



Planning and Development Acts 2000 to 2018

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 17/843

Appeal by Raymond Bradley care of Malcomson Law of Iceland House, Arran Court, Smithfield, Dublin against the decision made on the 23rd day of April, 2018 by Kilkenny County Council to grant subject to conditions a permission to Frank Lanigan care of D. Brennan and Associates of Level 2, 25 James Street, Kilkenny in accordance with plans and particulars lodged with the said Council:

Proposed Development: Change of use of the existing Bed and Breakfast premises to offices and an apartment, with all associated site works at 26 James Street, Kilkenny. The proposed development was revised by further public notices received by the planning authority on the 28th day of March, 2018.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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

Having regard to the location of the site within Kilkenny City centre, together with the historical commercial use on the site, the pattern of existing development and uses in the vicinity of the site, and the proposed use within the building, it is considered that, subject to compliance with the conditions set out below, the change of use from Bed and Breakfast to office use would be appropriate and would not seriously injure the existing amenities of the area. The proposed development would, otherwise, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 28th day of March 2018, except as may otherwise be required in order to comply with the following condition. Where such condition require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of all external signage shall be submitted to, and agreed in writing with, the planning authority within one month of the date of this order.

Reason: In the interest of the amenities of the area and of visual amenity.

Paul Hyde

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

Dated this day of 2018.