



An
Bord
Pleanála

Board Direction
BD-005806-20
ABP-306459-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2020.

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 Rural Housing Policy Zone 1 of the Kildare County Development Plan 2017-2023, Regional Policy Objective RPO 4.80 of the Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031, National Policy Objective 19 of the National Planning Framework 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 applicant does not come within the scope of the housing need criteria as set out in the development plan for a house at this location. Furthermore, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with Regional Policy Objective 4.80 and National Policy Objective 19. In the absence of any identified locally-based genuine need for the house, the development would contravene local, regional and national housing policy objectives and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/05/2020

Dave Walsh