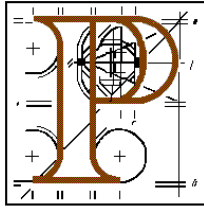


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kildare County

Planning Register Reference Number: 15/539

An Bord Pleanála Reference Number: PL 09.245489

APPEAL by Alison Kiernan and Mark McCormack care of Vincent JP Farry and Company Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 18th day of August, 2015 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: The erection of a one and a half storey/dormer type house, garage/fuel store for domestic use and the installation of a proprietary wastewater treatment plant and percolation area at Clonfert South, Maynooth, County Kildare.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The site lies in an area under strong urban influence, where there is an existing high density of one-off rural houses. Taken in conjunction with existing development in the area, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and served by a poor road network. In addition, the proposed development would contribute to ribbon development in this area, lead to demands for the uneconomic provision of further public services and community facilities in an area where these are not proposed and would interfere with the rural character and attractiveness of the area. The proposed development would, therefore, contravene policies RH5, RH7 and RH11 of the Kildare County Development Plan 2011-2017 and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.