

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 22/1535

APPEAL by Michael Ryan of Grangebeg Park, Dunlavin, County Kildare against the decision made on the 23rd day of June, 2023 by Kildare County Council to grant subject to conditions a permission to Sinead Miley care of London 0 Hull 4 Architecture and Design Studio, 25 Finlay Park, Old Caragh Road, Naas, County Kildare.

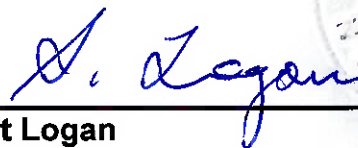
Proposed Development: Erection of a dormer bungalow dwelling, garage/fuel store, and the installation of new wastewater treatment system with percolation area, proposed vehicular site entrance and all associated landscaping and site development works at Grangebeg, Dunlavin, County Kildare.

Decision

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

Reasons and Considerations

Having regard to the location of the site of the proposed development within an area designated 'Zone 1 - Areas under Strong Urban Influence' in the Kildare County Development Plan 2023-2029, and the relevant national policies and guidance, including National Policy Objective 19 of the National Planning Framework (2018) and the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of Environment, Heritage and Local Government in 2005, the proposed development, if permitted, 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. Accordingly, this development for a second dwelling in this rural area to which the applicant would be in ownership, if permitted, would be contrary to policy HO P11 of the development plan in relation to housing in the countryside and 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 *21* day of *November* 2023.