



An
Coimisiún
Pleanála

Commission Order
PL-501586-KK-26

Planning and Development Act 2000, as amended

Planning Authority: Kilkenny County Council

Planning Register Reference Number: 2560680

Appeal by Hermitage Farms Limited against the decision made on the 27th day of May 2026 by Kilkenny County Council to refuse permission for the proposed development.

Proposed Development: To construct a grain store building, yard area, associated services hut, new septic tank and percolation area, associated access road and a new vehicular entrance to public road and to carry out all associated site developments works at Garryduff, Paulstown, County Kilkenny.

Decision

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

Reasons and Considerations

The location of the entrance to the proposed development is directly onto the R712 regional road, a strategic regional route, and at a location where a design speed of 100 kilometres per hour applies, which features a broken white line to facilitate overtaking, a cycle lane is also present. Policy Section 12.11.4 of the Kilkenny City and County Development Plan 2021-2027 requires preservation of the strategic function and safety of Regional Roads. The likely increase in traffic and additional turning movements created by the development would interfere with the unobstructed, safe and free flow of traffic on the adjoining regional route and would, therefore, contravene this policy requirement and would also be likely to endanger public safety by reason of traffic hazard or obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

Planning Commissioner of An Coimisiún

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

Dated this 6th day of October 2026