

An  
Bord  
Pleanála

**Board Direction**  
**BD-008600-21**  
**ABP-309597-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/06/2021.

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

### **Reasons and Considerations**

- 1 It is the policy of the planning authority as set out in the current development Plan to control urban sprawl and ribbon development. This policy is considered reasonable. The proposed development would be in conflict with this policy because, when taken in conjunction with existing and permitted development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2 It is considered that the proposed development would endanger public safety by reason of traffic hazard because the site is located alongside the regional route, the R697, at a point where a speed limit of 80 km/h applies and the traffic turning movements generated by the

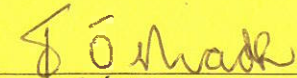
development would interfere with the safety and free flow of traffic on the public road.

The proposed development would also contravene the objectives of the planning authority which are considered reasonable to restrict new access points to a minimum on regional roads to preserve the level of service and carrying capacity of the road and to protect the public investment in the road.

- 3 The site of the proposed development is located within an "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. Furthermore, the subject site is located in an area that is designated under urban influence in the Kilkenny County Development Plan, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area. Having regard to the documentation submitted with the application and appeal, it is not considered that the applicant has a demonstrable economic or social need to live in this rural area. It is therefore considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, and would be contrary to the proper planning and sustainable development of the area



Board Member



Terry Ó Niadh

Date: 23/06/2021

