



An
Bord
Pleanála

Board Direction
PL10 248217

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th September, 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site of the proposed development is located within a 'Stronger Rural Area' as set out in the current Development Plan for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the current County Kilkenny Rural Design Guide. Having regard to the topography of the site, the prominent positioning of the proposed development, together with its depth and scale, the resulting extensive driveway and the removal of the front boundary wall and hedging, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would interfere with a protected view of special interest which it is necessary to preserve. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development would injure or interfere with the setting and context of Grangefertagh Round Tower and associated ecclesiastical complex, historic

monuments which stand registered in the register of Historic Monuments under section 5 of the National Monuments (Amendment) Act 1987, or which is situated in an archaeological area so registered. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14.09.2017

Terry Prendergast