

An
Bord
Pleanála

Board Order
ABP-321085-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 2460732

APPEAL by Emmet Burke and others care of Ger Fahy Planning of Mulhussey, Maynooth, County Kildare against the decision made on the 24th day of September 2024 by Kildare County Council to refuse permission.

Proposed Development: Five number detached dwellings and domestic garages in a clustered arrangement on the family farm, waste water treatment plants, creation of new entrance, internal road and ancillary site works. Roseberry, Newbridge, County Kildare.

Decision

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

Reasons and Considerations

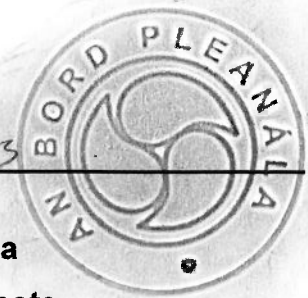
The proposed development, when taken in conjunction with the level of existing development in the vicinity, would give rise to an excessive density of development in a rural area and would contravene objective HO O59 of the Kildare County Development Plan 2023-2029 in relation to single rural dwelling densities. Furthermore, the development, when taken into account with existing development in the vicinity of the site, would contribute to the sprawl of low-density un-serviced development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The development would therefore contribute to the erosion of the rural character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

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



Dated this 03 day of April 2025.