



An
Bord
Pleanála

**Board Order
PL 10.248217**

Planning and Development Acts 2000 to 2017

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 16/878

Appeal by Shauna and John O'Donoghue care of CCH Architects Limited of Lacken House, Dublin Road, Kilkenny against the decision made on the 22nd day of February, 2017 by Kilkenny County Council to refuse permission.

Proposed Development: Construction of a new part two-storey, part single storey dwelling, garage, entrance onto public road, wastewater treatment system and all associated works at Grangefertagh, Johnstown, County Kilkenny.

Decision

REFUSE permission for the above proposed development in accordance with 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. The site of the proposed development is located within a 'Stronger Rural Area' as set out in the current county development plan for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the current County Kilkenny Rural Design Guidelines. Having regard to the topography of the site, the prominent positioning of the proposed development, together with its depth and scale, the resulting extensive driveway and the removal of the front boundary wall and hedging, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would interfere with a protected view of special interest which it is necessary to preserve. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development would seriously injure or interfere with the setting and context of Grangefertagh Round Tower and associated ecclesiastical complex, historic monuments which stand registered in the register of Historic Monuments under section 5 of the National Monuments (Amendment) Act 1987, or which is situated in an archaeological area so registered. The proposed development would, therefore, 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 2017