



An  
Bord  
Pleanála

## Board Order ABP-320633-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 24/60521**

**Appeal** by Barry Moore of 25 Cedar Park, Leixlip, County Kildare against the decision made on the 26<sup>th</sup> day of July, 2024 by Kildare County Council to refuse permission.

**Proposed Development:** Construction of a single storey detached bungalow on existing farm, secondary effluent treatment system and all associated site works, all at Moorfield, Daars North, Sallins, County Kildare.

### Decision

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

## Reasons and Considerations

The site of the proposed development is located within an Area under Strong Urban Influence (Zone 1) as set out in the Kildare County Development Plan 2023-2029. Within these areas it is the policy of the planning authority, as stated in Policy HO P11, to facilitate the provision of single housing in the countryside based on the core considerations of demonstrable economic or social need. The applicant is seeking a house in this rural area on the basis of economic need as set out in the Rural Housing Need Assessment Criteria at Category A (ii) Table 3.4 of the development plan. Based on the information submitted in connection with the planning application and the appeal, the Board is not satisfied that the applicant has adequately demonstrated an economic need to reside in this rural area. The Board notes in particular the limited area of land in the ownership of the applicant to support the existing farm enterprise and the lack of legal agreements in respect of the continued use of other third-party lands. It is considered that the applicant does not come within the scope of the housing need criteria set out in the development plan for the area. The proposed development would be contrary to Policy HO P11 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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**Declan Moore**

**Member of An Bord Pleanála**

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

**Dated this 9<sup>th</sup> day of December 2024.**