



Board Direction

Ref: PL10.243292

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 19th 2014.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation subject to the amendments shown below.

REASONS AND CONSIDERATIONS

1. Access to the proposed development would be gained from a private driveway off the L82834, a local tertiary road, which is effectively a public laneway. This road is substandard in width and vertical and horizontal alignment and is lacking in footpaths or public lighting. The site of the proposed development is linked via this road and a network of similarly substandard roads to the R700 regional road at a distance of more than 1 kilometre. This road is considered to be unsuited to any further new development and the traffic generated by the proposed development would endanger public safety by reason of a traffic hazard and the obstruction of road users. The proposed development would, accordingly, be contrary to the proper planning and sustainable development of the area.
2. On the basis of the submissions made in connection with the planning application and the appeal, the Board is not satisfied that the applicant has demonstrated a case of rural generated housing need for an additional dwelling at this location, as defined under Section 3.5.2.3 of the current Kilkenny County Development Plan, 2014 – 2020. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 19.08.14
Paul Hyde