



An
Bord
Pleanála

Board Order
ABP-318003-23

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23736

APPEAL by Debbie O'Donoghue of Mountrice, Monasterevin, County Kildare against the decision made on the 16th day of August, 2023 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: Retention of (1) two bedroom de-mountable dwelling, (2) new boundary treatments, hard standing and driveways, (3) widening of existing site entrance, entrance piers and associated works, (4) associated modifications and site works and (5) permission for new wastewater treatment system at Mountrice, Monasterevin, 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 the location of the development proposed to be retained, in Rural Housing Policy Zone 1 under 'Areas under Strong Urban Influence', and the lack of evidence provided by the applicant that they meet the Local Needs Criteria specified in Section 3.13.3 / Table 3.4 of the Kildare County Council Development Plan 2023-2029, it is considered that the development proposed to be retained would be contrary to the requirements of Policy HO P11, as it relates to Rural Housing Policy. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. As the development proposed to be retained would result in sub-standard development, having regard to the residential design standards of the Kildare County Council Development Plan 2023 (set out in Chapter 14, Chapter 15, and Appendix 4 Rural House Design Guide), it is considered that the development proposed to be retained would be contrary to the requirements of Policy HO P12 (Siting and Design), HO O51 (Vehicular access) and TM O95 and would set an undesirable precedent for similar developments. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

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

Dated this

1st

day of

July

2024.