



Planning and Development Acts 2000 to 2019

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 19/211

APPEAL by Eoin Bassett care of Patrick J. Mulvihill of 39A Castle Avenue, Clontarf, Dublin against the decision made on the 17th day of December, 2019 by Kilkenny County Council to refuse permission.

Proposed Development: Reinstatement to residential use of existing derelict single storey cottage, together with the construction of a 37 square metres single storey extension to the side and rear of the existing to form a new two bedroom single storey dwelling to total floor area 62 square metres at Kilmacow Lower, junction of Main Street and the L7431, County Kilkenny.

Decision

REFUSE permission for the above proposed development in accordance with 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

The Board considered that the proposed development would endanger public safety by reason of traffic hazard because sightlines from the proposed access onto the L7431 Local Secondary Road are seriously substandard and no proposals for the provision of adequate sightlines in accordance with current standards have been submitted. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020.