



An
Bord
Pleanála

Board Direction
BD-019370-25
ABP-321085-24

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

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

Reasons and Considerations

The proposed development, when taken in conjunction with the level of existing development in the vicinity, would give rise to an excessive density of development in a rural area and would contravene objective HO O59 of the Kildare County Development Plan 2023 – 2029 in relation to single rural dwelling densities. Furthermore, the development, when taken into account with existing development in the vicinity of the site, would contribute to the sprawl of low-density un-serviced development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The development would therefore contribute to the erosion of the rural character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary

Date: 02/04/2025