

Comhairle Chontae Chill Chainnigh

Kilkenny County Council

Planning Report

Planning & Development Acts, 2000 as amended
Planning & Development Regulations, 2001 as amended

Planning Ref. P25/60733

Application Due Date: 20/01/2026

Applicant: S Holden & Brothers Ltd t/a Holden Brothers, Ballyredding, Bennetsbridge, Co. Kilkenny, R95WK10

Subject: Retention permission for office unit with access ramp (17.3sq.m.), vehicular entrance from public road (L2632-37) with associated entrance gate and piers, front boundary timber post and wire fencing, connection to existing waste water treatment system, drainage and all associated and ancillary site works, Dunbell Big, Ballyreddin, Co. Kilkenny

Site Location:

The site is located in the rural townland of Dunbell Big, approximately 2km north of Bennetsbridge village along a local county road. A shed and residential property are located on site accessed from two no separate entrances. A second house is located north of the site and one other dwelling opposite the site further south west. The Dublin to Waterford railway line and River Nore is located west of the proposed site and Bennetsbridge Limestone Quarry further north.



Planning Inspection Photos dated 14th January 2026



Google Street View 2009

Third Party Submission

One received - John Joe Kelly, Dunbell Big, Bennetsbridge, R95RW08

- Noise/Unreasonable hours of operation – early morning operations from 5:30am, engine noise, machinery and general disturbance risk breaching noise standards and repeated disruption of my children's sleep and distress caused to child with additional needs. Such operational hours are inappropriate for a commercial business in a rural residential area.
- Original planning permission was for use of shed solely for the repair of agricultural machinery associated with farming operations. The current use of the building is commercial in nature and not associated with any agricultural activity representing a material change of use. The planning notice fails to refer to this change of use undermining proper planning procedure.
- Scale of commercial vehicle use on site is far beyond what would be expected for an agricultural repair shed resulting in increased traffic road safety risks
- A newly erected fence on the boundary has significantly reduced sightlines for vehicles entering and existing the property
- High trees blocking natural light
- Security cameras infringing on privacy which face his property
- Development is not in keeping with rural amenity or established use

The submission was read, referred to relevant internal section and considered as part of the planning assessment.

Site Notice

The site notice was in place at the time of inspection.

Impact on Natura 2000 site (SAC or SPA):

A Screening exercise was completed, which showed that no significant environmental impact is anticipated having regard to the development proposed and significant distance of the subject site from any Natura 2000 site. It is therefore concluded that an Natura Impact Statement is not required as per the Appropriate Assessment Screening Report carried out with this report.

EIA Screening

A preliminary examination of the nature, size and location of the proposed development has been carried out which determines that there is no real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that an EIA is not required.

Site History:

P262/83 Applicant: PJ Cullen. Permission granted on 19/04/1983 for development of a bungalow at Dunbell Big, Co. Kilkenny. This development was carried out and remains the principle residence of Mr. Cullen who is also a Non-Executive Director of Holden Brothers.

P92/86 Applicant: PJ Cullen. Permission granted on 11/05/1987 for development of a workshop, toilet and septic tank at Dunbell Big, Co. Kilkenny. Workshop/Shed 1,530sqft (142.14sqm) use for garage, store and machinery service area relating to agricultural contractor services

ENF 25005 Warning letter and enforcement notice issued to PJ Cullen/Tom Holden relating to unauthorised development in the form of 2 No. containers and prefab office, entrance and commercial use on site located at Dunbell Big, Co. Kilkenny.

The unauthorised commercial use of the site and the unauthorised installation/storage of two large steel containers and a prefab office cabin. The unauthorised development also includes the unauthorised gate and pillars facilitating a commercial site.

- Cease the commercial use of the site.
- Remove the vehicular entrance pillars, gate and fencing to the fore of the site
- Removal of unauthorised prefab structure/canteen structure.
- Removal of unauthorised trailer/containers

Pre-Planning

28/08/2025 - Via Phone, Area Planner (KCC) and Applicants.

08/10/2025 - Via Phone, Area Planner (KCC) and Áine Ryan (ARC, Agent)

Referrals:

This application was referred to the following Sections for comment;

Environment Section: Request for further information

Roads Design: Request for further information

Fire Services - The development will require a Fire Safety Certificate before works commence on site

Services:

Water supply - Existing Public mains

Waste water - Existing Conventional Septic Tank System (Engineers report submitted on condition/PE

loading)

Surface water – Existing Soakpit

Flood risk

The site is not located within any OPW flood risk mapping area

Heritage

Protected Structure – N/A

Architectural Conservation Area – N/A

Recorded Monuments – N/A

Zone of Archaeological Potential – N/A

Relevant policy and legislation

Kilkenny City and County Development Plan 2021 – 2027.

-Section 5.5.3 (Enterprise and Employment in Rural Areas) states that rural areas have a vital contribution to make to balanced regional development through sectors including renewable energy, enterprise and local services.

-Section 7.1 (Rural Development) states that the Local Authority will work to: ‘Promote a broad concept of rural development and not one based solely on agriculture or other dominant natural resource‘.

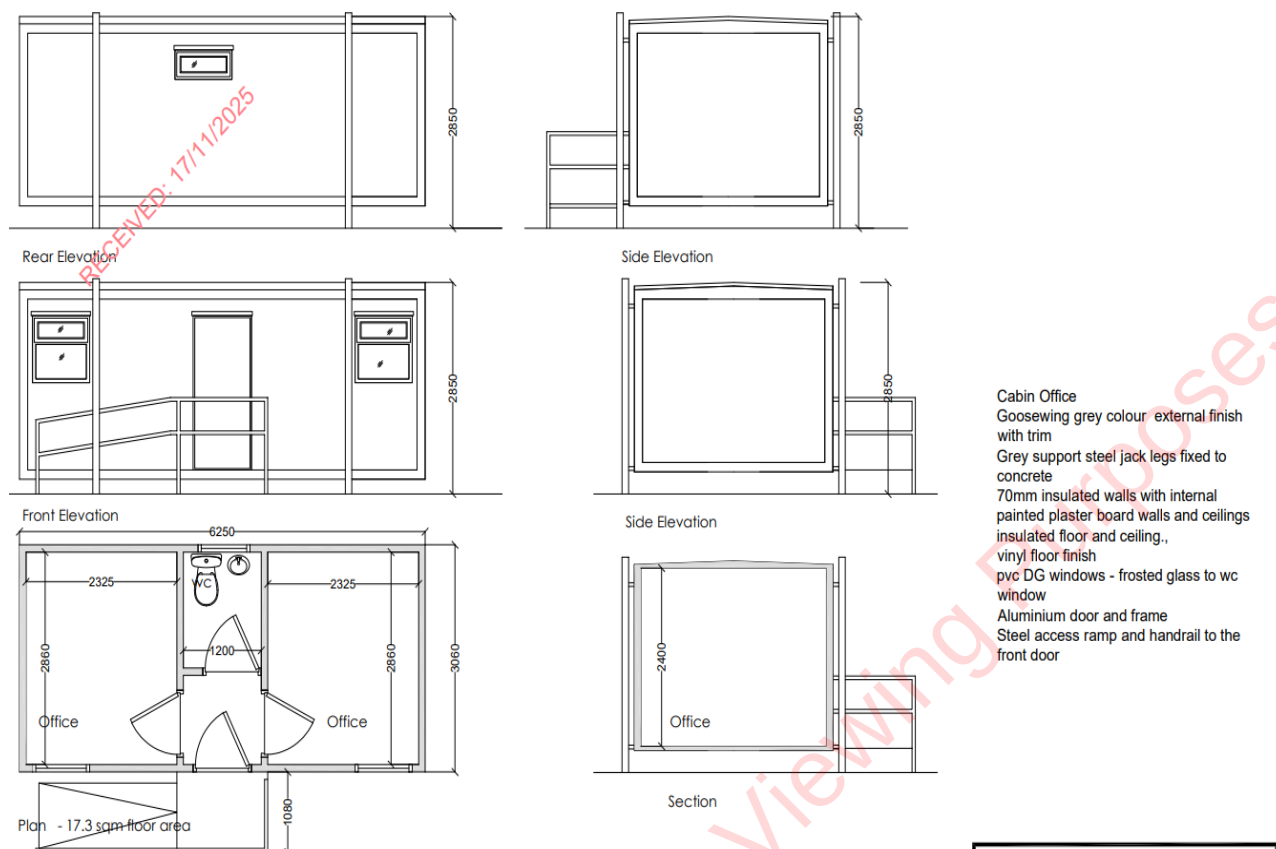
Assessment:

Holden Brothers is a family owned and operated business founded in 2000 based in Kilkenny City.

See <https://www.holdenbrothers.ie> for further details. Operations include Building Energy Retrofitting, supply and installation of fascia, soffit, gutters and downpipes, standing seam roofing and cladding, insulation and airtightness, radon protection, waterproofing and tanking solutions.

The applicant became a leaseholder for this shed workshop at Ballyreddin during 2022 for the storage of materials associated with Holden Brothers operations and subsequently erected a small office unit comprising 17.3sqm of floor area (containing two offices and WC), at single storey height of 2.85m and new separate entrance gateway the subject of this retention planning application. It is unclear who resides in adjoining bungalow on site.

Plans and elevation of the development are detailed below.



The submission notes the current use is for storage only of materials used in connection with Holden Brothers operations. There is no stated manufacturing, mechanical or industrial process carried on in the premises and no public sales office associated with the Holden operations on site. All materials are stored internally, with no materials visible from the public road.

S. Holden & Brothers Ltd t/a Holden Brothers company employs 9 manual workers and 1 admin person using this facility. The company remains a family enterprise and has achieved NSAI registration and SEAI approved contractor status (Contractor ID 12458). Trip generation arising from operations on site has not increased significantly from levels permitted in accordance with P92/86.

It was not possible to view inside the building during the site planning inspection. The 2 No. containers the subject of ENF25/005 have been removed from the site. Some equipment externally stored including waste was observed outside the building. It is noted only the office unit forms part of this retention permission application. The original planning permission under planning reference P92/86 was for use of workshop shed for the repair of agricultural machinery and storage associated with agricultural farming/contract operations.

The current use of the building is as a storage depot for construction / building materials associated with energy retrofitting, fascia, soffit, gutters and downpipes, standing seam roofing, cladding, insulation, airtightness, radon protection, waterproofing and tanking solutions etc which is considered commercial in nature. Such commercial use is consistent with terms of recent enforcement notice issued under ENF 25/005 associated with unauthorised development on site. The current development use is not associated with any agricultural activity and I consider represents a material change of use which has planning implications i.e. noise, operational hours, amenity, intensification, traffic etc. The

planning notice fails to refer to this change of use and/or adequately describe the full nature of proposed development on site.

Recommendation:

Having regard to the referral report on file from Area Engineer, Kilkenny Environmental Officer, third party submission/objection and Enforcement Planning History ENF25005, there are outstanding matters that needs attention and review to adequately deal with the planning application.

I recommend that further information be requested as follows:-



Executive Planner
16/01/2026

I agree with the above recommendation.



19/01/'26

Senior Executive Planner

P25/60733

1a) Planning

The original planning permission on site under planning reference P92/86 was for use of workshop shed for storage and repair of agricultural machinery associated with farming/contract operations. The current use of the building is for storage of material for energy retrofitting, fascia, soffit, gutters and downpipes, standing seam roofing, cladding, insulation, airtightness, radon protection, waterproofing and tanking solutions material etc associated with Holden & Brothers Ltd. Such a use and its association with Holden Brothers Company is considered commercial in nature consistent with terms of recent enforcement notice issued under ENF 25005. The current use is not associated with any agricultural activity and represents a material change of use which has planning implications. The planning notice fails to refer to this change of use and/or adequately describe the full nature of proposed development on site. Revised public site notices, plan and elevation drawings/fees etc are therefore required which accurately describes and reflect the change of use of development on site which is deemed materially significant in nature.

Footnote

Your attention is directed to Article 35 of the Planning and Development Regulations 2001 as amended whereby additional information received by the Planning Authority which contains significant additional data may require to be re-advertised. The Planning Authority consider that the proposed required changes require to be re-advertised and a new public notice erected.

b) Please complete appendix 3 – to be completed for all industrial/commercial development as part of the planning application form.

c) Please clarify who resides in adjoining residential property on site and if such occupancy relates to the applicant's business or the site owner.

2 Roads

a) Following a site inspection, it is not clear if the 2.4m setback for the sight visibility splays as submitted on the sight line drawings is an accurate reflection of the site conditions. The applicant is requested to confirm the 2.4m setback and visibility splays by means of detailed topographical survey of the public road, verge, boundaries and roadside features. The site visibility splays at the adjacent residential and agricultural access shall also be checked to ensure the existing constructed fence-line does not encroach on the visibility splays of same. Should it be found the alignment of the existing fencing obstructs the visibility splays the applicant is requested to submit proposals to rectify/amend same. Any changes to boundary treatment outside the applicants control require consent from relevant landowners.

b) Having regard to third party submission received with this planning application, please clarify all vehicle types, numbers and frequency of traffic use on a weekly basis. Trucks and machinery have been noted in the third-party observation.

3 Environment

a) Having regard to third party submission received with this planning application, nature of development use on site and location in close proximity to nearby residential dwellings, the applicant is requested to submit mitigation measures to reduce the noise levels at sensitive noise receptors in the vicinity of the proposed development, clarify operating hours on site and provide details on source and level of noise generation. This should be carried out by a suitably qualified individual with experience in similar noise related issues.

b) The applicant is requested to carry out a site suitability assessment to locate a suitable area to install an adequately sized percolation area for the warehouse/office septic tank. The EPA Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) shall be strictly adhered to.

c) The applicant is requested to prepare an operational waste management plan for the development. All operations at the site shall be managed and programmed in such a manner so as to minimise waste production and maximise recycling. Wastes sent off site for recovery or disposal shall only be conveyed by an authorised waste contractor and transported from the proposed development site to an authorised site of recovery/disposal in a manner which will not adversely affect the environment. All employees shall be made aware of their obligations under the waste management plan. The waste management plan shall be reviewed annually and shall be available at all reasonable times for examination by any officer of the local authority.

Footnote

You are advised that this further information request should not be construed as an indication of the manner in which the Planning Authority may determine your application. The information is required to give full consideration of the application.