

An
Coimisiún
Pleanála

Commission Order
PL-500630-KK

Planning and Development Act 2000, as amended

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 25/60271

Appeal by Shane Phelan against the decision made on the 10th day of December, 2025 by Kilkenny County Council to grant subject to conditions a permission to Raggett Homes (Glendine) Limited.

Proposed Development: Residential development of 22 new detached dwellings consisting of three number four-bedroom dwellings and 19 number five-bedroom dwellings, a detached single storey domestic garage, 2,763 square metres of public open space, landscaping and boundary treatments and new planting, water and utility services and connections, lighting, and all enabling and ancillary development and works above and below ground. Proposed house number 22 will be accessed via the existing access to the existing dwelling immediately to the north on Glendine Road. It is proposed to create a new vehicular entrance to the proposed development and to Glendine House from Glendine Road. The existing

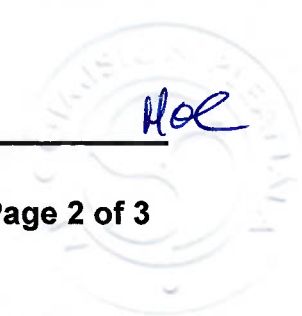
vehicular entrance to Glendine House will be incorporated as a pedestrian entrance to proposed Unit number 1, all on a site at Glendine House, Glendine Road, Glendine, Kilkenny, as revised by the further public notices received by the planning authority on the 14th day of November, 2025.

Decision

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

Reasons and Considerations

Having regard to the zoning of the circa two-hectare site as Existing Residential in the Kilkenny City and County Development Plan 2021-2027, and the central location of the site in Kilkenny City within an existing suburban area close to public transport, schools and amenities, it is considered that it is suitable for urban development. It is considered, whilst acknowledging the particular site constraints as regards the proximity to Glendine House, the presence of significant trees which are to be retained, and the scale and form of surrounding development, that the proposed development of 28 units at a density of 14 dwellings per hectare (dph) on a site of circa two hectares is substantially below and does not accord with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) which generally apply densities in the range of 30 dph to 50 dph at suburban and urban extensions of Key Towns such as Kilkenny City. The proposed development would represent an inefficient use of serviced zoned



land contrary to national, regional and local planning policies relating to consolidation and densification of built-up areas, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was satisfied that the proposed development would be acceptable in terms of traffic and pedestrian safety, and would not adversely impact on the residential amenity of the area, but considered that the proposed development would represent underdevelopment of this substantial site and did not agree that it had been demonstrated, to the satisfaction of the Commission, that a density significantly below 30 dph should be considered.

Marie O'Connor

Marie O'Connor

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *15th* day of *May* 2026.