

Planning and Development Acts 2000 to 2021

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 21/463

APPEAL by CSC Construction Limited care of Circa Design Limited of Killeens Lane, Killeens, Wexford against the decision made on the 19th day of July, 2021 by Kilkenny County Council to refuse permission.

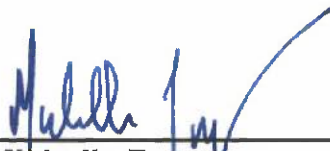
Proposed Development: The erection of 13 number three bedroom, two-storey dwelling houses and four number two bedroom, two-storey dwelling houses, upgrading of existing entrance and access road and all associated and ancillary site works and associated public service connections and upgrades and for the demolition of an existing garage approximately 15 square metres to facilitate the access road, all at Dangan, Kilmacow, County Kilkenny.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

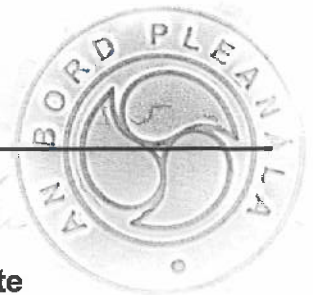
Having regard to the policies and objectives of the Kilkenny City and County Development Plan 2021-2027, Section 4.18 of the Sustainable Residential Development in Urban Areas - Planning Guidelines 2009, the design and layout of the proposed development, and the disposition of open space within the proposed development, it is considered that the proposed development, would result in a poor design concept that is substandard in its form and layout due to the lack of sufficient high quality appropriately landscaped usable open space, and where the public open space proposed comprises a narrow tract of land, would lead to conditions injurious to the residential amenities of future occupants, would not be in compliance with section 13.20.2.1 of the Development Plan and would conflict with Ministerial guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**



Dated this *20th* day of *December* 2022