



An  
Bord  
Pleanála

**Board Direction**  
**BD-001209-18**  
**ABP-300880-18**

The submissions on this file and the Inspector's report were considered at Board meetings held on 23/07/2018 and 28/09/2018.

At the meeting of 23/07/2018, the Board decided to defer this case and requested a revised and expanded Inspector's report addressing national and local policy on sustainable rural settlement and appropriate assessment issues.

At the meeting of 28/09/2018, the Board considered the information on the file including the Inspector's updated and expanded report. The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the location of the site within an Area Under 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 an area where housing is restricted to persons demonstrating local need in accordance with 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 the Guidelines or the Development Plan for a house at this location. 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:** 28/09/2018

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Maria FitzGerald