

An
Bord
Pleanála

Board Order ABP-319222-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23/60483

Appeal by Cormac Cooke care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, Newbridge, County Kildare against the decision made on the 14th day of February, 2024 by Kildare County Council to refuse permission.

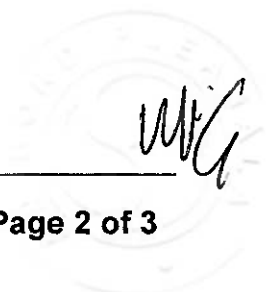
Proposed Development: Construction of a single storey detached dwelling and associated single storey detached domestic garage, the installation of a proprietary wastewater treatment system and percolation area, new entrance onto existing lane and all associated site works, including setting back of existing roadside boundary hedge to achieve required sightlines, all located on a site of circa 0.96 hectares at Gingerstown, Caragh, County Kildare.

Decision

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

Reasons and Considerations

1. Having regard to the location of the site of the proposed development outside of either a defined rural settlement or rural node and within an area designated Zone 1 - Areas Under Strong Urban Influence in the Kildare County Development Plan 2023-2029, and in the absence of sufficient evidence demonstrating that the applicant has a genuine and justifiable need for a dwellinghouse in this rural area, as well considering relevant national and local policies and guidance, including National Policy Objective 19 of the National Planning Framework (2018) and the Sustainable Rural Housing Guidelines for Planning Authorities (2005), it is considered that the proposed development 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. The proposed development would be contrary to policy HO P11 and Objective HO O47 of the Kildare County Development Plan 2023-2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.

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2. Based on the information received in connection with the planning application and the appeal, and having regard to the siting of the proposed dwelling within transitional lands outside of the village boundary, on the approach into Caragh, and to the pattern of development in the area, it is considered that the proposed development would detract from the open character and contribute to the erosion of a clear demarcation and distinction between Caragh Village and the countryside, would be contrary to policy HO P15 of the Kildare County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board**

Dated this 30 day of SEPTEMBER 2024