



**An  
Bord  
Pleanála**

**Board Direction  
BD-009905-22  
ABP-310705-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/01/2022.

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 a Rural Housing Policy Zone 2 in the Kildare County Development Plan 2017-2023, and in a rural area under urban influence according to the Sustainable Rural Housing Guidelines (Department of Environment, Heritage and Local Government, 2005), 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 on the basis of the information on the file, that the applicants have not demonstrated an economic or social need to live at this specific site, having regard to the viability of smaller towns and rural settlements. 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. The proposed development would be contrary to Ministerial Guidelines, the relevant provisions of the County Development Plan and the provisions of the National

Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald  
Maria FitzGerald

Date: 01/02/2022