



An  
Bord  
Pleanála

**Board Direction**  
**BD-017699-24**  
**ABP-319623-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/09/2024.

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

### **Reasons and Considerations**

Having regard to the policies and objectives of the Kilkenny City and County Development Plan 2021- 2027, to the limited scale of the development proposed to be retained, to the overall extent of the development in a rural location and to the established nature of the agricultural land use, it is considered that the proposed development subject to the conditions set out would not impact upon road safety or seriously injure the amenities of properties in the area and would therefore be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application and as amended by documents received on the 14th day of March 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the applicant shall agree such details in writing with the planning authority and the development shall be retained, carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The agricultural entrance shall be retained in accordance with the requirements of the planning authority for such works. The applicant shall submit to, and agree in writing with, the planning authority detailed design, layout and construction proposals for the agricultural entrance and those works shall be implemented within six months of the date of this Order. The detailed proposals shall include proposals for the reinstatement of the roadside drainage to the satisfaction of the planning authority.

**Reason:** In the interest of traffic safety and orderly development.

3. The entrance shall be used to serve as an agricultural entrance only and shall not be used for any other purpose.

**Reason:** In the interests of road safety and to ensure effective control is maintained.

**Board Member**

  
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Tom Rabbette

**Date:** 02/10/2024