



An  
Bord  
Pleanála

**Board Order**  
**ABP-318935-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kilkenny County Council**

**Planning Register Reference Number: 2360493**

**Appeal** by Seamus Dunne of Lissadell, Castlecomer Road, Kilkenny against the decision made on the 2<sup>nd</sup> day of January, 2024 by Kilkenny County Council to grant, subject to conditions, a permission to Cognito Developments Kilkenny Limited care of Brian Dunlop Architects of 15 Patrick Street, Kilkenny in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a two-storey with habitable attic space dwellinghouse along with all site and ancillary boundary works. All site and site infrastructure works for the provision of the serviced site, including access road with entrance from the Castlecomer Road, as per granted planning permission planning register reference number 20/925, all at Site Number 3, Crann Arda, Newpark Lower, Castlecomer Road, Kilkenny.

## Decision

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the provisions of the Kilkenny City and County Development Plan 2021-2027, and the previously permitted residential infrastructure works on the site (planning register reference number 20/925), it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenity of the area, or have an adverse impact on the receiving environment. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed 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 proposed 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 proposed development shall be carried out and completed in accordance with the terms and conditions of the permission granted under planning register reference number 20/925, and any agreements entered into thereunder.

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

A circular stamp of An Bord Pleanála is visible in the background. It features a central triskelion symbol and the text 'AN BORD PLEANÁLA' around the perimeter. A handwritten signature in blue ink is written over the stamp.

**Mick Long**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this 1<sup>st</sup> day of July 2024.