



Board Direction

Ref: PL 10.245441

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th January 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the proposed development proximate to the centre of Kilkenny and to the *Existing Residential* zoning for the site, the Board considered that the proposed layout did not sufficiently incorporate the design principles enunciated in the *Design Manual for Urban Roads and Streets (DMURS)* issued jointly by the DoECLG and DoTTS in 2014. In particular the Board considered that the provision of excessive corner splay radii at the entrance to the estate together with the provision of an excessive vehicular carriageway width, would lead to an environment inimical to pedestrian priority, would facilitate excessive car speeds within the estate and would result in a lack of pedestrian safety and would create a sense of car dominance within the estate. The Board further considered, notwithstanding the desire to provide open space at an area to the front of the site, that the failure to provide any building frontage onto Nuncio Road, and the over-reliance on off-street parking within the estate leading to the development of a street form without any proper sense of enclosure as recommended in para 4.2.1 of *DMURS*, would militate against the development of a sense of place either on the approach to, or within, the proposed development. Further, the Board was not satisfied that increased pedestrian permeability, as recommended in *DMURS* could not have been provided between the proposed development and surrounding developments. The proposal would therefore be seriously injurious to the amenities of residents in the vicinity and within the proposed estate, would not be acceptable in terms of pedestrian priority and

would not be in accordance with proper planning and sustainable development.

2. Notwithstanding the low density pattern of development in the area, the Board considered that the proposal was not developed at a sufficiently high density to provide for an attractive urban form given the proximity of the site to the centre of Kilkenny and therefore considered that the proposal did not comply sufficiently with government guidelines, particularly *the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*, issued by the DoECLG in 2009.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the importance of complying with government guidelines, did not consider that an attractive sense of place would be created by the proposed development and considered that the proposal would be excessively car dominated.

Board Member: _____
Michael Leahy

Date: 22nd January 2016