

An
Bord
Pleanála

Board Direction
BD-016427-24
ABP-315630-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2024.

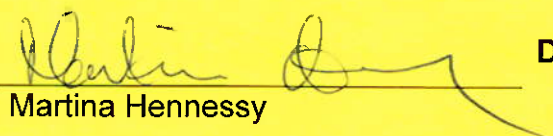
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the site within an "Area Under Strong Urban Influence" and in an area where housing is restricted to persons demonstrating local need in accordance with policy HO P11 of the Kildare County Development Plan 2023-2029, it is considered that the applicant does not meet the housing need criteria as set out in table 3.4 of the development plan, given the site of the proposed development is greater than 5km from the applicant's home. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Policy HO O44 of the Kildare County Development Plan 2023 – 2029 seeks to restrict residential development on a landholding where there is a history of development through the speculative sale or development of sites. Having regard to the planning history on the site and adjacent sites and the associated history of speculative sales it is considered that the proposal would on its own

and in conjunction with other sites contribute to the erosion of the rural area and would be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 28/05/2024