

**An
Bord
Pleanála**

**Board Direction
BD-013782-23
ABP-311474-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/09/2023.

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

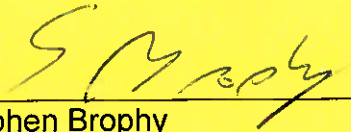
Reasons and Considerations

1. Having regard to the location of the site within an Area under Urban Influence as identified within the Kilkenny City and County Development Plan 2021-2027, and to the Qualifying Criteria for Rural Housing within Areas under Urban Influence as set out within the Development Plan, the policies, objectives and strategic aims of the Kilkenny City and County Development Plan which promote sustainable rural settlement patterns and guides development to the existing network of towns and villages the Board is not satisfied that the applicant has provided sufficient justification for a rural housing need to live in this rural area either in terms of engagement in 'full time' farming or in respect of social need, or that the applicant's housing need cannot be satisfied in a designated settlement within the Kilkenny City and County Settlement Hierarchy. The Board had particular regard to the location of the proposed development at a remove from the family landholding and to the proximity of Kilkenny City thereto.

The proposed development, in the absence of any definable or demonstrable 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, be contrary to the settlement hierarchy as set out within the Kilkenny City and County Development Plan 2021-2027 and be inconsistent with the proper planning and sustainable development of the area.

Board Member



Stephen Brophy

Date: 18/09/2023