



An  
Bord  
Pleanála

**Board Direction**  
**BD-018702-25**  
**ABP-320642-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2025.

The Board decided by majority (2:1) 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) as set out in the Kildare County development 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' as set out in the Rural Housing Need Assessment Criteria set out in Category A (ii) Table 3.4 of the Plan. The applicant is seeking a house in this rural area on the basis of 'economic need'.

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. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria set out in the plan. 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.

## Notes

1. The Board was not satisfied when it first considered the appeal that the applicant had evidenced their 'economic need' for a dwelling house in the area, but as the matter was not raised in the appeal, the Board considered it to be new issue and wrote to the applicant, appellant and planning authority (under s137) inviting all parties to make a submission on the matter. No submissions were received within the statutory time allowed.
2. The Board did not share the inspector's view that the site of the proposed development was subject to localised flooding that could not be managed by way of condition(s), subject to the provision of additional information, if the matter of 'economic need' had been established.

**Board Member**

  
Declan Moore

**Date:** 21/01/2025