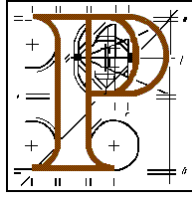


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2006

## Kilkenny County

**Planning Register Reference Number: 06/1565**

An Bord Pleanála Reference Number: PL 10.220843

**APPEAL** by Denis Kelly care of New Ground Limited of Main Street, Bennettsbridge, County Kilkenny against the decision made on the 7<sup>th</sup> day of November, 2006 by Kilkenny County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of 32 detached houses on lands at Jerpointwest, Thomastown, County Kilkenny.

## DECISION

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

## REASONS AND CONSIDERATIONS

1. The proposed development, which would be located in an unzoned, unserviced rural area outside the development boundary of Thomastown, would be contrary to the policies of the current development plan for the area and the Thomastown Scheduled Town Plan. The proposed development would result in extensive urban generated housing and a haphazard and unplanned form of development in this rural area, would represent an undesirable precedent for further such development in the surrounding area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Taken in conjunction with existing (and permitted) development in the vicinity, the proposed development would give rise to an excessive density of suburban type development in a rural area, would militate against the preservation of the rural environment and would contravene the policy of the planning authority, as set out in the current development plan for the area, to direct residential development to established centres (which policy is considered reasonable). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a narrow substandard road at a point where sightlines are restricted.

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

**Dated this            day of            2007.**