



An
Bord
Pleanála

Board Order

ABP-320596-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 23/185

Appeal by Darren Holmes and Rosaleen O'Byrne care of Reid Associates of 2 Connaught Place, Crofton Road, Dun Laoghaire, County Dublin against the decision made on the 23rd day of July, 2024 by Kilkenny County Council to refuse permission.

Proposed Development: Demolish existing farmhouse and build new dwellinghouse, gym and carport with sewage treatment system and all ancillary works, all at Ballyconnaught, Tullogher, County Kilkenny.

Decision

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

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, re-use 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, it is considered that the applicant has not provided sufficient evidence to show that the 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. The proposed demolition of the existing farmhouse and its replacement with a new dwellinghouse would be contrary to the planning authority's policy and requirements for vernacular built heritage, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 14th day of February 2025.