



An
Bord
Pleanála

Board Direction
BD-014333-23
ABP-314109-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2023.

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

Reasons and Considerations

Policy HO P11 of the Kildare County Development Plan, 2023 to 2029 seeks to ensure that proposals for dwellings in the countryside outside of settlements are facilitated, subject to all appropriate environmental assessments, while Policy HO P26 of the Plan aims to ensure that, notwithstanding a demonstrable social or economic need to reside in the area, the capacity of the receiving environment to absorb further development of the nature proposed is given consideration and that applicants demonstrate that no significant negative environmental effects will occur as a result of the development. Objective HO O59 seeks to carefully manage single rural dwelling densities to ensure that the density of one-off housing does not exceed 30 units per square kilometre. These policies and objectives are considered reasonable. It is considered that the proposed development, when taking in conjunction with the extent and density of existing development in the vicinity, would exacerbate the already excessive density of development in this rural unserviced area and would militate against the preservation of the rural environment and lead to demands for the uneconomic provision of further public services and community facilities, contrary to the provisions of Policy HO P11, Policy HO P26 and Objective HO O59 of the Development Plan. The proposed development is, therefore,

considered to be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 26/10/2023