



An
Bord
Pleanála

Board Order

ABP-314785-22

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 22/960

Appeal by Jerry Blake care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 27th day of September, 2022 by Kildare County Council to refuse permission.

Proposed Development: The use of 1.6257 hectares (4.017 acres) for the keeping and breeding of sheep and horses. Works for the renovation of two existing farm buildings and the creation of 20 number individual stables within these blocks, along with a tack room and feed store (with a combined area of 345.57 square metres). The provision of an external horse walker and equine waste storage facilities. The erection of a farmhouse containing three bedrooms, a combined kitchen/dining/family room, a formal sitting room and a farm office, with ancillary bathroom, wardrobe, utility pantry and hallway accommodation. Installation of an O'Reilly Oakstown BAF secondary wastewater treatment system and soil polishing filter. Closure of existing farm entrance and creation of new vehicular access to serve residential and agricultural traffic. All associated site works, including the creation of an internal driveway, the drilling of a well for agricultural and domestic purposes, stormwater drainage soakaways and fencing to front boundary, all at Broadleas Commons, Ballymore Eustace, County Kildare.

Decision

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

Reasons and Considerations

1. The site of the proposed development is located on lands identified as 'Zone 1' (Areas under Strong Urban Influence) in the Kildare County Development Plan 2023-2029. Furthermore, the subject site is located in an area that is designated as an area under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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 and the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area, as per the requirements of Policy HO P11 of the Kildare County Development Plan 2023-2029. The proposed development would result in a haphazard and unsustainable form of development in an un-serviced area, would seriously injure the amenities of this rural area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Taken in conjunction with the extent of existing development in the surrounding area, 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, including Policy HO P26 and Objective HO O59, as set out in the Kildare County Development Plan 2023-2029, which seek to manage rural residential density to avoid a proliferation of one-off houses, extensive ribbon development, and piecemeal and haphazard development that erodes the intrinsic character of the Irish countryside. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stewart Logan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *12* day of *December* 2023.