

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Kilkenny County

**Planning Register Reference Number: 15/727**

An Bord Pleanála Reference Number: PL 10.246226

**APPEAL** by Kilkenny Pembroke Hotel Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 1<sup>st</sup> day of February, 2016 by Kilkenny County Council to refuse permission.

**PROPOSED DEVELOPMENT:** A three year temporary permission for the retention of the ancillary hotel surface car park and associated signage, lighting, control barrier and ancillary site development works at Jacob Street, Kilkenny. (site previously known as Cleere's Builder's Yard).

## DECISION

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

The development proposed to be retained is located on a street that is otherwise characterised by residential development, and which is zoned residential under the Kilkenny City and Environs Development Plan 2014 - 2020. Having regard to its nature, it is considered that a surface car park would constitute an undesirable use in a town centre location and a residentially zoned area, and furthermore, its retention would conflict with the timely redevelopment of this brownfield site for a more appropriate use. The development proposed to be retained would, accordingly, contravene the residential zoning objective for this site, and would be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2016.**