

An
Coimisiún
Pleanála

Commission Order
ABP-321555-24

Planning and Development Act 2000, as amended

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 2460364

Appeal by CSC Construction Limited care of Circa Design Limited of Killeens Lane, Wexford against the decision made on the 27th day of November, 2024 by Kilkenny County Council to refuse permission for the proposed development.

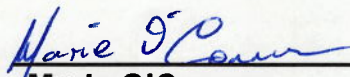
Proposed Development: Outline permission for the erection of 15 number fully serviced dwelling houses, upgrading of existing entrance and access road and all associated and ancillary site works and associated public service connections and upgrades at Dangan, Kilmacow, County Kilkenny.

Decision

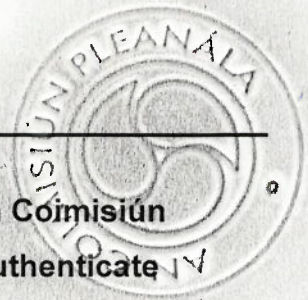
REFUSE outline permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the restricted sight lines in the northern direction, where the applicant has not demonstrated the required legal interest to maintain adjoining private lands free of impediments, it is considered that the existing vehicular entrance would not accord with Section 4.4.6 and Figure 4.6.7 of Design Manual for Urban Roads and Streets (DMURS) and Section 13.22.1 of the Kilkenny City and County Development Plan 2021-2027 which requires developments to clearly demonstrate that safe vehicular access to and from a proposed site is provided in terms of visibility from a proposed entrance and that they satisfy the requirements of DMURS and would, therefore, not result in a potential traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor

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



Dated this 09 day of December 2025.