

An
Bord
Pleanála

Board Direction
BD-018911-25
ABP-320596-24


The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2025.

The Board (in a majority 2 to 1 decision) decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The Kilkenny City and County Development Plan 2021-2027 includes policy and requirements in section 9.3.6 to promote the retention, reuse and refurbishment of vernacular built heritage and section 7.8.5 to encourage refurbishment of existing housing stock and to allow replacement in limited cases. In addition, section 9.3.8 recognises the embodied energy within existing buildings. In the absence of specialist conservation appraisal and advice, the applicant has not provided sufficient evidence to show that conservation of the building is not technically feasible and therefore the demolition of the building will lead to an unacceptable loss of vernacular architectural heritage in this respect. As such, to permit the proposed demolition of the existing farm house and replacement of a new house would be contrary to the Council's policy and requirements for vernacular built heritage. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Emer Maughan

Date: 13/02/2025

Note:

The Board had concerns with regards to the replacement dwelling proposed by reason of its scale, bulk and design with respect to the principles of good rural design as set out in the County Kilkenny Rural Design Guide and that the proposed house may be visually obtrusive in this rural area. However, in light of the substantive reasons for refusal, the Board decided not to seek further information in this regard at this time.