

An
Coimisiún
Pleanála

**Commission Order
ABP-321366-24**

Planning and Development Act 2000, as amended

Planning Authority: Carlow County Council

Planning Register Reference Number: 24/12

APPEAL by Emma Treacy of Kilcarry, Clonegal, County Carlow against the decision made on the 6th day of November, 2024 by Carlow County Council to grant subject to conditions a permission to David Murphy care of Buttle Design and Planning Consultants Limited of Main Street, Carnew, County Wicklow.

Proposed Development: Construction of a dwellinghouse with services, domestic garage and all associated site works, all at Kilcarry, Clonegal, County Carlow.

Decision

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

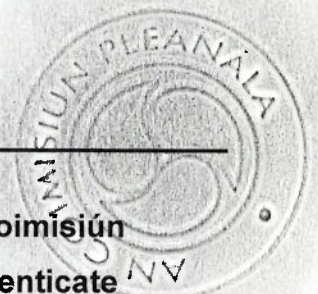
Reasons and Considerations

Having regard to the siting, layout and design of the proposed development, the location of the site within the Landscape Character Type Blackstairs and Mount Leinster Uplands in the Carlow County Development Plan 2022-2028, which has low capacity for rural housing, and the extent of existing piecemeal residential development in the immediate area, it is considered that the proposed development would fail to appropriately integrate with its physical surroundings, would consolidate and contribute to the build-up of further haphazard and piecemeal residential development in the open countryside, and would be contrary to Policy RH.P6 of the Carlow County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 01 day of September 2025.