



An  
Bord  
Pleanála

## Board Order

**ABP-320045-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kilkenny County Council**

**Planning Register Reference Number: 24/60173**

**Appeal** by Brendan Daly care of Áine Ryan Consulting of 29 Rath Ullórd, Bonnettsrath Road, Kilkenny against the decision made on the 5<sup>th</sup> day of June, 2024 by Kilkenny County Council to refuse permission.

**Proposed Development:** Retention of a single storey dwellinghouse, wastewater treatment system and associated site works, all at Jerpoint West, Thomastown, County Kilkenny.

### Decision

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

## Reasons and Considerations

Having regard to the Kilkenny City and County Development Plan 2021-2027 (Section 7.8.3) and the location of the site within an Area Under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, it is considered that the existing road is unsuited to further development and that the additional traffic movements generated by the development proposed to be retained would result in traffic hazard or obstruction of road users, and that the development proposed to be retained, in conjunction with existing development, would result in ribbon development which would seriously injure the visual amenity and rural character of the area and would lead to demands for the uneconomic provision of public services outside of the Thomastown zoned area. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

  

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Declan Moore

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 5<sup>th</sup> day of November 2024.