



An
Bord
Pleanála

Board Direction
PL10.249087

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th March 2018.

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 'Areas under Significant Urban Influence' 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 Section 12.10 of the County Development Plan and the County Kilkenny Rural Design Guide. Having regard to its location, the site contours, siting and design, with the resulting cutting and filling for the extensive driveway and the removal of the front boundary wall and hedging, it is considered that the proposed development would form a dominant and obtrusive feature on the landscape at this location, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would seriously injure the visual amenities of the area, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the lack of information on the soil conditions on the revised location for the proposed polishing filter and percolation area and the proximity of two wells on adjoining lands, the Board is not satisfied, on the basis of the

submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

3. Access to the site is off a local road with substandard width and alignment, and where traffic speeds appear to be high. The board is not satisfied that the appropriate sightlines can be achieved owing to the road width and alignment, both horizontal and vertical. The board is not satisfied that the traffic generated by the proposed development would not endanger public safety by reason of traffic hazard and obstruction of road users.

Board Member

Date: 9th March 2018

Michelle Fagan