

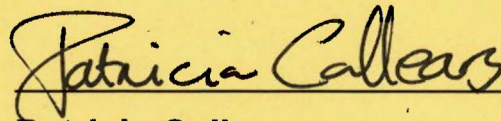
An
Coimisiún
Pleanála

Commission Direction
CD-000545
PL-500118-KE

The submissions on this file and the Inspector's report were considered at a meeting held on 11 May 2026.

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

Planning Commissioner:


Patricia Calleary

Date:

11th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The site is located in an area designated 'Zone 1 - Areas under Strong Urban Influence' of the Kildare County Development Plan 2023-2029, as set out in the relevant national policies and guidance, including National Policy Objective 19 of the National Planning Framework (2018) and the Sustainable Rural Housing Guidelines for Planning Authorities (2005). Having regard to the documentation

submitted with the planning application and the appeal, the Commission is not satisfied that the applicant has a demonstrable social need to live in this rural area as the applicant currently owns a dwelling and was previously granted permission for a rural dwelling in County Kildare. The applicant does not come within the scope of the local need criteria as set out in the development plan.

It is considered that the proposed development for the change of use from agricultural stables to ancillary domestic use to the main house, if permitted, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, would be contrary to Policy HO P11 and Objective HO O43 of the Kildare County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.