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**Planning and Development Act 2000, as amended**

**Planning Authority: Carlow County Council**

**Planning Register Reference Number: 24/60343**

**Appeal** by Ronan Fitzgerald against the decision made on the 13<sup>th</sup> day of October, 2025 by Carlow County Council to grant subject to conditions a permission to Naomi Kelly and Jonathan Fogarty.

**Proposed Development:** Subdivision of an existing site, the construction of a two-storey dwelling to be accessed by an existing entrance which will become a shared entrance, connection to services, new boundary treatments and all associated site works, all at Rose Cottage, Blackbog Road, Carlow, 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 restricted sight lines availability at the proposed entrance and the failure of the applicant to demonstrate that the required sightlines would be available or that they have the required legal interest to maintain adjoining private lands free of impediments, it is considered that the proposed vehicular entrance would be contrary to Section 16.10.7 (Entrances and Sightlines) and Section 16.10.10 (Local Roads) of the Carlow County Development Plan 2022-2028 and would represent a serious traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

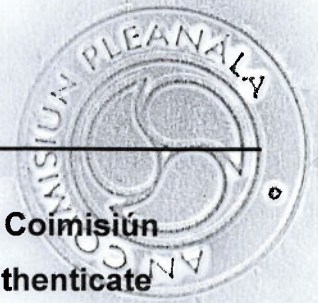
*Mary Gurríe*

**Mary Gurríe**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



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