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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 18/671**

**APPEAL** by Derek and Isabelle Reeves of Tuckmillstown, Castlewarden, Straffan, County Kildare against the decision made on the 26<sup>th</sup> day of July, 2018 by Kildare County Council to refuse permission to the said Derek and Isabelle Reeves.

**Proposed Development:** Construction of a single storey house, domestic garage, new site entrance, wastewater treatment system and all associated site works at Boston Road, Ardclough, 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 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 Kildare County Development Plan 2017-2023, it is considered that the applicants do 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.

2. Taken in conjunction with the existing pattern of housing in the area, the proposed development would consolidate a pattern of undesirable ribbon development, exacerbating an excessive density of housing in a rural area, would militate against the preservation of the rural environment, and would, therefore, be contrary to Policies RH9 and RH12 as set out in the Kildare County Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
  
3. The proposed development would contravene materially condition number 8 attached to an existing permission granted under planning register reference number PL 85/1147 which required the subject site to be sterilised from future residential development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**