



An  
Bord  
Pleanála

**Board Direction**  
**BD-019091-25**  
**ABP-317191-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2025.

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, to the Regional Spatial and Economic Strategy for the Southern Region, and to the location and topography of the proposed development site, the Board is not satisfied that the proposed residential development would not by reason of the extent of outstanding details regarding road design and parking adversely impact adjacent and future residential amenity in a manner that would be inconsistent with Objective 6A of the development plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Furthermore, by reason of the lack of details provided in relation to the drainage management system, the Board was not satisfied the details available demonstrated that the system of surface and storm water disposal would be adequate to service the construction and operation of the proposed development. As a consequence, it is therefore also considered that significant lacunae remain in the Natura Impact Statement that would not allow the Board at this time to conclude the proposed development, alone or in combination with other plans or projects, would not be likely to have a significant effect on the Lower River Suir SAC (Site Code: 002137) and

River Barrow & River Nore SAC (Site Code: 002162), or any other European site, in view of the site's Conservation Objectives because of the uncertainty of the effectiveness of the mitigation measures proposed and the potential for run-off from the proposed development during construction and when operational.

**Board Member**

*Eamonn James Kelly*  
Eamonn James Kelly

**Date:** 10/03/2025

**Note.**

The Board considered the Inspector's assessment and other recommended reasons for refusal. Having regard to the zoning objectives previously set out for this area, the Board did not concur with the assessment that the principle of predominant residential development at the proposed development site (for example, as set out in the original application option) would be inconsistent with current applicable national, regional and local policies and objectives. The Board similarly did not consider that the scale and massing of the residential proposals, by their site-specific design and layout on this hillside, would appear incongruous and out of character along the ridge. The Board also took the view the proposed residential development would not cause material noise disturbance adversely impacting existing residential amenity. The Board acknowledges the proposed residential development would be principally dependent on car transport; however, it also noted in the core strategy of the Kilkenny City and County Development Plan 2021-2027 that 50% of new housing growth for Waterford City is to be delivered within the existing built-up footprint, including that part within County Kilkenny.



The Board considered that the amended proposal option incorporating aparthotel blocks into this proposed site introduced a tourism and commercial element that, by its nature and in the context of the zoning objectives previously set out for this area, needed to be comprehensively integrated and considered more broadly in relation to the zoning objectives of the wider area and in relation to the feasibility of future phases. The Board considered this aspect was neither fully integrated nor satisfactorily resolved including with respect to regional and local policies and objectives. In the interests of clarity, the Board again took the view the proposed mixed development would not of itself cause material noise disturbance adversely impacting existing residential amenity.

The Board considered the option to omit the aparthotel blocks and residential development in the western part of the proposed development site; however, it was considered that this would require further design and development in order to avoid a piecemeal and ad hoc approach to the remaining residential development.