



Board Direction

Ref: 10.246726

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24th, November 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

The Board had regard to the responses from the parties to the S. 137 notice issued to the parties per letter dated 18th, October 2016.

REASONS AND CONSIDERATIONS

Having regard to the location of the site within "Area Under Strong Urban Influence" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in a "Area Under Urban Influence" where housing is restricted to persons demonstrating local need in accordance with section 3.5.2.1 of the Kilkenny County Development Plan 2014-2020, it is considered that the applicant does not come within the scope of the housing need criteria as set out in section 3.5.2.3 of the Development Plan for a house at this location. The proposed development is, accordingly, contrary to these guidelines and furthermore, the proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 24th, November 2016
Paddy Keogh

