



An
Bord
Pleanála

Board Direction
BD-000372-18
ABP-300213-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2018.

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

Reasons and Considerations

1. Having regard to the information provided by the applicant relating to his family and employment circumstances and connections to the local rural area in which the site is located, in particular his family home being in Thomastown and the absence of any employment or other connection with the local area, the location of the site in a Stronger Rural Area as identified in the Kilkenny County Development Plan, 2014-2020 (Figure 3.17) and the circumstances set out in paragraph 3.5.2.3 of the Plan where in principle rural generated housing need will be accommodated, the Board is not satisfied that the requirements of Kilkenny County Council's Rural Housing Policy have been met. The proposed development would therefore be contrary to the rural housing policy as set out at section 3.5 of the development plan, would be contrary to the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the results of the Site Suitability Assessment undertaken on the site, the observed conditions on site indicating wet ground conditions and a high water table, the location of the site in an area of extreme groundwater

vulnerability and a regionally important aquifer and the proliferation of existing dwellings served by on site treatment systems in the vicinity of the site, the board is not satisfied on the basis of the information presented that the site is suitable for the safe treatment and disposal of effluent. The proposed development would therefore be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29/05/2018

Maria FitzGerald