

**An  
Bord  
Pleanála**

**Board Direction  
BD-012922-23  
ABP-313413-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/07/2023.

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

#### **Reasons and Considerations**

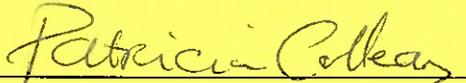
1. Having regard to the location of the site in an unserviced rural area under urban influence, and to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated compliance with the qualifying criteria for rural housing of economic or social need as per Section 7.8.4 of the Kilkenny City and County Development Plan 2021-2027 or with National Policy Objective 19 of the National Planning Framework 2018 and the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, that 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. Accordingly, the Board is not satisfied that the applicant has provided sufficient justification for a rural housing need to live in this rural area, or that the applicant's housing need cannot be satisfied in a serviced settlement, particularly in light of the site's proximity to Kilkenny City. In the absence of a sufficient justification, it is considered that the proposed development would contribute to the development of random rural housing in the area and would

militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed house design, by reference to its proportion, massing and volume, excessive length and the inclusion of incongruous gable projections that interrupt the building form along its front elevation, does not accord with the best practice design principles set out in the County Kilkenny Rural Design Guide, as contained in the Kilkenny City and County Development Plan 2021-2027. Accordingly, the proposed development would not successfully integrate with the receiving rural landscape. The proposed development would fail to achieve the objectives set out in Section 13.22 of the development plan, including 'to improve the overall design quality' and 'to ensure maximum integration with the landscape' and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** The Board noted the inspector's reason for refusal (recommended reason number two in the inspector's report) on the basis of endangerment of public safety by reason of a traffic hazard because of the additional traffic turning movements on a substandard local road proximate to the T-junction of Tower Road with the public road, and where sightlines are restricted in a westerly direction. Having regard to the totality of the information on file, including the revised drawing ALT600/A1 (Rev A) February 2022 (Sightlines) received by the planning authority on 08 March 2022 and the area engineers report that raised no objection on these grounds, subject to conditions, and noting the modest scale of traffic that would realistically be generated on the local road, the Board did not agree with the inspector's recommended reason number two and accordingly did not include this matter as a reason for refusal.

**Board Member**

  
Patricia Calleary

**Date:** 18/07/2023