



An
Bord
Pleanála

Board Direction
BD-000942-18
ABP-301037-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/08/2018.

The Board decided to refuse outline 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 a rural area which is identified as an Area Under Urban Influence in the Kilkenny County Development Plan 2014 – 2020 and identified as being under strong urban influence in the 'Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government (2005). On the basis of the documentation submitted in support of the application and the planning appeal, and in particular the nature of employment the applicants, the Board is not satisfied that the applicant has demonstrated any rural generated housing need for a dwelling at this rural location. The proposed development would, therefore contravene these Ministerial Guidelines and be contrary to the proper planning and sustainable development of the area.
2. The proposed development, which would be located in an unzoned, unserviced rural area outside the development boundary of Thomastown, would constitute random residential development in a rural area that is under strong development pressure, and which already has an excessive density of housing development. It is the policy of the planning authority, as set out in the

Kilkenny County Development Plan 2014-2020, to channel housing into suitably zoned land in areas where the appropriate social, community and physical infrastructure either exists or is planned, and to restrict development in rural areas. It is considered that the proposed development would exacerbate the haphazard and unplanned form of development in this rural area, would intensify urban sprawl on the road, would exacerbate ribbon development, would militate against the preservation of the rural environment, would represent an undesirable precedent for further such development in the area, and would be contrary to the policies set out in the said development plan for the area and the Thomastown Local Area Plan 2009 - 2020. The proposed development would, therefore be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would endanger public safety by reason of a traffic hazard by reason of the additional turning movements the development would generate on a narrow and substandard road network at a point where sightlines are restricted in an easterly direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/08/2018

Terry Ó Niadh