



An
Coimisiún
Pleanála

Commission Direction
CD-000295
PL-500404-KK-25

The submissions on this file and the Inspector's report were considered at a meeting held on 19 March 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order, for the reasons and considerations set out below, and subject to the conditions set out below.

Planning Commissioner:

MaryRose McGovern

Date:

19th day of March 2026

Reasons and Considerations

Having regard to the design, nature and scale of the proposed development, the existing residential use on the site, the planning history of the site, and the pattern and character of development in the vicinity, and having regard to the provisions of the Kilkenny County Development Plan 2021-2027, it is considered that, subject to compliance with the conditions set out below, the proposed development would

not have a significant adverse effect and would not detract from the character of the area, would not seriously injure the amenities of adjacent residential property and would be acceptable in terms of traffic safety and convenience. 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 in accordance with the drawings and particulars as received by the Planning Authority on the 27th day of May 2025 and as amended by further documentation lodged on the 14th October 2025 except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the Planning Authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity

2. The new front roadside boundary block wall shall be a maximum of 1.2 metres in height, and shall be suitably plastered and capped where exposed to public view.

Reason: In the interests of visual amenity.

3. Water supply and drainage requirements, including surface water collection and disposal, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity