

Comhairle Chontae Chill Chainnigh

Kilkenny County Council

Planning Report



Planning & Development Act 2000-2023 Planning & Development Regulations, 2001 - 2023

Reg. Ref.	P.25/60617
Date Due:	18/11/'25
Applicant:	Nano Nagle and James Doran
Development:	Permission to demolish exiting outbuildings, the construction of a new single storey dwelling, a new vehicular entrance off Golf Links Crescent, proposed new Soakaway and all associated site works and landscaping.
Address:	The Bungalow, Lower NewPark , Kilkenny

Site and proposed development:

The subject site is for permission for a new house with access off a car road that was recently upgraded for the council development at new Park Crescent off the Gold Links road. The proposal is for the development of a rear of an existing site with a single storey house with internal parking.

Planning History

None recently

Zoning: Kilkenny City & Environs Development Plan 2021-2027

The site is located in an area zoned '*Existing Residential*', the objective of which is to protect, provide and improve residential amenity.

Referrals

Housing: no report

Water Services: No report

Roads: No objection subject to conditions.

2560617

Verbal discussion on the upgrade of the car road to 5m is required.

Third Party Submissions

None

Development Proposal:

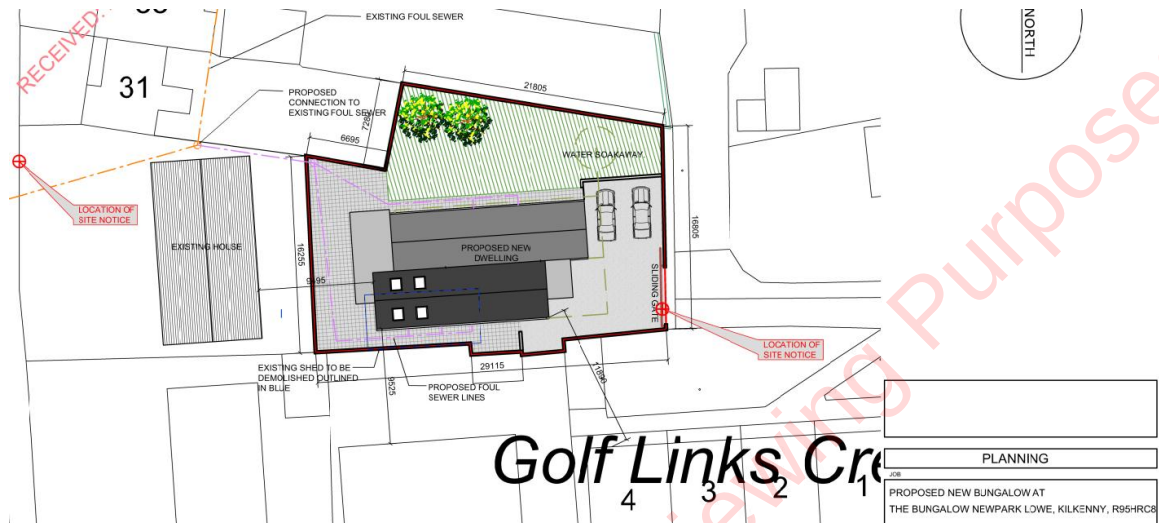


Fig 1: Site layout with access off Golf Links Crescent

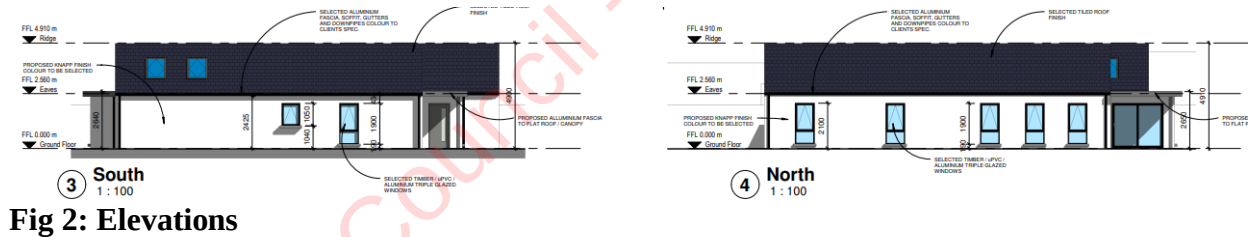


Fig 2: Elevations

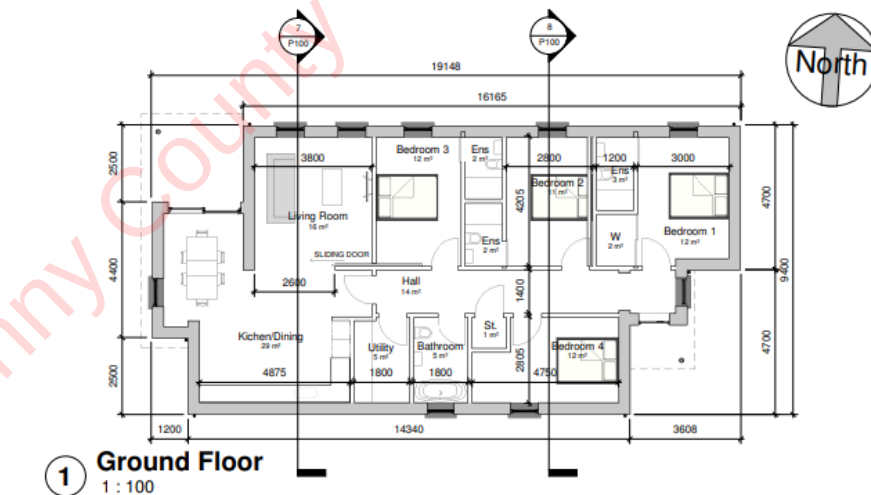


Fig 3: House floorplan

Policy context:**13.5.1.1 Development Management Requirements for Urban Infill Development*****Smaller single unit infill sites:***

For single unit infill developments (permanent subdivision), the following requirements should be met;

- normal plot ratio and site coverage requirements*
- in the case of development proposals with access from communal access roads (back lanes), such communal access roads shall be improved to comply with DMURS standards or such relaxation as determined by the Planning Authority;*
- Where accessing from existing public roads, have direct access via an access road at least 3m in width along its entire length;*
- the proposal must provide a minimum of 25sqm of consolidated usable private open space, reserved exclusively for use of the infill unit. The original unit should also retain at least a minimum 25 sqm of consolidated usable private open space;*
- Structures should maintain a setback distance of at least 7.5m from the rear of any neighbouring house;*
- Structures must not unduly overlook any neighbouring house or private open space from upper floor levels and orientation and setback are important in this regard (22m rule applies between opposing first floor windows unless good merit exists for relaxation);*
- Structures must not unduly overshadow or encroach on any neighbouring house and a shadow path impact analysis may be required;*
- The proposed development must not unduly affect the character of the immediate environs, including ACAs or neighbouring protected structures.*

Each application shall be considered on its own merit and in accordance with the principles of proper planning and sustainable development.

Assessment

The house is to be located to the rear of the site behind an existing bungalow. A new entrance is proposed which serves the new house. At 4m wide the entrance via Golf Links Crescent the meets the requirements of section 13.5.1.1 in width. The Council already granted permission for 4 units off this access.

The structure to be demolished is 42sqm and the new house will be 127sqm. The proposed house will be single storey and given the location to the rear of the house in combination with the proposed height of the house and the landscaping proposed is not likely to give rise to any visual impact.

Services;

The site is proposed to be connected to public water and wastewater.

Recommendation:

Special Area of Conservation – The site falls a significant distance from the River Nore and is connected to public water and wastewater, therefore due to this distance and absence of a direct pathway there are no anticipated impacts on the SAC, as per the Appropriate Assessment Screening Report carried out with this report.

Recommendation

It is recommended that the following further information be requested.

The applicant shall provide the following further information:

1. It is noted that the house has the benefit of an upgraded stretch of car road which was provided by the County Council for Golf links Road. Sightlines down this lane to the right are acceptable. However, the applicant is required to demonstrate a clear line of sight to the left further down the lane and it is advised to set back the entire front fence back so the laneway is a minimum 5m wide along the boundary. This new boundary should then roughly align the boundary with the neighbouring site.
2. The applicant shall submit a draft waste management plan for the demolition and construction phase of the development, which shall include how waste will be separated, recycled where possible and/or otherwise disposed of.



17/11/25

N. Louw
Senior Executive Planner



D. Malone
Senior Planner
17/11/25