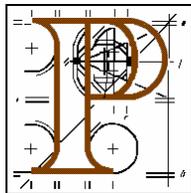


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

**Kilkenny County**

**Planning Register Reference Number: 13/586**

An Bord Pleanála Reference Number: PL 10.243292

**APPEAL** by Marie Ashe-Doyle and Pdraig Doyle of Kilcross, Inistioge, County Kilkenny against the decision made on the 1<sup>st</sup> day of April, 2014 by Kilkenny County Council to grant subject to conditions a permission to John Tierney care of Billy Moran of The Square, Castlecomer, County Kilkenny in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of single storey dwellinghouse, domestic garage, entrance, foul effluent system and percolation area and all associated site works on lands at Kilcross, Inistioge, County Kilkenny.

## **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. 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 one 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, therefore, 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.

---

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

**Dated this            day of            2014.**