



An  
Bord  
Pleanála

**Board Direction**  
**BD-009728-22**  
**ABP-310238-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/01/2022.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the location of the site within an Area Under Urban Influence according to the current Kilkenny County Development Plan 2021-2027 and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks 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 viability of smaller towns and rural settlements, it is considered on the basis of the information on the file including the employment details of the applicants and the , that the applicant has not demonstrated an economic or social need to live in this particular rural area having regard to the viability of smaller towns and rural settlements such as New Ross and the Rower Village and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the

National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that the proposed development was located within an Area Under Urban Influence according to the current Kilkenny County Development Plan 2021-2027 and notwithstanding the links of one of the applicant's to the broader Rower area, the Board considered on the basis of the information on the file that the applicants did not have a demonstrable economic or a social need to live at this particular location. The Board also had regard to the viability of the smaller towns and rural settlements in the area such as The Rower Village and New Ross and considered that the applicants' housing needs might be more appropriately met in these areas and that granting the proposed development would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure contrary to the provisions of the National Planning Framework.

**Board Member**

*Maria Fitzgerald*

\_\_\_\_\_  
Maria FitzGerald

**Date:** 10/01/2022