



Board Direction

Ref: PL10.246365

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 26th 2016.

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

Reasons and Considerations

1. It is considered that, notwithstanding the zoning of the site for mixed uses under the provisions of the Kilkenny and Environs Development Plan 2014 – 2020, the proposed development would be premature pending the preparation and adoption of an Urban Design Framework Plan for Hebron Road as the main entrance corridor to Kilkenny city, in accordance with Zoning Map Objective Z3 in this Development Plan (which objective is considered to be reasonable). The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development, by reason of its nature, low density and design, including substantial excavation and retaining walling, and significant levels of signage, and by reason of its emphasis on servicing vehicular traffic, would provide a poor standard of urban design that would be inappropriate and of substandard quality in terms of its presentation to the public realm, and would set an unacceptable precedent for development along the Hebron Road, on the approaches to the city, thereby militating against the achievement of Zoning Map Objective Z3, as set out in the Kilkenny and Environs Development Plan 2014 – 2020, and would be contrary to policy 3.4.4, which requires that any development that takes place along the Hebron Road would require a high quality built environment. The proposed development would, therefore be contrary to the proper planning and sustainable development of the area.

3. It is the policy of the planning authority, as set out in the current development plan for the area, in accordance with the Retail Planning Guidelines 2012, to protect the vitality and viability of the existing city centre, and of district, neighbourhood and local centres. Having regard to the extensive level of retail floorspace proposed as part of the subject development, including convenience retailing and associated restaurant uses, the Board is not satisfied, in the absence of a retail impact assessment, that the proposed development would not be likely to become a destination in its own right and could therefore have the potential to adversely affect the viability and vitality of established district, local and neighbourhood centres, including the Newpark neighbourhood centre. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 26th July 2016
Philip Jones