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**Board Direction**  
**BD-011598-22**  
**ABP-311117-21**

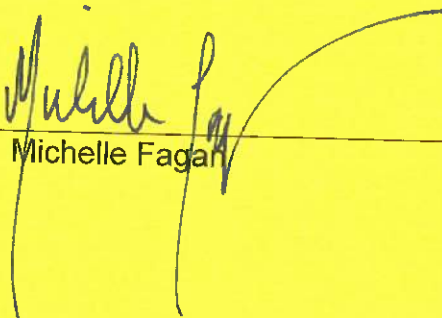
The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/12/2022.

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 policies and objectives of the Kilkenny City and County Development Plan 2021-2027, Section 4.18 of the Sustainable Residential Development in Urban Areas - Planning Guidelines 2009, the design and layout of the proposed development, and the disposition of open space within the proposed development, it is considered that the proposed development, would result in a poor design concept that is substandard in its form and layout due to the lack of sufficient high quality appropriately landscaped usable open space, and where the public open space proposed comprises a narrow tract of land, would lead to conditions injurious to the residential amenities of future occupants, would not be in compliance with section 13.20.2.1 of the Development Plan and would conflict with Ministerial guidelines. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

  
Michelle Fagan

Date: 19/12/2022

**Note:** In not agreeing with the Inspector's first reason for refusal, the Board had regard to the pattern of development in the area where there are a number of similar forms of development both existing and including the adjacent permitted development, and the location of the site close to schools and community facilities, and considered that development on this site would not be inconsistent with the emerging pattern of development in the area.