

An  
Bord  
Pleanála

**Board Direction**  
**BD-016736-24**  
**ABP-318042-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2024.

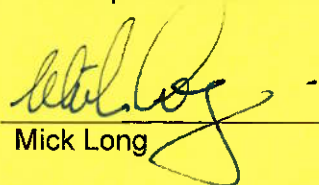
The Board decided to refuse permission for the following reasons and considerations.

#### **Reasons and Considerations**

1. The proposed development, which is located in an area under strong urban influence, would constitute an excessive amount of houses in a rural area and would not comply with 4.11.1 Rural Housing of the Kilkenny County Development Plan 2021-2027, to encourage housing into suitably zoned land in areas where the appropriate social, community and physical infrastructure either exists or is planned. The proposed development would constitute ribbon development as set out in 7.8.3 Rural Housing Policies of the Kilkenny City and County Development Plan 2021-2027 and as per Appendix 4 of the 'Sustainable Rural Housing Guidelines' (DoEHLG, 2005) which recommends avoidance from the creation of such development. The proposed development is therefore contrary to the proper planning and sustainable development of this rural area.
2. Having regard to the concentration of wastewater treatment systems at this location the Board is not satisfied that there would not be potential impacts on groundwater quality at this location from the proposed development and would not be prejudicial to public health. The proposed development is therefore contrary to the proper planning and sustainable development of this rural area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed development would not contribute to ribbon development given the existing pattern of development in this rural area.

**Board Member**

  
Mick Long

**Date:** 20/06/2024