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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kilkenny County Council**

**Planning Register Reference Number: 22446**

**APPEAL** by Bowdale Limited care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 23rd day of August, 2022 by Kilkenny County Council to refuse permission for the proposed development.

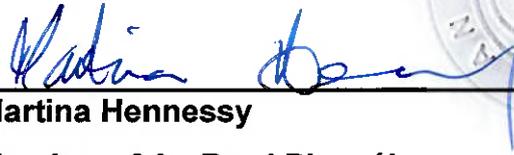
**Proposed Development:** Material change of use of residential apartment permitted under planning register reference number P.19/364 to short-term residential letting use at the upper floor of Aroi Restaurant at Friary Street and Pennyfeather Lane, Kilkenny.

**Decision**

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

## Reasons and Considerations

The proposed change of use of a residential apartment to short-term letting would result in the loss of an apartment from the available supply of residential accommodation for permanent occupation within a designated 'Rent Pressure Zone' and would contribute to the existing shortage of residential accommodation for permanent occupation within Kilkenny City. The proposed development would, therefore, be contrary to the provisions of the Core Strategy of the Kilkenny City and County Development Plan 2021-2027, which seeks to secure national and regional policy in meeting the housing needs of the City. The proposed development would, therefore, be contrary to national and local policy and to the proper planning and sustainable development of the area.



**Martina Hennessy**

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

Dated this 16<sup>th</sup> day of October 2023.