



An
Bord
Pleanála

Board Direction
BD-018375-24
ABP-320633-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/12/2024.

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

Reasons and Considerations

The site of the proposed development is located within an 'Area under Strong Urban Influence' (Zone 1) set out in the Kildare County development Plan 2023-2029. Within these areas it is the policy of the Council as stated in Policy HO P11 to facilitate the provision of single housing in the countryside based on the core considerations of demonstrable 'economic or social' need. The applicant is seeking a house in this rural area on the basis of 'economic need'. as set out in the Rural Housing Need Assessment Criteria at Category A (ii) Table 3.4 of the Plan.

Based on the information submitted in support of the application and the appeal the Board is not satisfied that the applicant has adequately demonstrated an 'economic need' to reside in this rural area. The Board notes in particular the limited area of land in the ownership of the applicant to support the existing farm enterprise and the lack of legal agreements in respect of the continued use of other third-party lands. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria set out in the plan for the area.

The proposed development would, therefore, be contrary to Objective HO P11 of the development plan and contrary to the proper planning and sustainable development of the area.

Board Member


Declan Moore

Date: 04/12/2024