



An
Bord
Pleanála

Board Direction
BD-004784-19
ABP-305656-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/12/2019.

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

Reasons and Considerations

The site of the proposed development is located within an "Area Under Strong Urban Influence" as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005, and "Rural Housing Policy Zone 1" as identified on Map 4.4 of the *Kildare County Development Plan, 2017-2023* reflecting its location in a more populated area with higher environmental sensitivity and significant development pressure. Furthermore, the subject site is located in an area that is designated under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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. Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area or how they comply with the detailed requirements of the rural housing policy set out in the development plan. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in either the *Kildare County Development Plan, 2017-2023*, the Sustainable

Rural Housing Guidelines or national policy for a house at this location. The proposed development would, therefore, be contrary to Policy RH2 of the *Kildare County Development Plan, 2017-2023*, to the Ministerial Guidelines and to the over-arching national policy and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/12/2019

Michelle Fagan