

An
Bord
Pleanála

Board Direction
BD-016252-24
ABP-315233-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/05/2024.

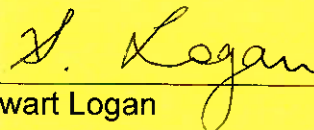
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site of the proposed development is located on lands designated as 'Zone 1' 'Areas under Strong Urban Influence' in the Kildare County Development Plan 2023-2029 where it is an objective 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. It is considered that the proposed development for 5 dwellings has not provided a demonstrable economic or social need for future occupants to live in this rural area, or that the housing needs of the future occupants could not be met elsewhere in a town or rural settlement. The proposed development would result in a haphazard and unsustainable form of development in an un-serviced area, would contribute to the encroachment of random rural development in the area and would give rise to inefficient and unsustainable provision of public services and infrastructure remote from settlement locations. The proposed development would be contrary to policy HO 11 and objective HO O46 of the Kildare County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Taken in conjunction with extent of existing development in the surrounding area, 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 Policy HO P26 and Objective HO O59, as expressed 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the absence of satisfactory details provided with respect to the wastewater and surface water drainage arrangements for the proposed development for new five dwellings, is considered that the proposed development would be contrary to Policy HO P27 and objective HO 57 of the Kildare County Development Plan 2023 – 2029 and would be prejudicial to public health.

Board Member


Stewart Logan

Date: 20/05/2024