

An
Bord
Pleanála

Board Direction
BD-018011-24
ABP-320045-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/10/2024.

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

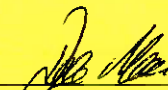
Reasons and Considerations

Having regard to the Kilkenny City and County Development Plan 2021-2027 (Section 7.8.3) and the location of the site within an Area Under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, it is considered that the existing road is unsuited to further development and that the additional traffic movements generated by the proposed development would result in traffic hazard or obstruction of road users, and that the proposed development, in conjunction with existing development would result in ribbon development which would be injurious to the visual amenity and rural character of the area and would lead to demands for the uneconomic provision of public services outside of the Thomastown zoned area.

Note

The Board agreed with the Inspector's assessment that the applicant has not demonstrated that they come within the scope of the housing need criteria as set out in the Sustainable Rural Housing Guidelines for Planning Authorities 2005, or the Kilkenny City and County Development Plan 2021-2027 for a house at this location, but given the substantive reasons for refusal, the Board did not consider this matter further.

Board Member


Declan Moore

Date: 30/10/2024