

An
Bord
Pleanála

Board Order
ABP-308801-20

Planning and Development Acts 2000 to 2020

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 20/532

APPEAL by Hubert Daniels care of PBA Architects of Stoneyford, County Kilkenny against the decision made on the 4th day of November, 2020 by Kilkenny County Council to grant subject to conditions a permission to Steven and Laura Ryan care of Mark Roberts Architecture of Green Street, Callan, County Kilkenny.

Proposed Development: Construction of a single storey, four-bedroom dwellinghouse, a new site entrance, a bored well, a new effluent treatment system with raised bed/percolation and all associated site works at Rahelty, Rathmoyle, County Kilkenny. Further public notices were received by the planning authority on the 14th day of October, 2020 which included: the relocation of the site entrance and alteration to the site boundary.

Decision

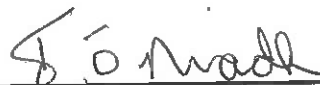
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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

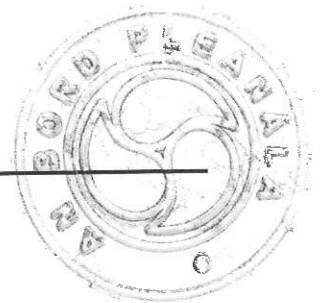
The site of the proposed development is located within a rural location where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in Section 12.10 of the Kilkenny County Development Plan 2014-2020. Having regard to the topography of the site, the elevated positioning of the proposed development, the creation of a new vehicular entrance, the resulting extensive driveway, and the removal of the front boundary hedging, it is considered that the proposed development would form an obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, and would fail to be adequately absorbed and integrated into the rural landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 15th day of June, 2021.