



An  
Bord  
Pleanála

**Board Direction**  
**BD-015684-24**  
**ABP-317471-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2024.

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

### **Reasons and Considerations**

1. Taken in conjunction with existing development in the vicinity, the proposed development would give rise to an excessive density of development in a rural area and would further contribute to the erosion of the rural character of the area. The proposed development would contravene the policy of the Planning Authority, including Objectives HO P26 and HO O59, as expressed in the Kildare County Development Plan 2023 - 2029, which is to manage rural residential density to avoid a proliferation of one-off houses, extensive ribbon development, and piecemeal and haphazard development that erodes the intrinsic character of the Irish countryside, which is both an economic resource and a tourism asset. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site of the proposed development outside of either a defined rural settlement or rural node and within an area designated 'Zone 1 - Areas under Strong Urban Influence' in the Kildare County Development Plan 2023-2029 and in the absence of sufficient evidence to demonstrate compliance with Table 3.4 of the Plan in terms of local need criteria, it is considered that, based on the information submitted with the application and the appeal, that applicant has not sufficiently

demonstrated compliance with the rural housing local needs criteria as outlined in Section 3.13.3 and Table 3.4 of the Kildare County Development Plan. The proposed development would be contrary to Policy HO P11 of the Kildare County Development Plan 2023 – 2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development, be reason of its design and form would not be considered a sensitive design for this rural location and if permitted the development would represent an undesirable precedent for further development of this kind, which would be detrimental to the visual amenity of the area, and would be contrary to Appendix 4 Rural Housing Design Guide and Policy HOP12 of the Kildare County Development Plan 2023-2029.

**Board Member**



**Date:** 04/03/2024

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Peter Mullan