

An
Coimisiún
Pleanála

Commission Order
ACP-323235-25

Taxes Consolidation Act 1997, as amended

Planning Authority: Kilkenny County Council

Planning Register Reference Number: KKC-303-9

Appeal by the Dalys Hill Limited care of HRA Planning of 3rd Floor, 121/122 Capel Street, Dublin in accordance with section 653J of the Taxes Consolidation Act 1997, as amended, against the inclusion of land on the map of the Residential Zoned Land Tax by Kilkenny County Council on the 27th day of June, 2025 in respect of the site described below.

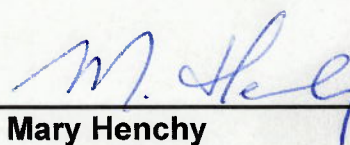
Proposed Development: Lands at Daly's Hill, Kilkenny.

Decision

The Commission in accordance with section 653J of the Taxes Consolidation Act 1997, as amended, and based on the reasons and considerations set out below, hereby decides to CONFIRM the determination of the planning authority.

Reasons and Considerations

The lands identified as Land Parcel ID KKLA00000123 on the RZLT Map are within the scope of Section 653B(a) of the Taxes Consolidation Act 1997, as amended. The subject site is located on lands zoned for Mixed Use under the Kilkenny City and County Development Plan 2021-2027, which allows for residential development, is serviced, and where it has been demonstrated that access can be provided for. The lands are located within the development area of Kilkenny City Centre. No capacity or other reasons have been identified that would prevent the development of these lands in principle for residential purposes in accordance with the zoning objective that applies to these lands. The presence of Japanese Knotweed does not prevent residential development on these lands; the appellant has not provided any documentary evidence that this plant would prevent the development of any dwellings on these lands. No other issues of contamination or archaeological/historic remains have been identified that would prevent the development of residential units here. The lands satisfy the criterion for inclusion on the map set out in Section 653B of the Taxes Consolidation Act 1997, as amended.



Mary Henchy

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 6th day of November 2025.

