



An
Coimisiún
Pleanála

Commission Order
PL-500404-KK-25

Planning and Development Act 2000, as amended

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 2560299

Appeal by Christopher O'Reilly against the decision made on the 7th day of November 2025, by Kilkenny County Council to grant, subject to conditions, a permission to Brid Lyons and Ray Hughes in accordance with plans and particulars lodged with the said Council.

Proposed Development: To construct new vehicular/pedestrian entrance and boundary wall to roadside boundary and all associated site development works all at Cloghabrody, Thomastown, County 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 nature of the development, the existing residential use on the site, the design, nature and scale of the proposed development and the pattern and character of development in the vicinity, the planning history of the site and to the provisions of the Kilkenny County Development Plan 2021-2027, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a significant adverse effect and would not detract from the character of the area, would not seriously injure the amenities of adjacent residential property and would be acceptable in terms of traffic safety and convenience. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out in accordance with the drawings and particulars received by the planning authority on the 27th day of May 2025, as amended by the further plans and particulars received by the planning authority on the 14th day of October 2025, 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. The new front roadside boundary block wall shall be a maximum of 1.2 metres in height, and shall be suitably plastered and capped where exposed to public view.

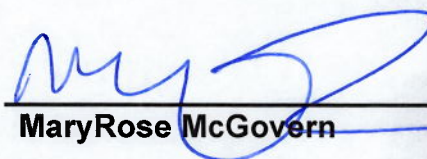
Reason: In the interest of visual amenity.

3. Water supply and drainage requirements, including surface water collection and disposal, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

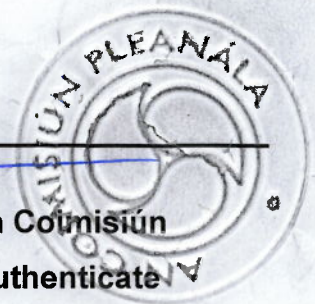


MaryRose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 20th day of March 2026