

An  
Bord  
Pleanála

Board Order  
ABP-313026-22

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Kilkenny County Council**

**Planning Register Reference Number: 21/1021**

**Appeal** by Lou Investments Healthcare Kilkenny Limited care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 16<sup>th</sup> day of February, 2022 by Kilkenny County Council to refuse permission for the proposed development.

**Proposed Development:** 1. The Material change of use of part (Area: 176 square metres) of the ground floor Community Resource Centre use (previously granted under planning permission 18/59); to healthcare use. 2. Reconfiguration of the existing internal layout and all associated site development works at Newpark Primary Care Centre, Golf Links Road, Newpark, Kilkenny.

**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 condition set out below.**

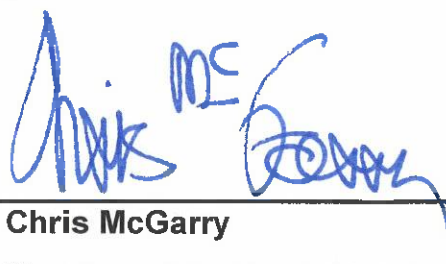
## Reasons and Considerations

Having regard to the totality of the Kilkenny City and County Development Plan 2021 – 2027, including the zoning objective for the site and the provisions of the Plan relating to non-conforming uses, the planning history of the site, the established building on site within which the footprint of the proposed change of use is located, and which incorporates healthcare use as the predominant use of the building, to the modest element of the overall footprint of the existing premises for which a change of use is sought, it is considered that, subject to compliance with the condition set out below, the proposed change of use would be acceptable in terms of the policy requirements of the development plan, would not seriously injure the visual amenities of the area or the amenities of property in the vicinity and would constitute an appropriate use within the existing building. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Condition

The development shall be carried out and completed in accordance with the plans and particulars lodged with the application

**Reason:** In the interest of clarity.



**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this *22<sup>nd</sup>* day of *August* 2022

