



An
Coimisiún
Pleanála

Commission Order
ABP-322179-25

Planning and Development Acts 2000 to 2024

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 2560008

APPEAL by Ann Child care of Bluett and O'Donoghue Architects of 2 John Street, Kilkenny against the decision made on the 6th day of March, 2025 by Kilkenny County Council to refuse permission for the proposed development.

Proposed Development: Widening of existing vehicular access onto Troy's Lane, removal of car-port, extension of rear yard and all associated works at 12 Bishop's Hill/Troy's Lane, Kilkenny.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 (reference number 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.



Tom Rabbette

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 17 day of July 2025.