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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Carlow County Council**

**Planning Register Reference Number: 19/344**

**APPEAL** by Michelle Bolger care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 24<sup>th</sup> day of October, 2019 by Carlow County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of a bungalow style dwelling, domestic garage, connection to public foul sewer, connection to public watermain and all associated site development works at Kilcarrig, Bagenalstown, County Carlow.

**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**

The proposed development, because of its location behind a row of dwellings fronting directly onto the public road, constitutes inappropriate backland development which would seriously injure the amenities of property in the vicinity by reason of proximity, uncoordinated piecemeal development, and would be contrary to the proper planning and sustainable development of the area. Furthermore, the proposed development would be contrary to the provisions of the Muine Bheag/Royal Oak Local Area Plan 2017-2023 in relation to development on Agricultural zoned lands and would be contrary to the provisions of the Carlow County Development Plan 2015-2022 in relation to backland development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

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

**Dated this            day of            2020.**