

**Comhairle Chontae Chill Chainnigh
Kilkenny County Council
Planning Report**



**Planning and Development Act 2000, as amended
Planning and Development Regulations 2001, as amended**

Planning Ref: P. 25/ 60791

Due Date: 10th February 2026

Applicant: Damien and Emily-Ann Curry

Subject: Permission for refurbishment of an existing two storey detached house, to include external and internal alterations and all site and ancillary works at Annamult, Stoneyford, Co. Kilkenny, R95 F599.

Referrals

Conservation – no objections, as per report dated January 2026.

Site History

01/563 – Permission granted for a two-storey dwelling to be constructed using a restored and reassembled antique oak, timber framed historic barn and with garage, septic tank and services.

Pre-planning

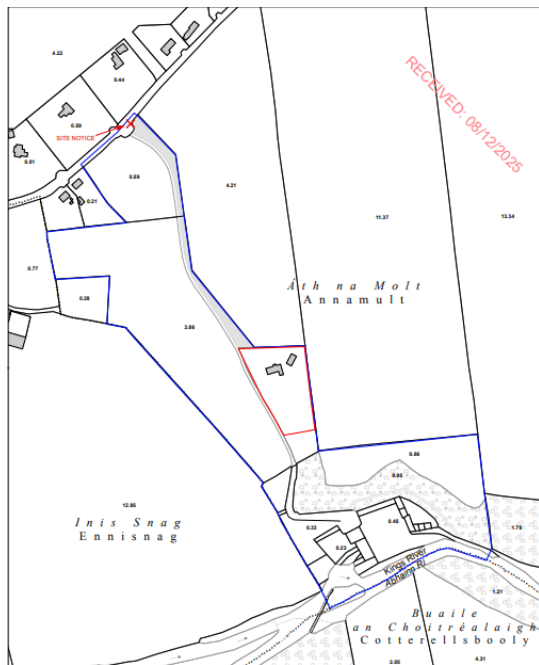
No pre-planning meeting noted on the application form.

Third Party Submissions

None received to date.

Site location and description

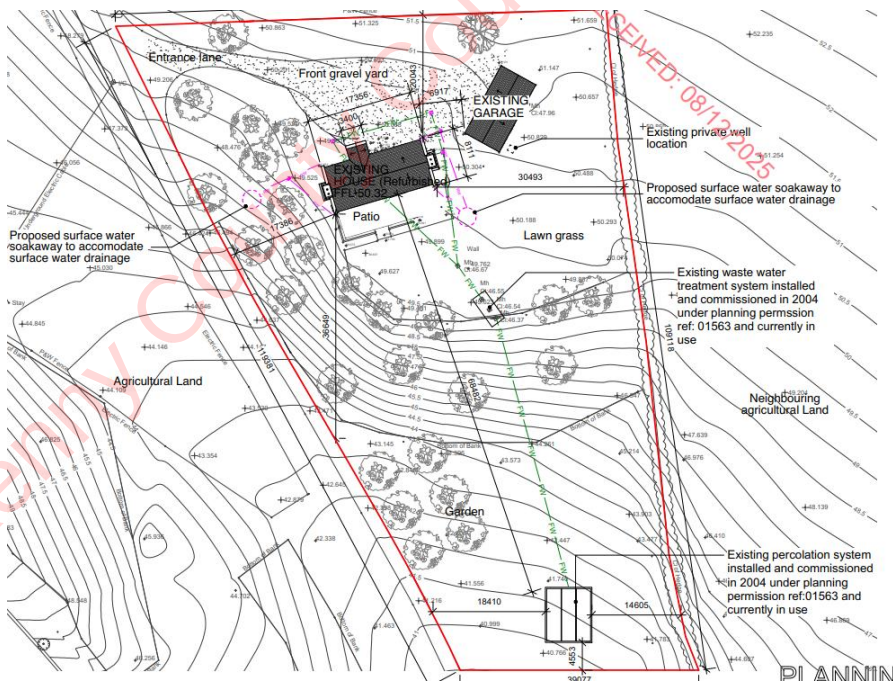
The site is located in the rural area of Annamult, to the north-east of Stoneyford Co. Kilkenny. The King's River is located to the south of the site. There is an existing two-storey dwelling located on site. Access to the site is via a private lane leading onto the local primary road. The private lane appears to continue south of the dwelling to serve a further development adjacent to the King's River.



Site location map

Proposed development

Permission sought “for refurbishment of an existing two storey detached house, to include external and internal alterations and all site and ancillary works”. The site has a stated area of 0.6ha. The existing dwelling has a stated area of 255sq.m; no additional floor area is proposed, and the applicant proposes to demolish 33sq.m. The applicants propose to demolish the sunroom to the rear of the dwelling. It is also proposed to replace the timber cladding with render, increase the number and scale of window and door openings in all elevations, and reconfigure the internal layout. It is also proposed to replace the existing clay roof tiles with slate.



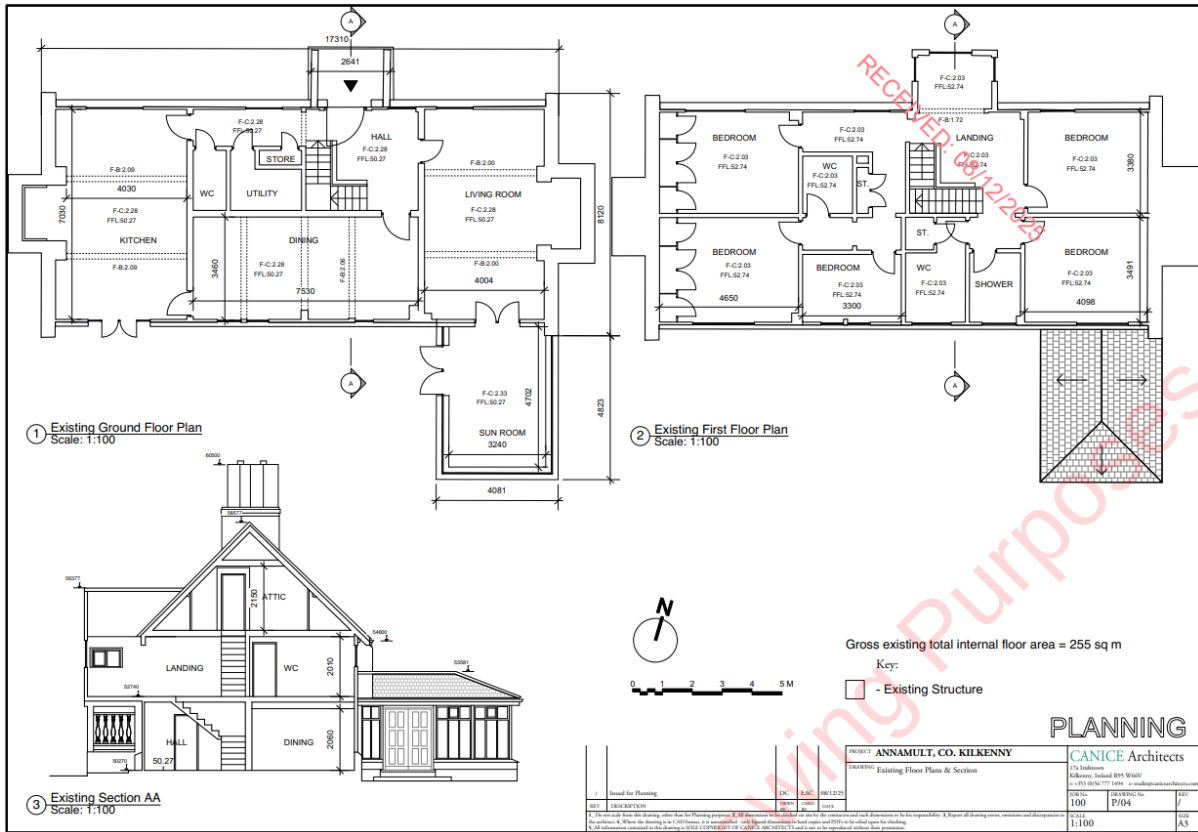
Proposed site layout plan



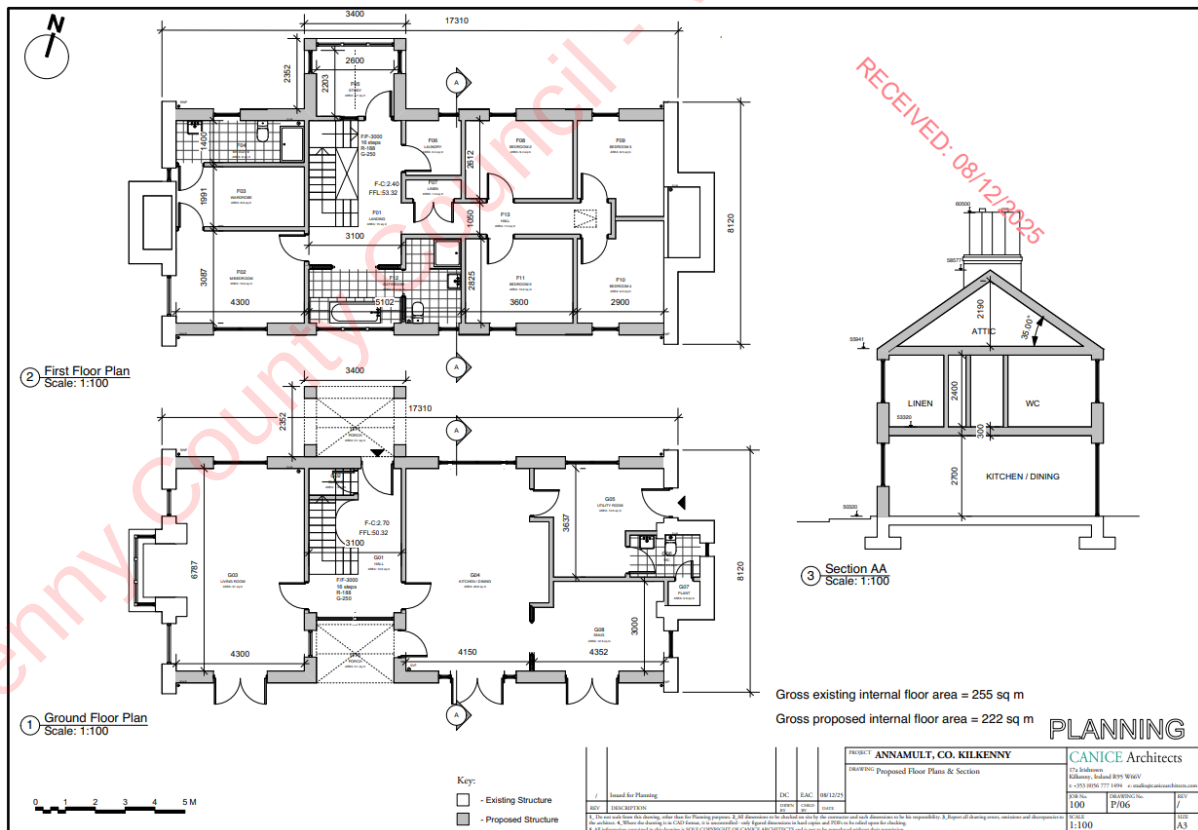
Existing elevations



Proposed elevations



Existing floor plans



Proposed floor plans

Services

Water – private well.

Surface water – disposal to on-site soakpit.

Waste water – on-site effluent disposal system. There is no increase in the number of bedrooms proposed.

Access

No alterations proposed to the existing entrance to the site.

Landowner

The applicant is the stated landowner.

Development Contribution

Development Contributions do not apply as per the current development contribution scheme.

EIA Conclusion

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 EIAR is not required.

Impact on Natura 2000 site

A Screening exercise was completed, which showed that no significant environmental impact is likely on any Natura 2000 site.

P.25/ 60791 Recommendation

Having regard to the policies and objectives of the *Kilkenny City and County Development Plan 2021-2027*, the proposed development subject to the attached conditions, would not seriously injure the amenity of the area and would therefore, be in accordance with the proper planning and sustainable development of the area.

I recommend that **Permission be Granted** subject to the following conditions.



10th February 2026

C. Kelly, Executive Planner



D. Malone, Senior Planner

10/02/26

First Schedule
Reasons and Considerations on decision P.25/ 60791

Having regard to the policies and objectives of the *Kilkenny City and County Development Plan 2021-2027*, it is considered that the proposed development subject to the attached conditions, would not seriously injure the amenity of the area and would therefore, be in accordance with the proper planning and sustainable development of the area.

Second Schedule
Conditions attached to planning P.25/ 60791

1. The development shall be carried out and completed strictly in accordance with:
 - (i) the conditions of this permission.
 - (ii) the documents lodged with this application on the 08/12/2025, except as otherwise required by the conditions of this permission.

Reason: To ensure that the development strictly accords with the permission and to ensure that effective control is maintained.
2. Clean stormwater shall be managed within the curtilage of the landholding via suitably sized soakaways designed in accordance with BRE Digest 365 – Soakaway Design or rainwater harvesting unit.

Reason: In the interests of environmental protection.
3. The roof of the dwelling shall be blue/black in colour only. All other finishes to the outside of the house shall be as per the drawings submitted, unless otherwise agreed in writing with the Planning Authority prior to commencement of development.

Note: Where practicable, the use of uPVC in doors, windows and rainwater goods including gutters, downpipes, fascia, soffits etc. is discouraged in favour of more sustainable materials such as timber/metal. The use of reconstituted stone is also discouraged in favour of natural stone.

Reason: In the interest of the environment and visual amenity.
4. A Refurbishment Demolition Asbestos Survey, RDAS shall be carried out in accordance with Section 8 of the Health and Safety Authority, Asbestos Guidelines (Practical Guidelines on ACM Management and Abatement) and submitted to the planning authority. Any recommendations arising from the report, or as determined by the planning authority shall be implemented in full.

Reason: In the interests of public health and to provide for the protection of the environment.
5. The site and building works required to implement the development shall only be carried out between the hours of 8.00 a.m. and 6.00 p.m. Mondays to Fridays and 8.00 a.m. to 3.00 p.m. on Saturdays. No site and building works shall be carried out on Sundays and Public Holidays.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

6. No materials or vehicles associated with this proposed development shall be permitted to be stored on the public road during the construction phase and materials and traffic shall not cause a nuisance or block the public roadway, or neighbouring entrances.

Reason: In the interests of pedestrian and traffic safety and to protect adjoining properties.

7. During the construction phase of the development, the developer shall ensure that all operations at the site shall be managed and programmed in such a manner as to minimise waste production. The developer shall also ensure that procedures are in place to deal with any litter arising during the construction phase of the development. Wastes sent off-site for recovery or disposal including soil, subsoil and rubble, 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.

Reason: To provide for the recovery/disposal of waste and the protection of the environment.

8. During the construction phase the applicant shall ensure that all operations on site are carried out in a manner such that noise or dust emissions do not result in significant impairment of, or significant interference with, amenities or the environment beyond the immediate works areas / site.

Reason: In the interests of public health and to provide for the protection of the environment.

FOOTNOTES

Section 34 (13) of the Local Government (Planning & Development) Acts 2000, as amended, reads

“A person shall not be entitled solely by reason of a Permission or Approval under this Section to carry out any development.”

This is referred to in the context of the need to avoid infringing in any way the rights of the adjoining property owners.

If there is no appeal against this decision, a Final Grant of Permission in accordance with the Decision will be issued after the expiration of the period within which an appeal may be made to An Coimisiún Pleanála. (See attached).

It should be noted that until a Final Grant of Permission has been issued, the development in question is NOT AUTHORISED and works cannot be carried out.

The Applicant is advised that unless the development described above is carried out within five (5) years from the date of Final Grant of Permission, Planning Permission will cease to have effect. (See Section 40 of the Planning and Development Act 2000, as amended)