



An
Bord
Pleanála

Board Direction
BD-010617-22
ABP-311105-21

The submissions on this file (including the responses to the Board's Section 137 notice) and the Inspector's report were considered at a further Board meeting held on 04/05/2022.

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

Reasons and Considerations

1. Having regard to the location of the site within a rural area under urban influence, as identified in figure 7.1 of the Kilkenny City and County Development Plan 2021, 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 that, notwithstanding the development plan policy in section 7.8.5 of the plan in respect of the sensitive restoration of vernacular and traditional buildings in the rural area, the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development would 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 considered that, notwithstanding the development plan policy in section 7.8.5 of the plan in respect of the sensitive restoration of vernacular and traditional buildings in the rural area, the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development would 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.

Board Member



John Connolly

Date: 04/05/2022