



An
Bord
Pleanála

Board Direction
BD-004840-19
ABP-305036-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/12/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The subject site is located in a rural area which is identified as an Area Under Urban Influence in the Kilkenny County Development Plan 2014–2020 and identified as being under strong urban influence in the 'Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in April, 2005, wherein it is policy to distinguish between urban-generated and rural-generated housing need for dwellings in rural locations. Furthermore, it is national policy, as set out in the National Planning Framework, under National Policy Objective 19, to "facilitate the provision of single housing in the countryside, based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements". On the basis of the documentation submitted with the application and appeal, including the lack of any agricultural or other rural-based employment which would necessitate the applicants living in a rural location, the Board is not satisfied that the applicants have a demonstrable economic or social need to live in this rural area, or that their housing need could not be satisfactorily met in an established smaller town or village/settlement centre. The Board is not satisfied, therefore, that the applicants have demonstrated any rural generated

housing need for a dwelling at this rural location contrary to National Policy Objective 19 of the National Planning Framework 2019. The proposed development would, therefore, contravene these Ministerial Guidelines and would be contrary to the over-arching national policy as set out in the National Planning Framework and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, which would be located in an unzoned, unserviced rural area outside the development boundary of Thomastown, would constitute random residential development in a rural area that is under strong development pressure, and which already has an excessive density of housing development. It is the policy of the planning authority, as set out in the Kilkenny County Development Plan 2014-2020, to channel housing into suitably zoned land in areas where the appropriate social, community and physical infrastructure either exists or is planned, and to restrict development in rural areas. It is considered that the proposed development would exacerbate the haphazard and unplanned form of development in this rural area, would intensify urban sprawl on the road, would exacerbate ribbon development, would militate against the preservation of the rural environment, would represent an undesirable precedent for further such development in the area, and would be contrary to the policies set out in the said development plan for the area and the Thomastown Local Area Plan 2019. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 31/12/2019

Terry Ó Niadh