

An
Bord
Pleanála

Board Direction
BD-013712-23
ABP-313458-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/09/2023.

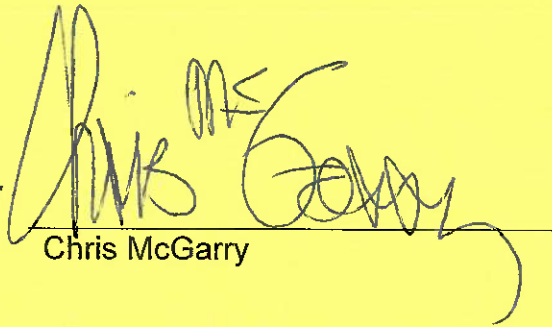
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Taken in conjunction with existing development in the vicinity, the development for which retention permission is sought and the proposed development would give rise to an excessive density of development in a rural area, lacking certain public services and community facilities, and would contravene the policy of the planning authority, including Objectives HO P26 and HO O59, as set out in the Kildare County Development Plan 2023 - 2029, which is to manage rural residential density to avoid a proliferation of one-off houses, extensive ribbon development, and piecemeal and haphazard development that erodes the intrinsic character of the Irish countryside, which is both an economic resource and a tourism asset. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The development for which retention permission is sought and the proposed development, due to its location and inadequate frontage, would constitute inappropriate backland development, which would be contrary to Objective HO P16 of the Kildare County Development Plan 2023-2029. The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 13/09/2023