



An
Bord
Pleanála

Board Direction
BD-017611-24
ABP-319222-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/09/2024.

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 site of the proposed development outside of either a defined rural settlement or rural node and within an area designated 'Zone 1 - Areas under Strong Urban Influence' in the Kildare County Development Plan 2023-2029 and in the absence of sufficient evidence demonstrating that the applicant has a genuine and justifiable need for a new dwelling house in this rural area, as well as considering relevant national and local policies and guidance, including National Policy Objective 19 of the National Planning Framework (2018) and the Sustainable Rural Housing Guidelines for Planning Authorities (2005), the proposed development, if permitted would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. Accordingly, this development if permitted would be contrary to policy HO P11 and Objective HO O47 of the Kildare County Development Plan 2023-2029 and would be contrary to the proper planning and sustainable development of the area.

2. Based on the information received, given the siting of the proposed dwelling within transitional lands outside of the village boundary, on the approach into Caragh and to the pattern of development in the area, the development if permitted would detract from the open character and contribute to the erosion of a clear demarcation and distinction between Caragh village and the countryside, contrary to policy HO P15 of the Kildare County Development Plan 2023-2029 and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Liam McGree

Date: 26/09/2024