

An  
Coimisiún  
Pleanála

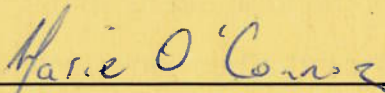
**Commission Direction**  
**CD-000572**  
**PL-500630-KK-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 14 May 2026.

The Commission decided not to accept the Inspector's recommendation and to refuse permission generally in accordance with the following reasons and considerations.

**Planning Commissioner:**

  
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**Marie O'Connor**

**Date:**

**15<sup>th</sup> day of May 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the zoning of the ca.2 hectare (ha) site as Existing Residential in the Kilkenny City and County Development Plan 2021-2027 and centrally located in Kilkenny city within an existing suburban area close to public transport,

schools and amenities it is considered that it is suitable for urban development. It is considered, whilst acknowledging the particular site constraints as regards the proximity to Glendine House, the presence of significant trees which are to be retained, and the scale and form of surrounding development, that the proposed development of 28 units at a density of 14 dwellings per hectare (dph) on a site of ca 2ha is substantially below and does not accord with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024 which generally apply densities in the range of 30dph to 50dph at suburban and urban extensions of Key Towns such as Kilkenny City and would thus represent an inefficient use of serviced zoned land contrary to national, regional and local planning policies relating to consolidation and densification of built up areas.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission were satisfied that the proposed development would be acceptable in terms of traffic and pedestrian safety and would not adversely impact on the residential amenity of the area but considered that the proposal would represent underdevelopment of this substantial site and did not agree that it had been demonstrated to the satisfaction of the Commission that a density significantly below 30dph should be considered.

The Commission also considered that, notwithstanding that Glendine House and its associated curtilage is not on the Record of Protected Structures nor recorded in the National Inventory of Architectural Heritage, nonetheless, is of architectural heritage interest and value. The Commission considered that the proposed development does not positively respond to Glendine House and its curtilage, in particular in relation to the proposal to build over what appears to be the walled garden associated with the house and this would adversely impact on the architectural heritage of the area. However, as this matter would constitute

new issue in the context of the appeal and given the substantive reason for refusal, the Commission decided not to pursue this matter any further in this instance.