



Planning and Development Acts 2000 to 2020

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 20/385

APPEAL by C.T.B. Recycling care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 11th day of August, 2020 by Kilkenny County Council to refuse permission to C.T.B. Recycling.

Proposed Development Extend existing storage yard to opposite side of road for the storage of agricultural plastic e.g. silage wrap etc. before collection and disposal. The works consist of a concrete yard with effluent storage tank and all associated site works, all at Gowran Demesne, Gowran, 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

Having regard to the nature of the proposed development described as an extension to an existing permitted development, and in considering the contents of the appeal submission which includes recommendations to address operational issues and site conditions at both the existing permitted site and the proposed extension site but does not provide for a red line boundary relationship between the existing and the proposed development, the Board considered that the development, as proposed, would represent piecemeal development in a rural area which would seriously injure the visual amenities of the area and would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Inspector that the principle of extending this development was generally acceptable in this rural area but considered that the overall proposal for the existing and proposed development site needed to be assessed and considered as one planning unit, particularly in terms of operational storage and logistical issues and the consequent potential for serious injury to the visual amenities of this rural area. The Board, therefore, concluded that the proposed development would represent piecemeal development and would not be in accordance with the proper planning and sustainable development of the area.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 12th day of July 2021.

