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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 2460194**

**APPEAL** by Mark and Jen Callaghan care of Patrick M. Kerr Architecture of 39A Maynooth Road, Celbridge, County Kildare against the decision made on the 25<sup>th</sup> day of July 2024 by Kildare County Council to grant, subject to conditions, a permission to Dierdre Harrington care of David Higgins of Clownings, Newbridge, County Kildare in accordance with the plans and particulars submitted to the said Council:

**Proposed Development:** A new three-bedroom, storey and half type dwelling with a single storey element, single storey domestic garage, on site wastewater treatment system and recessed entrance, along with all associated site development, facilitating works, at Ladycastle Upper, Straffan, County Kildare.

**Decision**

**REFUSE** permission for the above proposed development in accordance with 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 Council 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 as set out in the Rural Housing Need Assessment Criteria set out in Category A (ii) Table 3.4 of the Plan. The applicant is seeking a house in this rural area on the basis of 'economic need'.

Based on the information submitted in support of the application and the appeal, the Board is not satisfied that the applicant has adequately demonstrated an 'economic need' to reside in this rural area. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria set out in the plan. The proposed development would be contrary to Objective HO P11 of the development plan 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 23<sup>rd</sup> day of JANUARY 2025.**