



An
Coimisiún
Pleanála

Commission Order
ACP-322831-25

Planning and Development Act 2000, as amended

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 2560162

Appeal by Conor Gorey care of Saint John of God School Board of Management of Upper New Street, Kilkenny against the decision made on the 23rd day of May, 2025 by Kilkenny County Council to grant permission subject to conditions to Sophia Housing Association CLG care of Vincent Hannon Architects of Suite 4, Cloch Mhíle, Dublin Road, Galway for the proposed development.

Proposed Development: Permission is being sought for a Protected Structure (RPS reference number B23) for amendments to planning reference number 23/60571. The proposed amendments will consist of the following and all associated site works and services; the construction of a set down area adjacent the new entrance road; amendments to boundary wall type 'B'; relocation of apartments bin store to adjacent car parking space number 26; removal and re-use of an existing sash window and construction of a new fire escape door and footpath at ground level on the northwest elevation; relocation of the existing door and screen in the corridor at ground level; construction of new walls on the ground, first and second floor plans; new fire rated sash windows to the first and second floors; relocation of the existing stained-glass window in apartment number 3 from the northeast facing

elevation to the southeast elevation; connection to existing services and all associated site development works at Saint John of God Convent, College 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, 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 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.



Emer Maughan

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

Dated this 30th day of September 2025.