

An
Coimisiún
Pleanála

Direction
CD-021499-25
ABP-321555-24

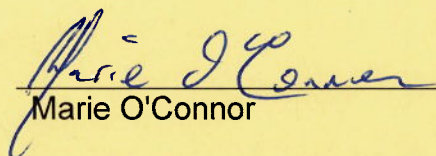
The submissions on this file and the Inspector's report were considered at a meeting held on 05/12/2025.

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

Planning

Commissioner:

Date: 05/12/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the restricted sight lines in the northern direction, where the applicant has not demonstrated the required legal interest to maintain adjoining private lands free of impediments, it is considered that the existing vehicular entrance would not accord with Section 4.4.6 and Figure 4.6.7 of Design Manual for Urban Roads and Streets (DMURS) and Section 13.22.1 of the Kilkenny City and County Development Plan 2021-2027 which requires developments to clearly demonstrate that safe vehicular access to and from a proposed site is provided in terms of visibility from a proposed entrance and that they satisfy the requirements of DMURS and would therefore not result in a potential traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.