

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Carlow County

**Planning Register Reference Number: 15/357**

An Bord Pleanála Reference Number: PL 01.246711

**APPEAL** by Eamon O'Reilly care of Planning and Design Solutions of Lismard House, Tullow Street, Carlow against the decision made on the 13<sup>th</sup> day of May, 2016 by Carlow County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a dormer style dwelling, wastewater treatment system, use and widening of existing entrance (to become a shared entrance), connection to existing water mains and all associated site works at Kilcoole, Rathoe, County Carlow.

## DECISION

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

1. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements that the development would generate on a local road which is seriously substandard in terms of width and alignment and at a point where sightlines are restricted in both directions.
2. It is the policy of the planning authority, as set out in the current Carlow County Development Plan, to control urban sprawl and ribbon development. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, when taken in conjunction with the existing pattern of development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in this open rural area which is under extreme development pressure. 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.
3. The subject site is located within a rural Area under Urban Influence and in an area where housing is restricted to persons demonstrating local need in accordance with Section 2.7.1.3 and Section 2.7.1.4 of the current Carlow County Development Plan. On the basis of the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated that he comes within the scope of the local rural-generated housing need criteria for a house in this rural location. The proposed development would contravene the provisions of the Development Plan, would be contrary to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2016.**