



An  
Bord  
Pleanála

**Board Direction**  
**PL10.248390**

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 25<sup>th</sup> 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 subject site is located in the open countryside, in an area which would correspond to the rural area type "Area under Strong Urban Influence", as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities", issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein it is indicated that it is policy to distinguish between rural-generated housing need and urban-generated housing need, and where it is the policy of the planning authority, at section 3.5 of the Kilkenny County Development Plan 2014 - 2020, to facilitate the rural generated housing requirements of the local rural community, while on the other hand directing urban generated rural housing to areas zoned for new housing development in the city, towns and villages. On the basis of the documentation submitted in support of the application and appeal, including the previous planning history of the applicants, and the nature of the employment of one of the applicants, it is considered that the proposed development of a dwelling at this location, which is not linked to a rural-generated housing need, would be contrary to these Ministerial Guidelines and would not come within the scope of the rural housing criteria set out in the Development Plan. Furthermore, it is considered that the

proposed development would contribute to, and exacerbate, the pattern of existing haphazard one-off housing in this area, and would constitute undesirable ribbon development on an approach road to the village of Gowran, contrary to the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is proposed, in order to achieve adequate sightlines, to remove a significant length of hedgerow along the local road L2636. This would result in a significantly adverse impact upon the established rural character of the area and seriously injure the visual amenities of the area. In the absence of the removal of the hedgerow, it is considered that the proposed development would have inadequate sightlines and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. It is considered that, taken in conjunction with existing development in the vicinity, including the proximity of private wells and waste water treatment systems, the proposed development would result in an excessive concentration of development served by septic tanks in an area of extreme vulnerability to a regionally important aquifer. The proposed development would, therefore, be prejudicial to public health, and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 25<sup>th</sup> September 2017

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Philip Jones