

Board Order PL 09.248732

Planning and Development Acts 2000 to 2017 Planning Authority: Kildare County Council Planning Register Reference Number: 17/347

Appeal by John and Lynda Browne care of Circa Design of Killeens Lane, Killeens, Wexford against the decision made on the 24th day of May, 2017 by Kildare County Council to refuse permission.

Proposed Development: A fully serviced single storey dwellinghouse with treatment system and percolation area together with all associated and ancillary site works at Allenwood South, County Kildare.

Decision

REFUSE permission for the above proposed development in accordance with 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

- 1. Having regard to the location of the site in an area where housing is restricted to persons demonstrating local need in accordance with the Kildare County Development Plan 2017-2023, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the development plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development of the area.
- 2. The proposed development would constitute undesirable ribbon development in a rural area outside lands zoned for residential development, would be contrary to the provisions of Policy RH12 of the Kildare County Development Plan 2017-2023 and would, therefore, 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 2018