

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Kildare County Council

Planning Register Reference Number: 17/967

An Bord Pleanála Reference Number: ABP-300198-17

APPEAL by Roisin O'Flaherty care of Vincent JP Farry and Company Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 19th day of October, 2017 by Kildare County Council to refuse permission.

PROPOSED DEVELOPMENT: (A) the erection of a storey and a half type house, (B) garage/fuel store for domestic use, (C) the installation of an Oakstown BAF wastewater treatment plant with soil polishing filter percolation area and (D) upgrading of existing vehicular entrance and all associated site works at Kilmacredock Upper, 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

1. Taken in conjunction with existing development in the vicinity, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and would contravene the policy of the planning authority, as expressed in the current Kildare County Development Plan, to direct residential development to serviced centres, which policy is considered to be reasonable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would constitute undesirable ribbon development in a rural area outside lands zoned for residential development 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.