

An
Bord
Pleanála

Board Direction
BD-013977-23
ABP-313884-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/10/2023.

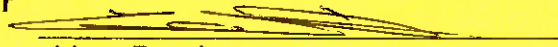
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site in an un-serviced 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, based on the core consideration of demonstratable 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, noting that they already own a dwelling in the rural area, cannot be satisfied in a serviced settlement, particularly in light of the site's proximity to Kilkenny site. 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.

Board Member



Liam Bergin

Date: 03/10/2023