



An
Coimisiún
Pleanála

Commission Direction
CD-000745
PL-500806-KK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 18 June 2026.

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

Planning Commissioner:

Mary Gurrie

Mary Gurrie

Date: 18/06/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the location of the site within an Area Under Strong Urban Influence as identified in the Kilkenny City and County Development Plan 2021-2027, in an area located outside of the development area boundary of the town of Thomastown, and having regard to the stated provisions of Section 7.8.4

of the said development plan for considering rural housing in such areas where consideration of new housing is restricted to persons demonstrating local need, which is considered to be reasonable, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the development plan for a house at this location. It is also considered that the applicants' proposed development does not comply with, and is contrary to, national guidance criteria as set out in the Sustainable Rural Housing Development Guidelines 2005 and National Planning Framework (NPF) for a rural house at this location, as they currently have a dwelling in the vicinity of the proposed site. The proposed development would, therefore, be contrary to the stated provisions of Section 7.8.4 of the development plan and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development, in the absence of any identified locally based need for the house would exacerbate suburban style development in this area and would further contribute to an excessive number of houses and ribbon development in this rural area which is under strong development pressure. The proposed development therefore, taken in conjunction with existing developments in the vicinity, would further contribute to the provision of random development and would exacerbate the haphazard and unplanned form of development in this rural area, would intensify urban sprawl on a deficient local road network thereby injuring the visual amenity and rural character of the area, and would lead to demands for the uneconomic provision of further public services outside of the town of Thomastown zoned area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.