



An
Bord
Pleanála

Board Direction
BD-006778-20
ABP-307982-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2020.

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 site of the proposed development is in a rural location in an 'Area Under Strong Urban Influence', as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005 where it is national policy to distinguish between urban generated and rural generated housing need and in an 'Area Under Urban Influence' as set out at section 3.5.2 of the Kilkenny County Development Plan 2014-2020. Furthermore, it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, published by Government in February 2018, 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 documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that the applicant does not come within the scope of housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would be contrary to the

Ministerial guidelines, to over-arching national policy and to the relevant provisions of the Kilkenny County Development Plan 2014-2020, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is the policy of the Kilkenny County Development Plan 2014-2020, to channel housing into suitably zoned land and to restrict development in rural areas and to discourage ribbon development in rural areas. In addition, it is the policy of the Thomastown Local Area Plan 2019, to support the continued consolidation of development within the development boundary of the town. These policies are considered reasonable. The proposed development would constitute undesirable ribbon development in an unzoned rural area and outside the designated development boundary of Thomastown. In this regard the proposed development would exacerbate haphazard development in this rural area, would set an undesirable precedent for further such development in this area and would be contrary to the relevant provisions of the Kilkenny County Development 2014-2020 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: 23/10/2020

Chris McGarry