

An  
Bord  
Pleanála

**Board Direction**  
**BD-017647-24**  
**ABP-316102-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/09/2024.

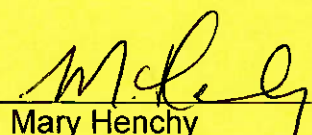
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the prominent and central location of this site at the Fairgreen within the development settlement boundary of Ballyragget, bordered by existing residential developments, it is considered that the temporary nature and design of the static mobile home, caravan and associated works, are out of character with the existing form of development in the area, would give rise to the creation of haphazard development within the settlement boundary and would set an undesirable precedent for similar style developments on the site and in the area generally.

The development proposed to be retained is therefore contrary to the policy as set out under section 4.6 of the Kilkenny City and County Development Plan 2021-2027, 'to ensure that new residential development in smaller towns and villages is of a design, layout, character and scale which fits well with the town or village involved and presents a high-quality living environment'. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Henchy

**Date:** 30/09/2024