



An
Bord
Pleanála

Board Direction
BD-013964-23
ABP-317333-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2023.

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

Reasons and Considerations

The policies set out in the Kilkenny City and County Development Plan 2021-2027 relating to Vernacular Built Heritage, Embodied Energy and Refurbishment and Replacement Dwellings in Rural Areas, emphasise the retention, refurbishment and reuse of traditional vernacular dwellings as part of the development proposal to preserve built heritage and embodied energy. The Board is not satisfied that the retention or reuse of the existing dwelling is not technically feasible and that its demolition will lead to an unacceptable loss of vernacular architectural heritage and therefore does not comply with the policy guidance in this respect. As such, to permit the proposed demolition of this dwelling would be contrary to the Council's policy of protecting architectural heritage and would be contrary to the proper planning and sustainable development of this area.

Board Member

Liam Bergin

Date: 03/10/2023