



An  
Bord  
Pleanála

**Board Direction**  
**BD-016725-24**  
**ABP-318003-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2024.

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

#### **Reasons and Considerations**

1. Having regard to the location of the proposed development in Rural Housing Policy Zone 1 under 'Areas under Strong Urban Influence' and the lack of evidence provided by the Applicant that they meet the Local Needs Criteria specified in Section 3.13.3 / Table 3.4 of the Kildare County Council Development Plan 2023-2029, it is considered that the proposed development to be retained would be contrary to the requirements of Policy HO P11. The proposed development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. As the proposed development to be retained would result in sub-standard development, having regard to the residential design standards of the Kildare County Council Development Plan 2023 (set out in Chapter 14, Chapter 15, and Appendix 4 Rural House Design Guide), it is considered that the proposed development to be retained would be contrary to the requirements of Policy HO P12, HO O51 and TM O95 and would set an undesirable precedent for similar developments. The proposed development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mick Long

**Date:** 19/06/2024