



An
Coimisiún
Pleanála

Direction
CD-020667-25
ABP-322616-25

The submissions on this file and the Inspector's report were considered at a meeting held on 12/09/2025.

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

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 12/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the existing residential zoning objective of the site 'to protect and improve residential amenities and to provide for new residential development appropriate to the scale and character of the settlement', to Section 6.4 (Infill Development) of Volume 2 of the Kilkenny City and County Development Plan 2021-2027, and also having regard to the scale, mass, design and height of the proposed development, the Commission considered that the development would have an over-bearing, out of scale and out of character effect, and in the context of the prevailing architectural context would appear visually incongruous. The proposed development would, therefore, by

itself and by reason of the undesirable precedent it would set for similar development in the area be contrary to the proper planning and sustainable development of the area.