



An  
Bord  
Pleanála

**Board Direction**  
**BD-002130-19**  
**ABP-302042-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2019.

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

### **Reasons and Considerations**

The subject site is located in a rural area which is identified as on the edge of a 'Stronger Rural Area', as set out in the Kilkenny County Development Plan 2014-2020, and as being within a 'Stronger Rural Area' in the 'Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government. On the basis of the documentation submitted in support of the planning application and the appeal, in particular the proximity of the site to nearby established settlements and nature of employment of the applicant and having regard to the fact that the applicant already owns a dwelling, and notwithstanding the contents of the Kilkenny County Development Plan, the Board is not satisfied that the applicant has demonstrated any rural generated housing need for a dwelling at this rural location contrary to National Policy Objective 19 of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

**Board Member**

**Date:** 15/01/2019

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Michelle Fagan