



An
Bord
Pleanála

Board Order

ABP-315946-23

Planning and Development Acts 2000 to 2022

Planning Authority: Carlow County Council

Planning Register Reference Number: 22/426

Appeal by Barney O'Toole care of Dean Design of The Mill House, Dunleckney, Bagenalstown, County Carlow against the decision made on the 3rd day of February, 2023 by Carlow County Council to refuse permission.

Proposed Development: Retention of existing single storey dwellinghouse and site entrance, as constructed, and permission for the completion of same, all ancillary site works and services, all at Thomas Traynor Road, Tullow, County Carlow.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

1. The development proposed to be retained and completed is in an area which is at risk of flooding. The Board is not satisfied, on the basis of the information submitted with the planning application and the appeal, that the development would not give rise to a heightened risk of flooding either on the development site itself, or on other lands. The development proposed to be retained and completed would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the development proposed to be retained and completed lies in close proximity to the Slaney River Valley Special Area of Conservation (Site Code: 000781), a site of European importance. Having regard to the absence of information in the planning application and the appeal, the Board is not satisfied that on-site works would not have significant adverse effects on both the natural heritage of the area and the European designated site. The development proposed to be retained and completed would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to its location at the edge of the town, it is considered that the development proposed to be retained and completed is out of character with the established pattern of development in the area and would result in the unsatisfactory juxtaposition of different house types. The development proposed to be retained and completed constitutes a substandard form of development which would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.





Stephen Brophy

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

Dated this 22nd day of March 2024.