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**Board Direction**  
**BD-016232-24**  
**ABP-317226-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/05/2024.

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

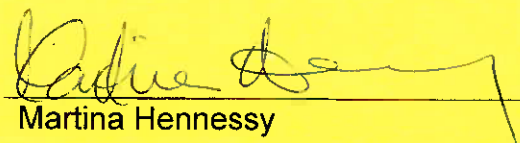
### **Reasons and Considerations**

The site of the proposed development is located within 'Zone 1 – Area under Strong Urban Influence' as set out in the Kildare County Development Plan, 2023-2029, where Policy HO P12 places an emphasis on ensuring the siting and design of any proposed dwelling shall integrate appropriately with its physical surroundings and the natural and cultural heritage of the area. Proposals must comply with Appendix 4 Rural House Design Guide and Chapter 15 Development Management Standards, which are considered reasonable. The proposed development, located in isolation along an agricultural access, requiring more than one new boundary and not located adjacent to an existing cluster of structures, does not accord with policy HO P12 and the principles of Section 2.3 and 2.4 of the Rural Design Guide Appendix 4 of the Development Plan. Accordingly, the proposed development would be contrary to the proper planning and sustainable development of the area.

In coming to its decision, the Board did not agree with the Inspector that the applicant does not comply with Policy Objective HO P11 of the Kildare County Development Plan, 2023-2029. The Board was satisfied, based on the information submitted with the appeal, that the applicant has provided sufficient evidence to

demonstrate they meet the Local Need Criteria as set out in "Category B – Social" of Table 3.4 and do comply with Policy Objective HO P11. The Board noted that the Kildare County Development Plan, 2023-2029 states that, in applying for rural one-off dwellings, applicants will be expected to comply with all other requirements of the plan in addition to HO P11 and demonstrate that the development would not prejudice the environment and the rural character of the area.

**Board Member**

  
Martina Hennessy

**Date:** 07/05/2024