

An
Bord
Pleanála

Board Direction
BD-015977-24
ABP-318024-23

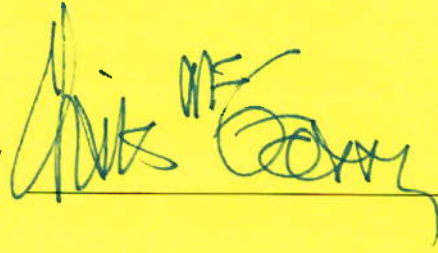
The submissions on this file and the Inspector's reports were considered at a Board meetings held on 17/01/2024 and 21/03/2024.

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

Reasons and Considerations

It is an Objective (HO O43) under the Kildare County Development Plan, 2023-2029, to 'Require applicants to demonstrate that they do not own or have not been previously granted permission for a one-off rural dwelling in Kildare'. Having regard to the totality of the information on file, including the submissions received from the planning authority and the applicant subsequent to the notice under section 131 of the Planning and Development Act 2000, as amended, issued by the Board on 11th October 2023, and to the submission received from the applicant in response to the notice under section 131 of the Planning and Development Act 2000, as amended, dated 23rd January 2024 which referred to the submission received from the planning authority dated 1st day of November 2023, and with a specific reference to Objective HO O43 and section 3.18 of the Kildare County Development Plan 2023-2029, and to the previous permission granted to the applicant for a rural one-off dwelling within which they reside, the proposed development would fail to accord with Policy HO P11 and Objective HO O43 of the current Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

A handwritten signature in blue ink, appearing to read "Chris McGarry", written over a horizontal line.

Date: 03/04/2024

Chris McGarry