

An
Bord
Pleanála

Board Direction
BD-016992-24
ABP-315570-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/07/2024.

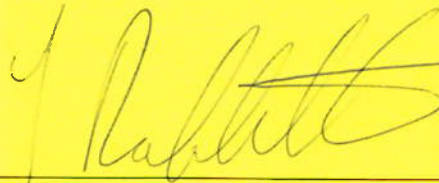
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is a policy of the planning authority that planning applications for dwellings in the countryside, outside of designated settlements, demonstrate compliance with the rural housing policy as indicated in policy HO P11 of the Kildare County Development Plan 2023-2029. This policy is considered reasonable. Having regard to the location of the site outside of the Rural Settlement Boundary of Rathcoffey as indicated on Map Ref. V2-4.18 of the said statutory plan for the area and the applicant's failure to submit documentary evidence of compliance with the rural housing policy, the Board considered that the proposed development would conflict with policy HO P11. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied, on the basis of the submissions made at application stage and in the grounds of appeal, that the wastewater from the 4 no. dwellings can be suitably treated and disposed of on site. Furthermore, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of developments

served by individual wastewater treatment systems in the area. The proposed development would, therefore, be prejudicial to public health.

Board Member

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Tom Rabbette

Date: 16/07/2024