

An
Bord
Pleanála

Board Order ABP-319663-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 24/24

Appeal by Vincent and Colette O'Byrne care of Larkin Associates of 62 Lower John Street, Wexford against the decision made on the 18th day of April, 2024 by Kilkenny County Council to refuse permission.

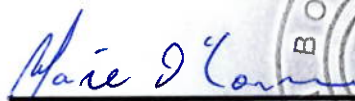
Proposed Development: Construction of a new two-bedroom house with integrated garage and all associated site works, all on lands at Jerpoint West, Thomastown, County Kilkenny.

Decision

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

Reasons and Considerations

Having regard to Section 4.4 of the Sustainable Rural Housing Development Guidelines (2005) and Section 9.2.5.1 and 13.22.1 of the Kilkenny City and County Development Plan 2021-2027, which require that existing hedgerow be retained unless its removal is required to facilitate traffic safety, it is considered that the proposed development, which would involve the removal of a substantial length of existing mature hedgerow along the frontage of two roads in a rural area for the provision of sightlines to achieve the standards of the National Roads Authority – Design Manual for Roads and Bridges, would not be justified on the basis of traffic safety alone and would be contrary to development plan policy, as well as resulting in a substantially diminished rural character and the loss of biodiversity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 08 day of November 2024.