



An
Bord
Pleanála

Board Direction
BD-002099-19
ABP-302560-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/01/2019.

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

Reasons and Considerations

The site is located on a minor road (L-74972) which is seriously substandard in terms of width and alignment. The proposed development would involve the intensification of traffic movements on this road. Furthermore, it is considered that adequate sightlines for emerging traffic from the L-74972 onto the R704 regional road cannot be achieved by the applicant. Accordingly, the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would also set an undesirable precedent for additional development along such a substandard road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14/01/2019

Dave Walsh

Note:

In addition to the above reason and consideration, and having regard to the location of the site within an Area Under Urban Influence as identified in the current Kilkenny County Development Plan 2014-2020 and to the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government (2005), both of which make a distinction between urban-generated and rural-generated housing need, the Board considered that there was insufficient information provided to demonstrate that the proposed development would not represent urban-generated rural housing, and that the applicant therefore would not come within the scope of the housing need criteria for a house in this rural location under the provisions of the Guidelines. In the absence of any clearly identified locally-based need for the house, the proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, contravene the provisions of the Guidelines and would be contrary to the proper planning and sustainable development of the area. However, the Board decided not to include this as an additional reason for refusal in its Order, as the matter would represent a new issue in the context of the appeal.

Please attach Board Direction with Board Order.