



An  
Bord  
Pleanála

**Board Direction**  
**BD-015836-24**  
**ABP-315710-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2024.

The Board decided on a vote of two to one, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The proposed design would result in a habitable dwelling, which would not facilitate the appropriate refurbishment and architectural treatment of the existing group of derelict historic vernacular buildings, nor be sympathetic to the character of the original structures on site and the surrounding area. As such it would be contrary to Section 7.8.5 (Refurbishment and Replacement Dwellings in rural areas) and to Section 9.3.6 (Vernacular Built Heritage) of the Kilkenny City and County Development Plan 2021-2027. The proposed development would, accordingly, be contrary to the proper planning and sustainable development of the area.

In not agreeing with the Inspectors first reason for refusal, the Board had regard to the report from the Area Engineer dated 24<sup>th</sup> Nov 2022 and the Planning Officers report of 09/01/2023 and concurred that the development proposed is not a new development and that the proposed road and sightline improvements would be of significant traffic safety benefit for other road users at this rural location.

Board Member



Stephen Bohan

Date: 14/03/2024