



An
Bord
Pleanála

Board Order
PL 09.248993

Planning and Development Acts 2000 to 2017

Planning Authority: Kildare County Council

Planning Register Reference Number: 16/1141

Appeal by Niamh Fitzgerald care of John O'Neill and Associates of 1 Irishtown Road, Dublin against the decision made on the 5th day of July, 2017 by Kildare County Council to refuse permission to the said Niamh Fitzgerald.

Proposed Development Construction of a four-bedroom, two-storey house with attached garage and associated drainage facilities (site area is 1.74 acres, house area is 344.7 square metres); site entrance is off a private road connected to the L5065), Oldtown Road, all at Corbally, Celbridge, County Kildare as amended by the revised public notice received by the planning authority on the 8th day of June, 2017.

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 under strong urban influence, as identified in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area where housing is restricted to persons demonstrating local need in accordance with the current 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 would, therefore, be contrary to the proper planning and sustainable development of the area.

