



An
Bord
Pleanála

Board Direction
BD-005163-20
ABP-305223-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2020.

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

Reasons and Considerations

Having regard to the zoned serviced and city centre location of the site, to its location in the rear garden of an existing house that forms part of an existing terrace on the western side of Patrick Street, to the presence of other backland sites to the north west and to the relationship of the site to surrounding buildings and lands, it is considered that the proposed development would represent an inefficient use of zoned and serviced city centre lands and a haphazard and uncoordinated form of backland development that would compromise the future comprehensive development of these backland areas and be contrary to the designation of the site as an Architectural Conservation Area (ACA). The proposed development would therefore be contrary to Objective PSACA6 of the Kilkenny City and Environs Development Plan, 2014-2020 as it relates to the Patrick Street ACA and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed development on the site and its relationship with the adjoining apartment development to the south east located to the rear of No.101 Patrick Street, and specifically to the extent of blank gable elevation that would face these apartment units, it is considered that the

proposed development would have a negative impact on the residential amenity of occupants of these apartments by virtue of overbearing visual impact and loss of aspect. The proposed development would therefore seriously injure the amenities and depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14/02/2020

Terry Ó Niadh