



An
Bord
Pleanála

Board Direction
BD-003197-19
ABP-303751-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/05/2019.

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

Reasons and Considerations

1. The development would result in an extension of the already significant density and haphazard nature of residential development in Firmount West and the rural area to the north of Firmount cross roads and would exacerbate the existing pattern of ribbon development on the local road onto which access is proposed. The proposed development would therefore be contrary to Policy RH9(iv) of the Kildare County Development Plan, 2017-2023 relating to the capacity of the area to accommodate further development with particular regard to the creation of ribbon development and exacerbation of existing haphazard or piecemeal development patterns, Policy RH10 relating to the control of piecemeal and haphazard development in rural areas close to urban settlements and Policy RH12 which seeks to discourage ribbon development and would therefore be contrary to the proper planning and sustainable development of the area. .

2. The proposed development would materially contravene a condition attached to a permission for development (Kildare County Council Register Ref. 86/884) which restricted development to a single house on a site which included the current appeal site and the site of the existing developed house to the west. The proposed

development would therefore be contrary to the proper planning and sustainable development of the area.

3. PA reason for refusal 3

Board Member

Date: 31/05/2019

Terry Prendergast