

**An  
Bord  
Pleanála**

**Board Direction  
BD-012998-23  
ABP-312655-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/07/2023.

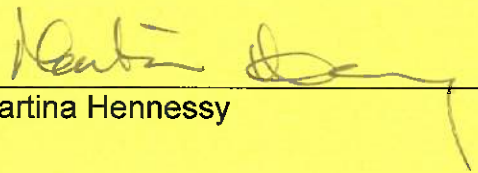
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. Policy HO P12 in the Kildare County Development Plan 2023-2029 provides that notwithstanding compliance with local need criteria, applicants must comply with all other normal siting and design considerations for rural housing, including the capacity of the area to absorb further development. Policy HO P13 and HO P15 of this Plan seeks to control the level of piecemeal and haphazard development of rural areas close to villages and settlements, such as the village of Moone, where lands are zoned for residential purposes. Taken in conjunction with existing and permitted development in the area, it is considered that the cumulative impact of the proposed development would exacerbate a pattern of urban sprawl and ad hoc housing in the rural area and contribute to the gradual suburbanisation of the rural area and the steady erosion of its rural character. It is therefore considered that the proposed development would materially contravene policies HO P12, HO P13 and HO P15 of the Kildare County Development Plan 2023-2029 and would therefore be contrary to the proper planning and sustainable development of the area.

2. Objective HO O44 of the Kildare County Development Plan 2023-2029 seeks to “Restrict residential development on a landholding where there is a history of development through the speculative sale or development of sites to an unrelated third party”. The subject site is located on an agricultural landholding which has a planning history for planning permissions for relatives of the landowner. Notwithstanding a letter of consent from the landowner of the site, it is considered that there has been a history of excessive development along this stretch of the road which taken in conjunction with the existing development of the area would give rise to excessive density. It is considered that the proposed development would contravene objective HO O44 of the Kildare County Development Plan 2023-2029 and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The proposed development, would, therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**



Martina Hennessy

**Date:** 24/07/2023