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**Planning and Development Act 2000, as amended**

**Planning Authority: Kilkenny County Council**

**Planning Register Reference Number: 24/60278**

**APPEAL** by Vincent Quan care of Stuart Gethings of Ballybrien, Killealy, Enniscorthy, County Wexford, by Elizabeth Kavanagh of Halo Walk in Salon, Unit 2 Pudding Lane, Kilkenny and by Penny Pudding Limited care of Gittens Murray Architects Limited of 5 William Street, Kilkenny against the decision made on the 10<sup>th</sup> day of June, 2025 by Kilkenny County Council to grant permission subject to conditions to the said Penny Pudding Limited for the proposed development.

**Proposed Development:** (a) Clearance works on a 0.059 hectare site including the demolition of the existing restaurant building; (b) the construction of a six-storey hotel with setback fourth floor level and plant room at the fifth floor level, comprising 67 number ensuite bedrooms, hotel foyer/reception, bar and restaurant facilities, staff facilities, and hotel service facilities; (c) vehicle set-down areas off Pudding Lane and Pennyfeather Lane; (d) 12 number bicycle parking spaces and (e) landscaping, drainage works and all associated site development works to facilitate the development at the corner of Pennyfeather Lane and Pudding Lane, Kilkenny. (The proposed site is within the City Centre Architectural Conservation Area and NIAH Reference Number KK019-026212 is within the application site.) As amended by the

further public notices received by the planning authority on the 16<sup>th</sup> day of May, 2025.

## Decision

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

## Reasons and Considerations

The proposed development by reason of its overall size, scale and mass together with its close proximity to residential development to the immediate north would, notwithstanding the omission of a floor as conditioned by the planning authority, seriously injure the residential amenities of adjoining properties and result in a development which excessively overshadows and has an overbearing impact on residential development in the vicinity. The proposed development would, therefore, detract from the amenities of the area, would be contrary to the provisions of Section 13.6 (Building Heights) and Section 13.21.1 (Plot Ratio) of the Kilkenny City and County Development Plan 2021-2027 Volume 1, and would be contrary to the proper planning and sustainable development of the area.



**Paul Caprani**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this <sup>9<sup>th</sup></sup> day of *December* 2025.

