

An
Bord
Pleanála

Board Direction
BD-011736-23
ABP-313899-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/2023.

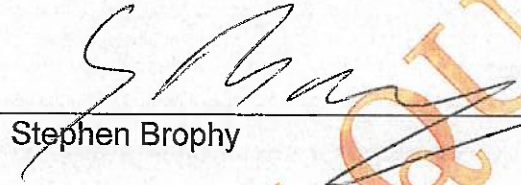
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site of the proposed development is located within an "Area Under Strong Urban Influence" as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005 and on lands identified as 'Rural Housing Policy Zone 1' in the Kildare County Development Plan, 2023-2029. Furthermore, the subject site is located in an area that is designated as an area under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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 the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the planning application and appeal, the Board is not satisfied that the Applicant has a demonstrable economic or social need to live in this rural area, or that the housing need of the Applicant could not be met in a smaller town or rural settlement. It is considered, therefore, that the Applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would result in a haphazard and unsustainable form of

development in an un-serviced area, it would contribute to the encroachment of random rural development in the area and it would give rise to inefficient and unsustainable provision of public services and infrastructure at remote from settlement locations. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

Board Member


Stephen Brophy

Date: 02/02/2023