

An  
Bord  
Pleanála

**Board Direction**  
**BD-018820-25**  
**ABP-319089-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/02/2025.

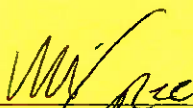
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Taken in conjunction with existing development in the vicinity, it is considered that the proposed development would result in an excessive density of development and overdevelopment of this rural area, would contravene Objective HO O59 of the Kildare County Development Plan 2023-2029, which seeks to carefully manage Single Rural Dwelling Densities to ensure that the density of one-off housing does not exceed 30 units per square kilometre, unless the applicant is actively engaged in agriculture, or an occupation that is heavily dependent on the land and building on their own landholding, and would therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to the sites' location in close proximity to the settlement boundaries of Nass town and Johnstown, and to existing development in the vicinity, and having regard to Policy HO P15 of the Kildare County Development Plan 2022-2023, which states that it shall be the policy of the planning authority to preserve and protect the open character of transitional lands particularly the approach roads to towns and villages and areas immediately outside of settlement boundaries in order to prevent linear sprawl near towns, villages and settlements and to maintain a clear demarcation and distinction between urban areas and the countryside and to protect the integrity of the agricultural uses in these areas, it is considered that the proposed development would militate against the preservation of the rural character of the area, would consolidate and further contribute to the overdevelopment of the area, would contravene Policy HO P15 of the Kildare County Development Plan 2022-2023 and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Liam McGree

**Date:** 05/02/2025