

An
Coimisiún
Pleanála

Commission Order
ACP-323049-25

Planning and Development Act 2000, as amended

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 24/146

Appeal by Liam Lysaght and Josephine Plettenberg of Old House, Bramblestown, Gowran, County Kilkenny against the decision made on the 16th day of June, 2025 by Kilkenny County Council to grant, subject to conditions, a permission to Cathal Darcy care of Peter Thomson Planning Solutions of 30 Archersleas, Kilkenny.

Proposed Development: Construction of a single storey dwelling, detached single storey garage, treatment system/percolation area, including associated site works, all at Bramblestown, Gowran, County Kilkenny.

Decision

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

Reasons and Considerations

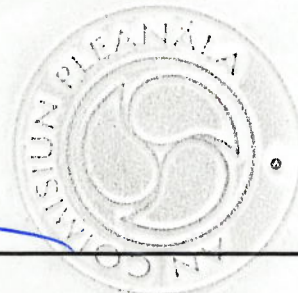
The proposed development, providing for the removal and set back of an extensive length of roadside boundary to facilitate sight visibility from the existing private lane, would contravene Section 12.11.10.1 (Roads Development Management Requirements) of the Kilkenny City and County Development Plan 2021-2027, which states that the required sight distances in respect of single houses in the countryside should not be achieved by the extensive removal of hedgerows, ditches, embankments, trees or old walls. Furthermore, in the absence of certainty regarding the delivery of works to address intensification in use of the laneway; the development as proposed, by reason of its substandard width and alignment would endanger public safety by reason of traffic hazard and obstruction of road users. The development as proposed would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 30th day of October 2025.