

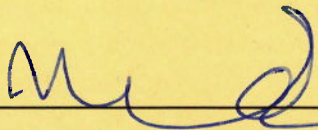
An
Coimisiún
Pleanála

Commission Direction
CD-000591
PL-500658-KK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 20 May 2026.

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

Planning Commissioner:



MaryRose McGovern

Date:

20th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the configuration of the elements of the subject site comprising a two-storey terraced residence, rear access route, and separate associated garden area, and the provisions of Kilkenny City and County Development Plan 2021-2027, including Section 13.15 Family Flat, which sets out the criteria

for the sub-division or extension of a single dwelling unit to accommodate a member of the immediate family, and having regard to the nature and extent of the development proposed to be retained, which includes a detached garage and separate residential unit, it is considered that, in the context of the provisions of Section 13.15 of the plan and notwithstanding the specific unique nature and setting of the curtilage of the subject site, the development proposed to be retained would, by reason of its configuration and layout, provide for a substandard form of residential accommodation, which would fail to provide an adequate or acceptable level of amenity for future occupants. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.