



An
Coimisiún
Pleanála

Commission Direction
CD-000608
PL-500724-KK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 26 May 2026.

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

Planning Commissioner:

Patricia Calleary

Date:

26th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. It is the policy of the planning authority, as set out in Section 13.22 (Rural Housing) and Section 7.8.3 (Rural Housing Policies) of the Kilkenny City and County Development Plan 2021-2027, to control the over proliferation of houses resulting in ribbon development. The proposed development would be contrary to this policy because, when taken in conjunction with existing development in

the vicinity of the site that includes seven number existing dwellings to the north-east of the site, it would expand the build-up of ribbon development in an open rural area. The proposed development would, therefore, be contrary to applicable planning policy and accordingly contrary to the proper planning and sustainable development of the area.

2. The Commission had regard to the location of the site within an Area Under Urban Influence as identified in Kilkenny City and County Development Plan 2021-2027 and to the policies set out in Section 7.8 (Rural Settlement Strategy) of the Plan which seeks to ensure that the provision of one-off houses in rural areas does not undermine the vibrancy and vitality of the town or settlements in rural areas while accommodating the dispersed rural living traditions of the rural areas of County Kilkenny. The Commission was not satisfied that the applicants adequately demonstrated that they fall within the categories of rural compliance and qualifying criteria set out in Section 7.8.4 (Categories of Rural Compliance and Qualifying criteria) of the development plan, including furnishing documentary evidence that the applicants have never previously owned a rural house. Accordingly, the proposed development would be contrary to the applicable policy for consideration of a rural house in an area that is under urban influence and would therefore be contrary to the proper planning and sustainable development of the area.