

An
Coimisiún
Pleanála

Direction
CD-020793-25
ABP-322768-25

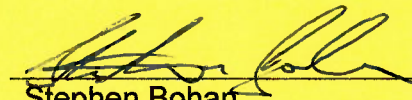
The submissions on this file and the Inspector's report were considered at a meeting held on 23/09/2025.

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

Planning

Commissioner:

Date: 25/09/2025


Stephen Bohan

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Planning Authority is not satisfied on the basis of submissions made in relation to the application, that a rural housing need has been demonstrated in accordance with Objective KCDP 5-14 Rural Settlement Policy of the County Development Plan 2022-2028, having regard to the location of the application site in an area designated a Rural Area under Significant Urban Influence. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

[Note: The Commission concurred with the Inspector that the proposed development could lead to an excessive proliferation of development served by individual

wastewater systems in the area. Taken in conjunction with existing development in the vicinity, the proposed development could give rise to an excessive density of development in a rural area lacking public wastewater facilities. However, given the substantive reason for refusal set out above, it was decided not to pursue this matter in the context of the current appeal.]