

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Kilkenny County

Planning Register Reference Number: 15/372

An Bord Pleanála Reference Number: PL 10.246840

APPEAL by Teresa Culleton of 20 Cedarwood Avenue, Loughboy, Kilkenny against the decision made on the 3rd day of June, 2016 by Kilkenny County Council to grant subject to conditions a permission to Ken and Marie Walsh and Richard and Karen Norris care of Ballyvoughan Designs of Ardagh, County Limerick.

PROPOSED DEVELOPMENT: (a) Construction of two-storey nursing home, with accommodation for 60 residents, car parking, staff areas, ancillary services rooms and associated services, landscaping, with associated site works and services, (b) connection to all local authority services, and (c) pedestrian access to the existing footpath adjacent to the N10, at Bohernatonish Road, Loughboy, Kilkenny as amended by the revised public notice received by the planning authority on the 25th day of November, 2016.

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

Having regard to the prominent location of the site, it is considered that the proposed development did not adequately respond to its setting and due to its monotonous appearance failed to create an appropriate urban design intervention. Furthermore, it is considered that the layout of the proposal did not create an attractive environment for future residents. The proposed development would, therefore, seriously injure the visual amenities of the area and the amenities of property in the vicinity, would seriously injure the residential amenities of the future residents and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.