



An
Bord
Pleanála

Board Order
ABP-317880-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23/636

APPEAL by Sean Convey care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, Newbridge, County Kildare against the decision made on the 1st day of August, 2023 by Kildare County Council to refuse permission.

Proposed Development: Erection of a single storey dwelling containing two bedrooms, a combined kitchen/dining/living area and sitting room, along with ancillary bathroom, hallway and utility accommodation, the installation of a wastewater treatment plant (Oakstown BAF) and percolation area, the construction of soakpits, the conversion of the existing agricultural entrance which presently serves this land into a domestic access, the construction of gates and gate piers, the provision of a driveway leading the public road to a detached double-garage, the creation of a connection to the public mains water supply and all associated landscaping, gardening and on-site works at Alasty, Kill, County Kildare.

Decision

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

Reasons and Considerations

1. Having regard to Policy HO P11 of the Kildare County Development Plan 2023-2029, which states that development in the countryside outside of settlements should be strictly limited to those with demonstrable need, it is considered that the proposed development, does not cater for locally derived housing need or meet the criteria for rural housing need set out in Objective HO O47, and would conflict with the Policy HO P11. The proposed development would, therefore, be contrary to the proper planning and sustainable development of this rural area under Strong Urban Influence.
2. Taken in conjunction with existing development in the vicinity, it is considered that the proposed development contributes to the excessive density of development and overdevelopment of a rural area and would, therefore, contravene Policy HO P26 and Objective HO O59 of the Kildare County Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

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

Dated this 24th day of May 2024