

An  
Coimisiún  
Pleanála

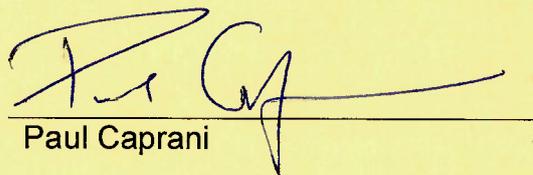
**Direction**  
**CD-021469-25**  
**ACP-322934-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 03/12/2025.

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

**Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 03/12/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

The proposed development by reason of its overall size, scale and mass together with its close proximity to residential development to the immediate north would, notwithstanding the omission of a floor as conditioned by the planning authority, seriously injure the residential amenities of adjoining properties and result in a development which excessively overshadows and has an overbearing impact on residential development in the vicinity. The proposed development would, therefore, detract from the amenities of the area, would be contrary to the provisions of Section 13.6 (Building Heights) and Section 13.21.1 (Plot Ratio) of the Kilkenny City and County Development Plan 2021-2027 Volume 1, and would be contrary to the proper planning and sustainable development of the area.

Note: The Commission also had some concerns regarding the servicing arrangements for the development given the general narrow dimensions of the laneways serving the site and the proliferation of on-street parking currently along the laneway.

The Commission also noted the Inspectors concerns regarding the absence of an AA screening report particularly in light of the Department of Housing, Local Government and Heritage submission which requested and AA Screening exercise. However having regard to the substantive issues raised in the reason for refusal the Commission decided not to pursue these matters further.