

Planning and Development Act 2000, as amended

Planning Authority: Carlow County Council

Planning Register Reference Number: 25/60254

APPEAL by Aleida Becker against the decision made on the 20th day of October, 2025 by Carlow County Council to refuse permission.

Proposed Development: New private dwelling with garage, site entrance and all associated site works, all at Browneshill Avenue, Kernanstown, County Carlow.

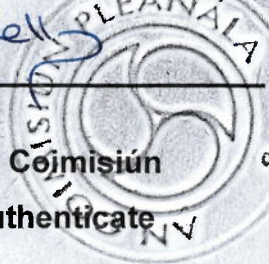
Decision

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

Reasons and Considerations

1. Having regard to the land use zoning category of the site as 'Demesne Landscape', as set out in the Carlow Graiguecullen Joint Local Area Plan 2024-2030, which seeks to protect and conserve the special character of demesne landscapes and provide for research activities and where residential development is neither permitted nor open for consideration, it is considered that the proposed development would be a material contravention of the provisions of the Carlow Graiguecullen Joint Local Area Plan 2024-2030, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would materially conflict with the terms of planning register reference number 98/192 which required that the lands, of which the site of the proposed development forms part of, be sterilised indefinitely from further development and is subject to an agreement under Section 47 of the Planning and Development Act 2000, as amended. The proposed development, if permitted, would set an undesirable precedent for further such development and would, therefore, be contrary to the proper planning and sustainable development of the area.

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



Dated this *18th* day of *March*, 2026.