



**An
Bord
Pleanála**

**Board Direction
BD-013806-23
ABP-313830-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/09/2023.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered the totality of the information on file in relation to the question of land ownership and are mindful of the provisions of Section 34(13) of the Planning and Development Act: "A person shall not be entitled solely by reason of a permission under this section to carry out any development.

The Board shared the Inspector's concern in relation to ensuring that the proposed development must successfully integrate into the receiving rural landscape and felt it appropriate to achieve this integration by conditioning appropriately in conditions 7(a) and (b) and Condition 9 below.

Conditions:

Conditions 1 to 15 as per grant of permission by Kilkenny County Council dated 22nd of April 2022, file reference 22/129

Board Member


Liam Bergin

Date: 20/09/2023