



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020246-25**  
**ABP-322179-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 11/07/2025.

The Commission decided to refuse permission for the following reasons and considerations.

**Planning**

**Commissioner:**

**Date:** 16/07/2025

  
Tom Rabbette

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

The proposed development is located along Troy's Lane which forms part of the St. Canice's Architectural Conservation Area as indicated at section 4.5.3 and Figure HS8 of Volume 2 of the Kilkenny City & County Development Plan 2021-2027. The proposed development includes the loss of a part of a historic stone wall along the lane which is included in the National Inventory of Architectural Heritage (ref. no. 12003020). Objective 9J of Volume 1 of the said development plan seeks to ensure the preservation of the special character of St. Canice's Architectural Conservation Area. It is considered that the loss of a part of the historic stone wall to accommodate the widening of the existing vehicular entrance would have an

adverse impact on the character of Troy's Lane and militate against the preservation of the special character of the Architectural Conservation Area. The proposed development would, therefore, be contrary to Objective 9J of the development plan and 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 considered that the stone wall at this location contributes to the special character of St. Canice's Architectural Conservation Area. The Commission shared the concerns of the planning authority's Architectural Conservation Officer regarding the loss of a section of this wall.