

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kildare County

Planning Register Reference Number: 16/598

An Bord Pleanála Reference Number: PL 09.247167

APPEAL by Aidan and Loretta Damer care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, Newbridge, County Kildare against the decision made on the 2nd day of August, 2016 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: (1) Construction of a one and a half storey serviced low energy passive house and a single storey domestic garage/store with a recessed entrance, (2) provision of a proprietary wastewater treatment system and polishing filter, (3) construction of a netted area to facilitate a snail farm, (4) construction of an agricultural shed and (5) construction of a polytunnel and all associated services at Daars North, Sallins, 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

Having regard to the submissions made in connection with the application and the appeal and having regard to the pattern of development in the area with a substantial number of one off houses, and having regard to the provisions of the development plan and particularly policy RH4, the Board was not satisfied that the business plan satisfactorily met the threshold of relevant criterion under Table 4.3 of the Development Plan for the provision of a full time business which would contribute to and enhance the rural community. The proposal therefore, of itself and in the precedent it would set for other development would seriously injure the rural and residential amenity of the area and of properties in the vicinity.

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

Dated this day of 2017.