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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kilkenny County Council**

**Planning Register Reference Number: 22/718**

**APPEAL** by Michael Barcoe and Aine Crowdle care of Byrne and McCabe Design Limited of Upper Main Street, Graiguenamanagh, County Kilkenny against the decision made on the 10<sup>th</sup> day of January, 2023 by Kilkenny County Council to refuse permission.

**Proposed Development:** To renovate existing derelict dwelling and attached outbuilding to habitable space and installation of sewerage facilities and all associated site works at Kilcross, Inistioge, County Kilkenny.


## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**



## Reasons and Considerations

The proposed design would result in a habitable dwelling, which would not facilitate the appropriate refurbishment and architectural treatment of the existing group of derelict historic vernacular buildings, nor be sympathetic to the character of the original structures on site and the surrounding area. As such it would be contrary to Section 7.8.5 (Refurbishment and Replacement Dwellings in rural areas) and to Section 9.3.6 (Vernacular Built Heritage) of the Kilkenny City and County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In not agreeing with the Inspector's first reason for refusal, the Board had regard to the report from the Area Engineer dated the 24<sup>th</sup> day of November 2022 and the Planning Officer's report of the 9<sup>th</sup> day of January 2023 and concurred that the development proposed is not a new development and that the proposed road and sightline improvements would be of significant traffic safety benefit for other road users at this rural location.

  
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Stephen Bohan

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board

Dated this  day of  2024