



An
Coimisiún
Pleanála

Commission Order
ABP-322616-25

Planning and Development Act 2000, as amended

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 2560106

APPEAL by Gibbons Kennedy Limited care of Peter Thomson Planning Solutions of Viper, Kells, County Kilkenny against the decision made on the 30th day of April 2025 by Kilkenny County Council to refuse permission for the proposed development.

Proposed Development: Permission to construct an extension to the rear and side of existing dwelling and permission for change of use to four number apartments consisting of four number one-bedroom apartment with modifications to front parking area rebuilding existing wall and proposed parking to the rear and all associated site works at 14 Golf Links Road, Kilkenny, County Kilkenny.

Decision

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

Reasons and Considerations

1. Having regard to the existing residential zoning objective of the site 'to protect and improve residential amenities and to provide for new residential development appropriate to the scale and character of the settlement', to Section 6.4 (Infill Development) of Volume 2 of the Kilkenny City and County Development Plan 2021-2027, and also having regard to the scale, mass, design and height of the proposed development, the Commission considered that the development would have an over-bearing, out of scale and out of character effect, and in the context of the prevailing architectural context would appear visually incongruous. The proposed development would, therefore, by itself and by reason of the undesirable precedent it would set for similar development in the area be contrary to the proper planning and sustainable development of the area.

2. As per Section 6.4 (Infill Development) of Volume 2 of the Kilkenny City and County Development Plan, 2021-2027 where, in respect of infill development/ multiple unit sites, it is stated that 'Infill/brownfield developments will be subject to normal siting and design criteria, which include sufficient access in accordance with the Design Manual on Urban Roads and Streets (DMURS)', the applicant has not demonstrated that an appropriate means of vehicular access to the site can be achieved in accordance with DMURS. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *16th* day of *September* 2025.