



An  
Bord  
Pleanála

**Board Direction**  
**BD-006479-20**  
**ABP-306491-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/09/2020.

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

### **Reasons and Considerations**

1. The "Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May, 2009, recommend a sequential and co-ordinated approach to residential development, whereby zoned lands should be developed so as to avoid a haphazard and costly approach to the provision of social and physical infrastructure and where undeveloped lands closest to the core and public transport routes should be given preference. Notwithstanding the residential zoning objective for the area as set out in the development plan for the area, it is considered that the proposed development, given its peripheral location which is lacking in connectivity with the town centre, would result in the non-sequential development of the zoned lands and the provision of an isolated low-density suburban residential development without essential services and facilities for an indefinite period. Furthermore, having regard to the site location and its relationship with adjoining undeveloped lands, and noting the need to address roads and water services infrastructural constraints in order to accommodate the future development of the wider area, it is considered that the proposed

development would constitute an uncoordinated and piecemeal developmental approach to the subject site and those lands, would result in an unplanned and disorderly approach to the expansion of Kilkenny City, would be premature pending the delivery of key infrastructure required to facilitate it, and would, therefore, be contrary to the Guidelines and to the proper planning and sustainable development of the area.

2. Having regard to the provisions of the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)” issued by the Department of the Environment, Heritage and Local Government in May 2009 and the “Urban Development and Building Heights, Guidelines for Planning Authorities” issued by the Department of Housing, Planning and Local Government in August 2018 in relation to housing density in outer suburban/greenfield sites in cities and larger towns, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the site location within the development boundary of Kilkenny City, which has been designated as a strategically important ‘Key Town’ in the Regional Spatial & Economic Strategy for the Southern Region, in an area that has been earmarked for residential development as part of the planned ‘Loughmacask’ neighbourhood in the Kilkenny City and Environs Development Plan, 2014-2020. It is considered that the low density proposed would be contrary to the aforementioned Ministerial Guidelines, which indicate that net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 16/09/2020

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John Connolly