



---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Carlow County Council**

**Planning Register Reference Number: 21/502**

**APPEAL** by Robert Keenaghan care of Muir Associates of Marketing Network House, Argyle Square, Morehampton Road, Dublin and by Sharon Cusack of Bellmount, Clonmore, Hacketstown, County Carlow against the decision made on the 19<sup>th</sup> day of September, 2022 by Carlow County Council to grant subject to conditions a permission to Samantha Kelly care of Deirdre Cahill of Haroldstown, Tullow, County Carlow.

**Proposed Development:** To construct a single storey dwelling, single storey garage, septic tank and percolation area, new bored well, new domestic entrance and all associated site works at Bellmount, Clonmore, Hacketstown, County Carlow. The further public notices were received by the planning authority on the 24<sup>th</sup> day of August, 2022.

**Decision**

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



## Reasons and Considerations

Having regard to the information submitted with the application and the appeal, to the location of the site within an Area under Urban Influence and to the provisions of Policy RH. P11, Section 3.16 and Table 3.5 of the Carlow County Development Plan 2022-2028, where compliance with criteria for either one of Categories 1 or 2 must be demonstrated, it is considered that the applicant has not satisfactorily demonstrated that she fulfils the criteria for rural housing at the subject location. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

*Una Crosse*

Una Crosse

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

Dated this *2nd* day of *January* 2024.