

An
Bord
Pleanála

Board Direction
BD-018856-25
ABP-319792-24

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

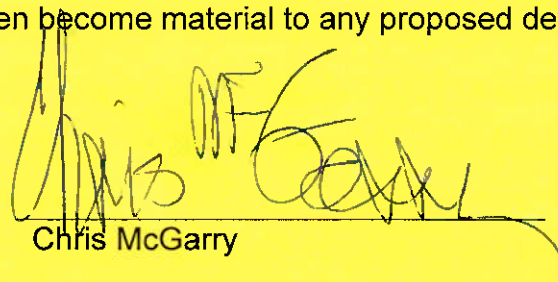
Having regard to the location of the site on lands zoned, 'SR – Strategic Reserve' in the Kildare Town Local Area Plan 2023 - 2029, the objective of which is to protect the integrity of the lands to provide for the future strategic expansion of the town, beyond the current Plan period, it is considered that the proposed development would contravene materially the said zoning objective and would undermine the housing and population targets for the town as outlined in the Core Strategy of the Kildare County Development Plan 2023 – 2029 for which planning permission for housing already significantly exceeds the population targets. Specifically, in reaching its decision, the Board considered the totality of relevant content within the Kildare County Development 2023-2029, including the Core Strategy, and within the Kildare Local Area Plan 2023-2029, including the Future Population and Housing Targets and Residential Development Capacity Audit set out therein. In this context Local Area Plan objective CSO1.10, *'preserve the lands identified as 'Phase 2 New Residential' and 'Strategic Reserve' on Map 11.1 Land Use Zoning Objectives from inappropriate forms of development, thereby controlling the level of piecemeal and haphazard development on these lands and safeguarding their strategic value in accommodating the orderly sequential expansion of the urban settlement beyond the*

current Plan period is considered reasonable and of central relevance to the current appeal. Having regard to this detail, and to the submissions of the applicant and of the planning authority, the Board determined that a material contravention would not be warranted in this instance.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the commentary of the inspector regarding the Sustainable Residential Development and Compact Settlements. Guidelines for Planning Authorities, prepared by the Department of Housing, Local Government and Heritage in January 2024. Specifically, the Board noted the commentary of the Inspector at paragraph 9.2.15 of his report that, *'the overarching theme of the [2024] Guidelines is the consolidation of existing settlements and the delivery of high-quality housing at appropriate densities.'* While the inspector goes to provide an opinion that the proposed development is in accordance with the 2024 Guidelines, the Board considered that this issue is not central to the net point of the current appeal, namely the clear evidence from the relevant statutory County Development Plan and Local Area Plan, that the subject lands do not form part of the residential zoned land resource for Kildare town within the current Plan period; instead they are categorised 'strategic reserve'. This statutory policy (and the underpinning evidence in the development plan and local area plan) is considered reasonable. The Board noted that as and if the subject lands form part of the statutory residential land resource for Kildare town in the future, that the relevant provisions of the 2024 Guidelines, on consolidation of existing settlements and high-quality housing at appropriate densities, may then become material to any proposed development at this location.

Board Member



Chris McGarry

Date: 10/02/2025