

An  
Bord  
Pleanála

**Board Direction**  
**BD-015317-24**  
**ABP-315538-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2024.

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 2023-2029 seeks to facilitate, subject to all appropriate environmental assessments, proposals for dwellings in the countryside outside of settlements in accordance with NPF Policy NPO 19 for new Housing in the Open Countryside in conjunction with the rural housing policy zone map (Map 3.1) and accompanying Schedule of Category of Applicant and Local Need Criteria set out in Table 3.4 and in accordance with the objectives set out in the plan.

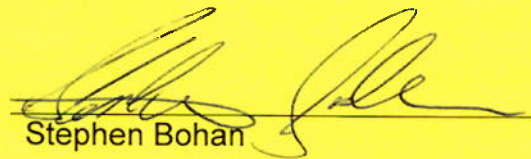
The site of the proposed development is located within an "Area Under Strong Urban Influence" as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April 2005 and on lands identified as 'Zone 1' 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 applicants have a demonstrable economic or social need to live in this rural area. It is considered therefore that the applicants do not come within the scope of the local need criteria as set out in the Kildare County Development Plan, 2023-2029.

The proposed development, in the absence of any identified local based housing need for the house at this location, would result in a haphazard and unsustainable form of development in this rural area, would contribute to the encroachment of random rural development in the area and would mitigate against the preservation of the rural environment and the efficient preservation of public services and infrastructure. The proposed development would be contrary the provisions of the Kildare County Development Plan 2023 to 2029, to national policy and ministerial guidelines and would therefore be contrary to proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 01/02/2024