



Planning and Development Acts 2000 to 2022

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 22/684

APPEAL by Alison Watchorn and Brendan Brennan care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 31st day of May, 2023 by Kilkenny County Council to refuse permission for the proposed development.

Proposed Development: Demolition of existing dilapidated dwelling, decommissioning of existing septic tank and construction of a new two storey replacement dwelling accessed via an existing site entrance, a new wastewater treatment system plus all associated site works at Bradley House, Coolcullen, Co. Kilkenny

Decision

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

Reasons and Considerations

The policies set out in the Kilkenny City and County Development Plan 2021-2027 relating to Vernacular Built Heritage, Embodied Energy and Refurbishment and Replacement Dwellings in Rural Areas, emphasise the retention, refurbishment and reuse of traditional vernacular dwellings as part of the development proposal to preserve built heritage and embodied energy. The Board is not satisfied that the retention or reuse of the existing dwelling is not technically feasible and that its demolition will lead to an unacceptable loss of vernacular architectural heritage and therefore does not comply with the policy guidance in this respect. As such, to permit the proposed demolition of this dwelling would be contrary to the Council's policy of protecting architectural heritage and would, therefore, be contrary to the proper planning and sustainable development of this area.



Liam Bergin

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

Dated this 12th day of October 2023.

