

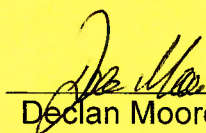
An
Coimisiún
Pleanála

Direction
CD-020944-25
ACP-322864-25

The submissions on this file and the Inspector's report were considered at a meeting held on 13/10/2025.

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

Planning Commissioner:


Declan Moore

Date: 13/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Notwithstanding that the proposed development lies within the settlement boundary of Gowran town, having regard to the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024), and the objectives and standards of the Kilkenny City and County Development Plan 2021-2027, it is considered that the proposed development, by reason of its response to the site context, and in particular the design and mix of the proposed dwellings, the poor and inadequate open space provision, and the proximity of house numbers H9-H12 to the neighbouring boundaries, would detract from the character and visual amenities of the area, provide a poor layout for future occupiers of the development and would overlook and result in a loss of privacy to nearby occupiers. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

While the issue of pluvial flooding was identified by the Inspector as a further reason for refusal, the Commission was satisfied that this matter could be satisfactorily addressed in a future application after considering the site layout, the number, mix and positioning of houses and serviced sites, the quantum of open space, its location and layout, and general SUDS strategy. The Commission was of the view that the required changes were beyond the scope of a condition being attached to a permission.