

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020823-25**  
**ACP-322831-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 29/09/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations:**

Having regard to the provisions of the Kilkenny City and County Development Plan 2021-2027, the nature and scale of the proposed development, and the planning history on the site, specifically the development permitted under planning reference number 23/60571, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would not have a significant impact on ecology or on European sites in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission planning reference number 23/60571 unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.



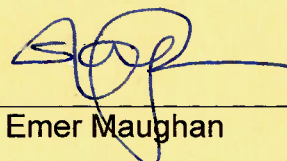
3. The following requirements shall be complied with in full:

- (a) All new locations for timber floorboards that are to be relocated shall be recorded.
- (b) All fireplaces shall be left in situ, with flues used for ventilation.
- (c) Regarding the 'removal of an existing sash window and construction of a new fire escape, door at ground level on the north-west elevation and relocation of the existing door and screen in the corridor at ground level', the developer shall forward details of the location and reuse of the timber screen on site. A more detailed methodology for same shall be submitted for the written agreement of the planning authority prior to commencement of works.
- (d) Regarding the 'relocation of the existing stained-glass window in apartment number 3 from the north-east facing elevation to the south-east elevation', a methodology for these works shall be submitted to the planning authority for its written agreement prior to commencement of works. The methodology shall detail works for the careful removal, protection, transportation and installation of the windows.

**Reason:** To protect the architectural heritage of the site.

**Planning**

**Commissioner:**

  
Emer Maughan

**Date:** 30/09/2025