



Planning and Development Acts 2000 to 2022

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 2344

APPEAL by Martin Murphy care of Peter Thomson Planning Solutions of 4 Priory Grove, Kells, County Kilkenny against the decision made on the 19th day of December 2023 by Kilkenny County Council to refuse permission.

Proposed Development: Demolition of Number 19 Friary Street, Kilkenny; permission is sought for the provision of temporary structural works, the reconstruction of the front façade to Friary Street and the construction of a new residential apartment development consisting of three two-bedroom apartments plus nine one-bedroom apartments, associated stair cores, communal refuse and storage areas, bicycle parking provision, internal hard and soft landscaped courtyard plus all associated works, all at Number 19 Friary Street. The proposed development is located within the Saint Mary's Architectural Conservation Area.

Decision

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

Reasons and Considerations

The Board were not satisfied that the applicant had demonstrated that the proposed development would not detract from the amenities of adjoining properties due to overlooking of the Presentation Sisters Community Complex and overbearance in relation to the rear garden of Number 24 Friary Street. The Board did not concur with its Inspector that these matters could be fully addressed through the design solution put forward by the applicant. The Board considered that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

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

Dated this *10TH* day of *December* 2024.