



An
Bord
Pleanála

Board Direction
BD-005963-20
ABP-305596-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2020.

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

Reasons and Considerations

Having regard to the location of the site within an "Area Under Strong Urban Influence" as identified in 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 compliance with Local Need Criteria in the current Kildare County Development Plan 2017 – 2023, and where it must be demonstrated that the development would not prejudice the environment and the rural character of the area, it is considered that the applicant has not demonstrated compliance with policy RH18 with respect to justifying a dwelling on the basis of a rural enterprise, or policy RH9 which seeks to ensure that development complies with all other normal siting and design considerations, including the capacity of the area to absorb further development.

The proposed development would be contrary to the 'Sustainable Rural Housing Guidelines for Planning Authorities', would materially contravene policies RH9 and RH18 of the Kildare County Development Plan 2017 – 2023 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/06/2020

Chris McGarry