

An  
Bord  
Pleanála

**Board Direction**  
**BD-010416-22**  
**ABP-312124-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/04/2022.

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 Rural Housing Policy Zone 1 (more populated areas with higher levels of environmental sensitivity and significant development pressure) and outside of either a defined rural settlement or rural node, as set out in the Kildare County Development Plan 2017-2023, and in the absence of sufficient evidence of a genuine and justifiable need for housing by the applicant at the specific subject site, in conjunction with policy RH2 of the Kildare County Development Plan 2017-2023 and also having regard to the Sustainable Rural Housing Guidelines for Planning Authorities 2005 and to National Policy Objective 19 of the National Planning Framework 2018, which, in 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 and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements', it is considered that the proposed development would contribute to the encroachment of random rural



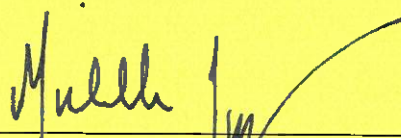
development and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure.

Accordingly, it is considered that the proposed development would not be fully consistent with, relevant objectives of the development plan, the provisions of the 2005 guidelines and National Policy Objective 19 of the National Planning Framework. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

2. Policies RH9(iv) and RH10 of the Kildare County Development Plan 2017-2023 seek to ensure that, notwithstanding compliance with the local need criteria, applicants comply with all other siting and design considerations, including capacity of the area to absorb further development and 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 would by reason of its location in proximity to Straffan, Celbridge and Clane, 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 and in the absence of a genuine need would contribute to the further unsustainable development of this rural area. The proposed development would, therefore, contravene Policies RH9(iv) and 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**

  
Michelle Fagan

**Date:** 01/04/2022