

An
Coimisiún
Pleanála

Commission Order
ACP-322864-25

Planning and Development Act 2000, as amended

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 2460239

APPEAL by Julie Moorhouse of Hempfield House, Clover, Gowran, County Kilkenny on behalf of residents of Rockfield Estate, Rockfield View and Parkmore Terrace against the decision made on the 4th day of June 2025, by Kilkenny County Council to grant, subject to conditions, a permission to Daniel Fogarty care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare.

Proposed Development: Construction of 20 number houses as follows: eight number four bedroom two storey semi-detached houses in four blocks of semi-detached houses, 12 number three bed two storey semi-detached houses in six blocks of two houses of semi-detached houses, planning permission for the construction of eight number self-serviced sites for the provision of one house on each site, connection to public foul sewer, connection to public water, surface water attenuation works, landscaping works, boundary treatments, recessed entrance and all associated site works at Gowran, County Kilkenny.

Decision

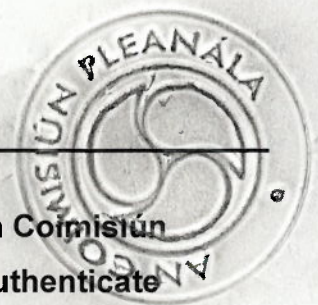
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Notwithstanding that the proposed development lies within the settlement boundary of Gowran town, having regard to the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024), and the objectives and standards of the Kilkenny City and County Development Plan 2021-2027, it is considered that the proposed development, by reason of its response to the site context, and in particular the design and mix of the proposed dwellings, the poor and inadequate open space provision, and the proximity of house numbers H9-H12 to the neighbouring boundaries, would detract from the character and visual amenities of the area, provide a poor layout for future occupiers of the development and would overlook and result in a loss of privacy to nearby occupiers. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Declan Moore

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 21st day of October 2025.