



Planning and Development Acts 2000 to 2018

Planning Authority: Kildare County Council

Planning Register Reference Number: 17/898

APPEAL by Andrew Moloney of Boston Cottage, Boston Hill, Rathangan, County Kildare against the decision made on the 9th day of April, 2018 by Kildare County Council to grant subject to conditions a permission to William Magnier care of Declan Kearns and Associates Limited of Tullywest, Kildare, County Kildare.

Proposed Development: Construction of a bungalow dwelling, septic tank and percolation area, recessed entrance and all associated site works, all at Drinnanstown North, Rathangan, Co. 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. The proposed development would contravene the rural housing policy of the planning authority, in that the applicant has failed to establish a need to reside in this area by reference to operation of a full-time business from his landholding – one which would contribute to and enhance the rural community, and the nature of which is location-dependent and intrinsically linked to a rural location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would tend towards the advancement of suburbanisation, in an area which has already been subject to extensive one-off housing, and which lacks basic services such as sewers, public footpaths, public lighting and community services/commercial facilities to serve such a housing concentration. It is considered that the proposed development would lead to demands for the uneconomic provision of such services and facilities in an area where these are not proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.