

Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

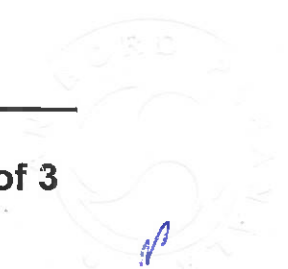
Planning Register Reference Number: 20/1024

APPEAL by Liam McCabe care of William Fry of 2 Grand Canal Square, Dublin against the decision made on the 11th day of December, 2020 by Kildare County Council to grant subject to conditions a permission to Orla Hanrahan care of Seamus Tutty Architects of Silverhills, Ballymore Eustace, County Kildare.

Proposed Development: Construction of a single storey dwelling with small mezzanine space at attic level, to be serviced with small on-site wastewater treatment system to current EPA guidelines, entrance and all associated siteworks at Haynestown (townland), Naas, County Kildare.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

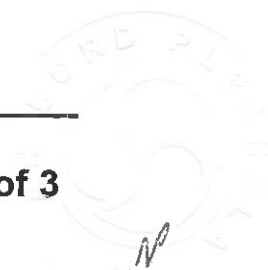


Matters Considered

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 within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. Furthermore, the proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Policy RH 10 of the Kildare County Development Plan 2017-2023 seeks to control the level of piecemeal and haphazard development of rural areas close to urban centres and settlements. It is considered that the proposed development, by reason of its location in proximity to Naas, Celbridge and Kill, would further exacerbate the level of such haphazard development in proximity to these and other settlements, in which lands are designated/zoned for residential purposes. To permit development at the location proposed, having regard to the level of existing housing development already in existence in this rural location, would contribute to the further unsustainable development of this rural area. The proposed development would, therefore, materially contravene policy RH 10 of the Kildare County Development Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area.

Terry Prendergast

Terry Prendergast

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *4th* day of *June* 2021.