

PLANNING APPLICATIONS

PLANNING APPLICATIONS GRANTED FROM 15/06/2025 To 21/06/2025

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
24/100	Tesco Ireland Ltd	P	31/07/2024	<p>for development at a site measuring c3.91 hectares, situated on lands known locally as the former Mart site located at New Road, Castlecomer Road and Old Mart Street, Kilkenny. The development will consist of the construction of a mixed residential and retail development with a total gross floor area of c.13,165sqm and will include:</p> <ol style="list-style-type: none"> 1. 80 no. residential units (comprising 17 no. houses, 17no. duplexes, 46 no. apartments) and 1no. assisted care unit in 8no. blocks (c. 7,489sqm total gross floor area), along with 90 no. car parking spaces, public open space, communal space, private space for dwellings, private balconies and terraces for duplex and apartment units, hard and soft landscaping, lighting, play area, bin and bike stores and all other associated site development works, service and utility connections. 2. The development proposes a new vehicular and pedestrian access to the residential development off New Road between Block B and Block F. A new bus stop is provided on Castlecomer Road with pedestrian/cycle access and a pedestrian plaza. 3. The total 80 no. residential units and 1 no. assisted care unit will be provided as follows: * 	19/06/2025	370

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Block A (2 storeys) will comprise 3 no. 3-bed houses and 1no. 4-bed house. * Block B (2 storeys) will comprise 3 no. 3-bed houses and 1 no. 4-bed house. * Block C (2 storeys) will comprise 4no. 3-bed houses and 2no. 4-bed houses. * Block D (2 storeys) will comprise 2no. 3-bed houses and 1no. 4-bed house. * Block E (part single and part 3 storey) will comprise 3no. 3-bed duplexes over 1no. 4-bed assisted care unit at ground floor level. * Block F (3 storeys) will comprise 6no. 1-bed apartments and 12no. 2-bed apartments. * Block G (4 storeys) will comprise 16no. 2-bed apartments and 8no. 3-bed duplexes. * Block H (4 storeys) will comprise 12no. 2-bed apartments and 6no. 3-bed duplexes.

4. Blocks I and J are accessed from a new vehicular junction off Old Mart Street along with a toucan crossing point and pedestrian/cycle access. Block I consists of 1no. single storey retail unit of c. 5,387sqm gross floor area (c. 2,598sqm convenience net sales area and c. 845sqm comparison net sales area) including a licensed alcohol sales area, a community room (c. 28sqm), deposit return scheme, storage areas, ancillary offices, staff facilities, cage marshalling area, bin storage, service yard including grocery home shopping delivery vehicle docking area, dedicated service vehicle entrance from Castlecomer Road, sheltered trolley bays, hard and soft landscaping, a

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			<p>click and collect set down area with canopy and associated signage, signage including internally illuminated elevation signs and 1no. freestanding sign (7m x 2.3m) adjacent to vehicular access at Old Mart Street and 1no. freestanding sign (7m x 2.3m) adjacent to the service yard access on Castlecomer Road, attenuation tank, feature and street lighting, plant services, substation (c. 31sqm), 189no. car parking spaces, including the provision for parent and toddler, accessible and electric parking spaces, 40no. cycle parking spaces and all other associated site development works, service and utility connections. Block J consists of 1no.single store café unit of c. 258sqm gross floor area, signage and an external seating area.</p> <p>5. A shared pedestrian/cycle linear open space is proposed along the western boundary of the site linking New Road and Old Mart Street. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) are submitted with the application.</p> <p>New Road Castlecomer Road Kilkenny</p>	
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24/146	Cathal Darcy	P	13/12/2024	to construct a single storey dwelling, detached single storey garage, treatment system / percolation area including associated site works Bramblestown Gowran Co Kilkenny	16/06/2025	359
24/60390	Freshford & District Childcare Centre CLG	P	13/08/2024	for the construction of a new 2 storey extension to the rear of the existing childcare premises, alterations to existing premises to facilitate works, external signage and all associated site works Oasis Freshford & District Childcare Centre, Tobernapeastia, Freshford, Co. Kilkenny. R95 WN30	16/06/2025	361
24/60649	Laura Phelan and Owen Grace	P	18/12/2024	to construct a dwelling house, garage, sewage treatment system and percolation area, including all necessary site works Lismateige Hugginstown Kilkenny	18/06/2025	367

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25/12	James Walsh	P	13/02/2025	to demolish old dwelling house and to erect new machinery shed and all associated site works Milltown Piltown Co. Kilkenny	20/06/2025	372
25/28	Mairead Maguire	P	23/04/2025	for the construction of a new dormer dwelling house, new bored well and new packaged wastewater treatment system and percolation area, together with all ancillary and associated site works Clonassy Mullinavat Co Kilkenny	16/06/2025	360
25/30	Patrick & Kathleen Bolger	R	25/04/2025	to retain (A) storey and a half side extension to existing dwelling, (B) 2no. detached storage sheds including all associate site works Neigham Gowran Co Kilkenny	17/06/2025	363

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25/60032	Alan Jordan	P	26/01/2025	for the Following Works; (i)Change Of Use Of, And Internal And External Alterations To, Existing Pub And Dwelling House To Provide 2no. Semi-Detached Dwelling Houses, (ii) Erection Of A Two Storey Extension To The Rear Of Existing Dwelling, (iii) Demolition Of Existing Extension, Sheds And Auxiliary Structure (iv) Erection Of A New Vehicular Access (v) Provide 5no. Car Parking Spaces, 7no. Bicycle Parking Spaces And Bin Stores And All Associated Site Works To Facilitate same Upper Kilmacow Kilmacow Co.Kilkenny X91 F899	20/06/2025	371

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25/60148	John and Eileen Barwick	R	26/03/2025	of 1) Alterations to dwelling from plans approved under Planning Register No. 06/438. The alterations include modifications to roof structure and minor changes to elevations. 2) Conversion of attic to habitable space. 3) Erection of sun room extension to the side of dwelling. 4) Garage with attached storage sheds and gazebo. 5) Storage shed / fabric studio. 6) Artists paint studio. 7) vegetable tunnel. 8) Canopy for storage of barbeque. 9) 2 No. stable blocks (alterations to plans approved under Planning Register No. 06/438) and all associated site works Clonamery Inistioge Co. Kilkenny R95AR28	16/06/2025	362
25/60216	Ciara O'Kane	R	25/04/2025	is sought for the indefinite retention of as constructed modifications to existing dwelling comprising a) Single-storey ground floor side and rear extensions b) Attic conversion that includes a dormer/balcony at first-floor, and c) A single-storey garage Everglades, Mount Sion Ferrybank Co. Kilkenny X91 E2W8	18/06/2025	365

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25/60220	David & Mary Tennyson	P	25/04/2025	for a two-storey dwelling, vehicular entrance, borewell, detached garage, foul treatment tank & percolation area and all associated site works Ballyvool, Inistioge, Co. Kilkenny	17/06/2025	364
25/60221	The Board of Management St Senan's Senior National School	P	25/04/2025	for development to consist of Alterations to the Previously Granted Planning Permission Reg Ref: 24/60471 comprising amendments as follows: 1. Add 1. No. Protected Stairs 2. Add 1. No. Changing Places WC 3. Add 1. No. Window to the Reception Office The amendments increase the gross floor space of the proposed works from 1,121m ² to 1,171m ² . The development is in in the vicinity of 2 no protected structures (1) NIAH Ref 12329025 and (2) NIAH 12329026 St Senan's Senior National School Kilmacow Co. Kilkenny X91X685	18/06/2025	368

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25/60223	Aisling Costelloe	P	28/04/2025	for the construction of a two-storey extension to the side of an existing dwelling house to form a new two storey family flat, new wastewater treatment system and all associated site works Ballyhale, Co. Kilkenny Kilkenny R95 AH77	18/06/2025	366
25/60231	John Donohoe	P	30/04/2025	Planning Permission for the construction of an agriculture livestock shed with slatted underground slurry storage tank, concrete apron and all associated site works at Ballybur Upper, Cuffesgrange, Co. Kilkenny Ballybur Upper Cuffesgrange Co. Kilkenny	18/06/2025	369

Total: 14

***** END OF REPORT *****