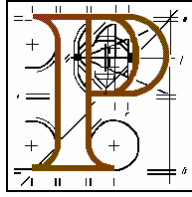


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Carlow County

Planning Register Reference Number: 10/246

An Bord Pleanála Reference Number: PL 01.238425

APPEAL by Sinead Clarkin and others care of Scorteen Lane, Borris, County Carlow against the decision made on the 18th day of January, 2011 by Carlow County Council to grant subject to conditions a permission to Moling Lennon care of Byrne and McCabe Design of Upper Main Street, Graiguenamanagh, County Kilkenny.

PROPOSED DEVELOPMENT: Erection of four number dwellinghouses with individual bio crete treatment systems, soil polishing filters, bored wells, entrances and all associated site works at Scorteen, Borris, County Carlow.

DECISION

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

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The site is located on a seriously substandard lane in terms of width and surface treatment. It is considered that the additional traffic generated by four additional dwellings onto the substandard lane would endanger public safety by reason of a traffic hazard and obstruction of road users.
2. The proposed development is located at the periphery of an extensive area of land zoned for 'low density residential' in the current Development Plan for the area. The "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)" issued by the Department of the Environment, Heritage and Local Government in May, 2009 state that "the overall order and sequencing of development of small towns and villages must avoid significant so-called 'leap-frogging' where development of new residential areas takes place at some remove from the contiguous town/village and leading to discontinuities in terms of footpaths, lighting and other services". Having regard to the location of the site at a remove from, and poorly connected to Borris, to its un-serviced nature, and to the quantum of undeveloped zoned land between the site and Borris, it is considered that the development of the sites proposed would be contrary to the said Guidelines, would result in an undesirable precedent for further such development and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2011.