

An
Bord
Pleanála

Board Direction
BD-008371-21
ABP-309110-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2021.

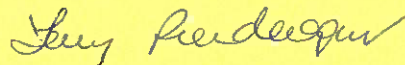
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks 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 viability of smaller towns and rural settlements, 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 National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Policy RH10 of the Kildare County Development Plan 2017- 2023 seeks to control the level of piecemeal and haphazard development of rural areas close to urban centres and settlements. It is considered that the proposed development, by reason of its location in proximity to Naas, Celbridge and Kill, would further exacerbate the level of such haphazard development in proximity to these and other settlements, in which lands are designated/zoned for residential purposes. To permit development at the location proposed, having regard to the level of existing housing development already in existence in this rural location, would contribute to the further unsustainable development of this rural area. The proposed development would, therefore, materially contravene policy RH10 of the Kildare County Development Plan 2017- 2023 and would be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Prendergast

Date: 31/05/2021