



An
Bord
Pleanála

Board Order
ABP-309418-21

Planning and Development Acts 2000 to 2020

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 20/352

APPEAL by Group of Weir View Estate Residents care of Acorn Planning of EETC, Milehouse Road, Bellefield, Enniscorthy, County Wexford against the decision made on the 13th day of January, 2021 by Kilkenny County Council to grant subject to conditions a permission to Paddy Raggett Homes Limited care of PBA Architects of Stoneyford, Kilkenny.

Proposed Development: A residential development of two number detached two-storey dwellings, one number with a single storey Montessori, site access and pathways, intersite boundary treatments and associated landscaping, connection to existing mains foul and surface water services plus all associated site works at The Weir View, The Weir, Castlecomer, Dunmore, County Kilkenny.

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

The proposed development will result in inadequate qualitative and piecemeal provision of public open space to serve the Weir View estate, would be contrary with the provisions of Kilkenny City and Environs Development Plan 2014-2020 for the area and with the recommended qualitative standards recommended in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" published by the Department of the Environment, Heritage and Local Government in May, 2009 and would constitute a substandard layout of the residual public open space serving the area in terms of functionality, usability and passive surveillance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Terry Prendergast

Terry Prendergast

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 18th day of June 2021