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**Board Direction**  
**BD-014589-23**  
**ABP-317621-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2023.

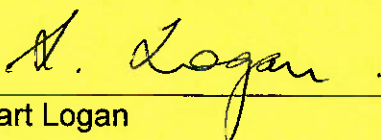
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

Having regard to the location of the site of the proposed development within an area designated 'Zone 1 - Areas under Strong Urban Influence' in the Kildare County Development Plan 2023-2029 and the relevant national policies and guidance, including National Policy Objective 19 of the National Planning Framework (2018) and the Sustainable Rural Housing Guidelines for Planning Authorities (2005), the proposed development, if permitted 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.

Accordingly, this development for a second dwelling in this rural area to which the applicant would be in ownership, if permitted, would be contrary to policy HO P11 of the Kildare County Development Plan 2023-2029 and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stewart Logan

**Date:** 16/11/2023