



An
Coimisiún
Pleanála

Commission Order
PL-501523-KK-26

Planning and Development Act 2000, as amended

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 25/60782

Appeal by Robert Dwyer against the decision made on the 26th day of May, 2026 by Kilkenny County Council to grant subject to conditions a permission to Sudhamsha Sunkaraneni and Neelima Benapally in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations to the plans previously approved under Planning Register Reference Number 23/60323, relating to Site Number 3. The proposed alterations comprise a change of house type design on Site Number 3, together with all associated site works at Milepost, Slieverue, 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 planning history of the lands and to the prevailing character and form of established and permitted development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would integrate successfully with the permitted housing scheme and the surrounding area, would not seriously injure the residential or visual amenities of adjoining property, and would comply with the provisions of the Kilkenny City and County Development Plan 2021 - 2027 and the Ferrybank-Belview Framework Plan. 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, as amended by the further plans and particulars received by the planning authority on 29th day of April 2026, 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 register reference number 23/60323), 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. Prior to commencement of development, the developer shall:
 - (a) submit and agree in writing with the planning authority, a construction method statement for all retaining and site boundary walls, including the provision of a retaining wall to the site's eastern boundary; and
 - (b) submit written certification from a suitably qualified and indemnified professional having regard to (a) above that all retaining walls have been constructed and completed on site in accordance with the agreed method statement and to the requirements of the planning authority.

Reason: In order to ensure a satisfactory standard of development.

4. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

5. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann (Irish Water) to provide for service connections to the public water supply and wastewater collection networks. All works shall comply with Uisce Éireann's Connection and Developer Services Standard Details and Code of Practice.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

6. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interests of public health and surface water management.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Declan Moore

Planning Commissioner of An Coimisiún

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

Dated this 8th day of October 2026.

