



An
Bord
Pleanála

Board Direction
BD-018801-25
ABP-319096-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/02/2025.

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

Reasons and Considerations

Having regard to

- The Settlement Strategy for Kildare as set out in the *Kildare County Development Plan 2023-2029*, which designates Clane as a 'Self-Sustaining Town' where the preferred development strategy is for 'measured growth with emphasis on economic growth'.
- The Core Strategy of the *Kildare County Development Plan 2023-2029*, which allocates a housing target of 219 new housing units for Clane for the period from 2023 to the end of 2028 (Table 2.8), based on 2.4% share of the overall housing target for the County to the end of 2028 (9,144 total new housing units in County Kildare).
- The quantum of new residential development permitted in Clane since the adoption of the *Kildare County Development Plan 2023-2029*, coupled with the number of new housing units either completed or under construction since the adoption of the *Kildare County Development Plan 2023-2029*, which confirms that the Housing Targets for Clane over the development plan period have already been exceeded

- The quantum of development proposed which would result in housing and population targets for Clane being further exceeded
- Objective CS O1 of the Kildare County Development Plan which seeks to 'Ensure that the future growth and spatial development of County Kildare is in accordance with the population and housing allocations contained in the Core Strategy which aligns with the regional growth strategy as set out in the National Planning Framework and Regional Spatial and Economic Strategy for the Eastern and Midland Region and further specified in the 'Housing Supply Target Methodology for Development Planning'.

It is considered that the quantum of new residential development proposed at this location, would conflict with the Core Strategy and Settlement Strategy of the *Kildare County Development Plan 2023-2029*, and would contravene Objective CS O1 of the *Kildare County Development Plan 2023-2029*. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Liam McGree

Date: 06/02/2025