exacerbate ribbon development, would militate against the preservation of the rural environment, and would represent an undesirable precedent for further such development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/05/2019

Michelle Fagan