

An  
Bord  
Pleanála

**Board Direction**  
**BD-016318-24**  
**ABP-317880-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/05/2024.


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

#### **Reasons and Considerations**

It is Policy HO P11 of the Kildare County Development Plan 2023-2029 that development in the countryside outside of settlements should be strictly limited to those with demonstrable need. The proposed development, which does not cater for locally derived housing need and does not meet the criteria for rural housing need set out in Objective HO O47, would conflict with the Policy HO P11 and would be contrary to the proper planning and sustainable development of this rural area under Strong Urban Influence.

Taken in conjunction with existing development in the vicinity, the subject development contributes to the excessive density of development and overdevelopment of a rural area and would, therefore, contravene Policy HO P26 and Objective HO O59 of the Kildare County Development Plan 2023-2029. The proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Henchy

**Date:** 15/05/2024