

An  
Coimisiún  
Pleanála

**Direction**  
**CMR 022071-26**  
**ABP 317491-23**

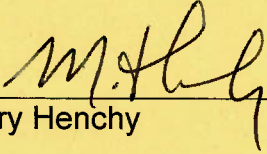
The submissions on this file and the Inspector's report were considered at a meeting held on 10th June 2026.

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

**Planning**

**Commissioner:**

**Date:** 10/06/26

  
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Mary Henchy

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. Having regard to the policies and objectives as set out in the Kildare County Development Plan 2023-2029 together with the location of the 3 no houses in a high demand area for rural housing outside of the designated zoned settlements, it is considered that the removal or amendment of the occupancy condition as set out under condition 2 of the permission granted under planning reference 17/326 would materially contravene the rural housing objectives, HO P11 and HO 045, of the current Development Plan and would set an undesirable precedent for existing and future comparable applications, and would, therefore be contrary to the proper planning and sustainable development of the area.

**Note:**

The Commission reviewed the Variations to the Kildare County Development Plan 2023-2029 that have been adopted since the Inspector completed their report and concluded that these variations, in particular variation number 3 that included amendments to Chapter 3 of the Plan, did not alter the basis for the Inspectors recommendation.