



Planning and Development Acts 2000 to 2018

Planning Authority: Kildare County Council

Planning Register Reference Number: 18/878

APPEAL by Gary Maguire and Aiveen Treacy Maguire of 1 Hawthorn Wood, Suncroft, County Kildare against the decision made on the 13th day of September, 2018 by Kildare County Council to refuse permission.

Proposed Development: Construction of a four bedroom two-storey family home (325 square metres) fronting on to Green Road and with access to site via existing gate and driveway to side of Gate Lodge. This site is on the former grounds of Curragh Grange to front of Newbridge Educate Together School and rear of existing Gate Lodge at Curragh Grange, Green Road, Newbridge, 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. The applicants have not demonstrated compliance with the 'local need criteria' for Rural Housing Policy Zone 1, an area of the county under strongest pressure for development, arising from proximity to Metropolitan Dublin. The proposed development would, therefore, be contrary to Policy RH2 of the current development plan for the area.

2. The site of the proposed development is located within a 'Rural 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. The proposed low-density development would constitute piecemeal and haphazard development of a rural area, and would compromise the orderly and efficient development of newly-developing areas of Newbridge, and would potentially undermine the viability of urban public transport due to low-density development. The proposed development would, therefore, be contrary to the said Ministerial Guidelines and contrary to Policy RH10 of the current development plan for the area.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.