

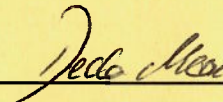
An
Coimisiún
Pleanála

Commission Direction
CD-001360
PL-501586-KK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 01 October 2026.

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

Planning Commissioner:



Declan Moore

Date:

6th day of October 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The location of the entrance to the proposed development is directly onto the R712 regional road, a strategic regional route, and at a location where a design speed of 100 kilometres per hour applies, which features a broken white line to facilitate overtaking, a cycle lane is also present. Policy Section 12.11.4 of the Kilkenny City and County Development Plan 2021-2027 requires preservation of the strategic function and safety of Regional Roads. The likely increase in traffic and additional turning movements created by the development would interfere with the unobstructed, safe and free flow of traffic on the adjoining regional route and therefore would contravene this policy requirement and would also be likely to endanger public safety by reason of traffic hazard or obstruction of road users.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

Notwithstanding the Inspector's comments to the contrary, the Commission was not satisfied that the location, size and scale of the proposed development was only to support the existing, ongoing commercial porcine/animal rearing farming activities on the appellant's own farms located elsewhere (unspecified) in Kilkenny and not be commercial in nature. If not for the substantive reason for refusal, the Commission may have pursued further details on this matter.