

**An
Bord
Pleanála**

**Board Direction
BD-015365-24
ABP-315568-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2024.


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

Reasons and Considerations

1. Policy HO P26 of the Kildare County Development Plan 2023-2029 seeks to ensure that notwithstanding compliance with local need criteria, applicants will be required to demonstrate, to the satisfaction of the planning authority that no significant negative environmental effects will occur as a result of the development. Furthermore section 3.14 (Residential Density) of the plan sets out that where the rural dwelling density exceeds 30 units per square kilometre, there will be a presumption against further one-off houses (with exception). Section 3.14 also sets out that backland development will be prohibited. The proposed house on a backland site when taken in conjunction with the level of existing development in the vicinity, is considered to exceed the permitted rural density set out in the statutory plan. Furthermore it would exacerbate an excessive density of development in a rural area lacking certain public services and community facilities and contribute to an unacceptable risk of groundwater pollution on a site that overlays a regionally important gravel aquifer from the collective concentration of on-site wastewater treatment systems disposing treated effluent to ground and would also lead to the further erosion of the rural character of the area. The

proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Patricia Callear

Date: 07/02/2024