



Planning and Development Acts 2000 to 2018

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 18/172

APPEAL by David Buggy Motors of Hebron Industrial Estate, Kilkenny and by others against the decision made on the 26th day of September, 2018 by Kilkenny County Council to grant subject to conditions a permission to The Trustees of The Kilkenny Islamic Centre care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny.

Proposed Development Development of a religious cultural centre comprising as follows: one number two-storey place of worship with architectural features including a dome and a turret over parapet level; one number two-storey community building incorporating a community hall with offices and ancillary accommodation on the ground floor and two number two-bedroom guest apartments over; two number two storey four-bedroom semi-detached ancillary residences (one number head of community house and one number staff house); a two-storey community building incorporating two class rooms and a halal shop on the ground floor with a community café over; the utilisation of the existing entrance, access road, services and infrastructure connections as permitted and developed under planning register reference number 08/859 (An Bord Pleanála reference number PL10.232618); provision of additional car and bicycle parking; and all associated works and ancillary site works, all at Area 1, Hebron Industrial Estate, Road 1,

Leggettsrath West, Kilkenny, as revised by the further public notice received by the planning authority on the 4th day of September, 2018.

Decision

REFUSE permission for the above proposed development in accordance with 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

Having regard to the nature, scale, layout and location of the proposed development, the access arrangements associated with the site and its relationship to adjoining property, it is considered that the proposed development represents inappropriate backland development, would result in a substandard community facility, would be contrary to the objectives of the Hebron Road Urban Design Strategy 2017 and would seriously injure the amenities of adjoining property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the location of the Mosque and community facilities

to the rear of the Aldi Store, without street frontage and with a substandard urban design dominated by car parking, would be inappropriate, and would not make a positive contribution to the architectural and cultural heritage of Kilkenny City.

Michelle Fagan

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

Dated this day of 2019.