



Planning and Development Acts 2000 to 2018

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 18/281

Appeal by Merino Drive Residents Association of 6 Merino Drive, Stoneyford, County Kilkenny against the decision made on the 8th day of January, 2019 by Kilkenny County Council to grant subject to conditions a permission to Fred Malzard care of PBA Architects of Stoneyford, Kilkenny in accordance with plans and particulars lodged with the said Council.

Proposed Development: A new short stay/holiday camping park consisting of 10 camping/caravan bays, four number 12 square metres static glamping pods, conversion of existing 184 square metres storage building to a guest/community facility consisting of reception areas, kitchenette, toilet block and wash room facility, guest lounge, storage and administration office, site access provided via an existing vehicular site entrance and all associated site works at Cotterellsbooly, Sandyford, County Kilkenny, as amended by the further public notice received by the planning authority on the 5th day of December, 2018.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 nature, extent and design of the development proposed, to the general character and pattern of development in the area, to the central village location with established services and community facilities, and to the provisions of the Kilkenny County Development Plan 2014-2020, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be out of character with the area or constitute a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 27th day of November, 2018 and the 5th day of December 2018, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2.
 - (i) This permission is for the four number glamping pods only. It does not include the camping bays or the conversion of the existing storage building on site into a community building as stated in the further information submitted to the planning authority on the 27th day of November, 2018.
 - (ii) The glamping pods shall be available for seasonal short-term holiday letting only.

Reason: In the interest of orderly development.

3. Water supply and drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of environmental protection and public health.

4. Prior to the commencement of the development, the applicant shall submit and agree in writing with the planning authority, the provision of a shared surface arrangement on the private access lane leading to the subject site from Merino Drive. The shared access arrangement shall be in line with the Design Manual for Urban Roads and Streets.

Reason: In the interests of traffic and pedestrian safety.

5. Prior to the commencement of the development, the applicant shall submit and agree in writing with the planning authority, the provision of an access road from the vehicular access point through the site to the proposed glamping pods.

Reason: In the interests of traffic and pedestrian safety.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority, that is provided or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act, be applied to the permission.

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

Dated this day of 2019.