



KILKENNY COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 (AS AMENDED)

NOTIFICATION OF DECISION TO GRANT

TO: Shanoon Resources Ltd
Hannah McGillicuddy
SLR Consulting
35 Friary Street
Kilkenny
R95 FP62

Planning Register Number: 26/60278

Valid Application Received: 13/05/2026

Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kilkenny County Council has by Order dated 06/07/2026 decided for the reason(s) set out in the First Schedule hereto to GRANT PERMISSION for development as follows:-

for development at this site. The development will consist of the provision of residential accommodation (8 modular housing units) for the exclusive occupation by workers to Galmoy Mine for the duration of the mine life within a site area of 0.55 ha. The development will also include provision of a wastewater treatment system and associated percolation area, bin storage area, parking, extension of an internal road (c. 165 m) and all associated ancillary works AT Castletown Galmoy Co Kilkenny IN ACCORDANCE WITH THE PLANS, PARTICULARS AND DOCUMENTATION SUBMITTED SUBJECT TO THE 9 NO. CONDITIONS SPECIFIED IN THE SECOND SCHEDULE HERETO, THE REASONS FOR THE IMPOSITION FOR THE SAID CONDITIONS BEING SET OUT IN THE SAID SECOND SCHEDULE.

In deciding the Planning Application the Planning Authority have regard to submissions or observations received in accordance with the Regulations.

Signed on behalf of Kilkenny County Council

Conor Sweeney

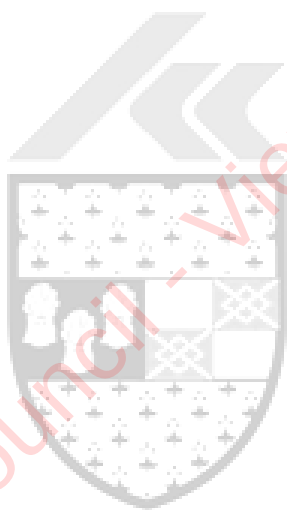
for DIRECTOR OF SERVICES

Date: 06/07/2026

See final page for details of appeal procedures.

Tel no. Planning Section: 056-7794010

Website: www.kilkennycoco.ie



Note: An applicant for permission and any person who made submissions or observations in writing in relation to the planning application to the planning authority in accordance with the permission regulations and on payment of the appropriate fee, may, at any time before the expiration of the appropriate period – “the appropriate period” means the period of four weeks beginning on the day of the decision of the planning authority – appeal to An Coimisiún Pleanála against a decision of a planning authority under Section 34.

AN APPEAL SHALL BE MADE

(a) by sending the appeal by prepaid post to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, Tel 01.8588100 or LoCall 1890 275175

(b) by leaving the appeal with an employee of An Coimisiún Pleanála at the offices of the Board during office hours (as determined by the Board) or

(c) by such other means as may be prescribed.

APPEALING A DEVELOPMENT CONTRIBUTION.

(a) Subject to paragraph (b), no appeal shall lie to the Board in relation to a condition requiring a contribution to be paid in accordance with a scheme made under this section.

(b) An appeal may be brought to the Board where an applicant for permission under Section 34 considers that the terms of the scheme have not been properly applied in respect of any condition laid down by the planning authority.

AN APPEAL SHALL

(a) be made in writing

(b) state the name and address of the appellant and of the person, if any, acting on his or her behalf

(c) state the subject matter of the appeal

(d) state in full the grounds of appeal and the reasons, considerations and arguments on which they are based

(e) in the case of an appeal under Section 37 by a person who made submissions or observations in accordance with the permission regulations, be accompanied by the acknowledgement by the planning authority of receipt of the submissions or observations

(f) be accompanied by such fee (if any) as may be payable in respect of such appeal in accordance with Section 144 and

(g) be made within the period specified for making the appeal.

FEES FOR APPEAL

(a) Appeals against decisions of Planning Authorities	
Appeal	
(i) 1 st party appeal relating to commercial development where the application included the retention of development	€4,500 or €9,000 if an EIS or NIS involved
(ii) 1 st party appeal relating to commercial development (no retention element in application)	€1,500 or €3,000 if EIS or NIS involved
(iii) 1 st party appeal non-commercial development where the application included the retention of development	€660
(iv) 1 st party appeal solely against contribution conditions (s) – (2000 Act section 48 or 49)	€220
(v) Appeal following grant of leave to appeal	€110
(vi) An appeal other than referred to in (i) to (v) above	€220
(b) Referral	€220
(c) Reduced fee for appeal or referral (applies to certain specified bodies)	€110
(d) Application for leave to appeal (section 37(6)(a) of 2000 Act)	€110
(e) Making submission or observation (specified bodies exempt)	€50
(f) Request for oral hearing under section 134 of 2000 Act	€50
Note: The above fee levels for planning appeals and referrals remain unchanged from those already in force since 2007 (but note the addition of NIS in (i) and (ii) above)	

ORAL HEARINGS

The Board may, in its absolute discretion, hold an oral hearing of an appeal. A party to an appeal may request an oral hearing of the appeal. A request for an oral hearing of an appeal shall be made in writing to the Board and shall be accompanied by such fee (if any) as may be payable in respect of the request in accordance with Section 144. A request for an oral hearing of an appeal which is not accompanied by such fee (if any) as may be payable in respect of the request shall not be considered by the Board.

A request by an appellant for an oral hearing of an appeal under Section 37 shall be made within the appropriate period referred to in that section (the period of four weeks beginning on the day of the decision of the Planning Authority) and any request received by the Board after the expiration of that period shall not be considered by the Board. A request by a party to an appeal other than the appellant for an oral hearing of an appeal shall be made within the period referred to in Section 129(2)(a) (within a period of 4 weeks beginning on the day on which a copy of the appeal is sent to that party by the Board) within which the party may make submissions or observations to the Board in relation to the appeal, and any such request received by the Board after the expiration of that period shall not be considered by the Board.

Further details are available on the Board's website – www.pleanala.ie

FIRST SCHEDULE
REASONS AND CONSIDERATIONS ON DECISION P26/60278

Having regard to the policies and objectives of the Kilkenny City and County Development Plan 2021-2027, the planning history on the site and the temporary nature of the proposed residential units for exclusive use of workers of Galmoy Mine, the siting of the proposed units and all other material considerations, it is considered that the proposed development subject to being carried out in accordance with 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
9 NO. CONDITIONS ATTACHED TO PLANNING P26/60278

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 13th May 2026, 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. The modular housing units shall be used to house workers of Galmoy Mine only. The modular housing units shall be removed from the site upon closure of Galmoy mine as set out in the application documents submitted 13th May 2026.

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

- 3 The developer shall pay to the Planning Authority a financial contribution in respect of public infrastructure and facilities benefiting development in Kilkenny County Council's administrative area that is provided or intended to be provided by or on behalf of the Local Authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Acts 2000 as amended.

The amount of the financial contribution shall be paid upon commencement of development, with the amount of the contribution being the rate of contribution in existence on commencement of development. In accordance with the current scheme the amount of the contribution is calculated at **€7363.20 (Seven Thousand Three Hundred and Sixty-Three Euro and twenty cent)**, however this amount may be recalculated in accordance with any newly adopted Development Contribution Scheme that may supercede the current scheme prior to commencement of development. Any applicable amount is subject to revision with reference to the Wholesale Price Index and to penalty interest in accordance with the terms of Kilkenny County Council's Development Contribution Scheme.

Reason: It is a requirement of the Planning and Development Acts 2000 as amended that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

- 4 (a) The on-site wastewater treatment system proposed shall be constructed in accordance with the recommendations in the Environmental Protection Agency's Code of Practice - Domestic Wastewater Treatment and Disposal Systems Serving Single Houses (EPA, 2021) Prior to installation, the Planning Authority may, in the interest of public health and to facilitate best practice, agree in writing certain EPA

compliant variations to the wastewater treatment system approved under this application. Such agreement shall be placed on file and deemed to officially substitute/vary the original granted system. Certification that the complete wastewater treatment unit and infiltration area / raised polishing filter have been satisfactorily installed to accord with EPA, 2021 shall be submitted to the Planning Authority prior to occupation of the house. The certificate shall be completed by a suitably qualified and indemnified person and shall include a site specific 'as constructed' layout plan with as-constructed cross and long sectional drawings through the effluent treatment system and associated infiltration area / polishing filter with distribution pipes. Distribution pipes shall comply with the code of practice and the cross and long section drawings shall show the required clearances between the bottom of the trench and the water table / bedrock. A generic cross or long section is not acceptable. Proof of indemnification insurance shall be submitted with the certificate.

- (b) The complete on-site wastewater treatment system shall be installed and maintained in accordance with the manufacturer's instructions.

Reason: To provide for the protection of the environment.

5. Waste:

(a) Prior to commencement of development, the applicant shall submit a CEMP & Waste Management Plan for the construction phase of the development.

(b) Prior to commencement of development, the applicant shall submit a resource & waste management plan for the operational phase of the project

(c) During the construction phase of the development the applicant shall maintain and update the Construction Environmental Management Plan (CEMP) & Resource Waste Management Plan (RWMP) and keep record of all waste disposal on site. All operations at the site shall be managed and programmed in such a manner so as to minimise waste production and maximise recycling. The plan shall also deal with any litter arising during the construction & operational phases of the development. Wastes sent off site for recovery or disposal shall only be conveyed by an authorised waste contractor with a valid NWCPO number 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 the obligations under the plan. The plan shall be available for inspection at the site of the proposed development at all reasonable times for examination by any officer of the local authority.

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

6. Storage of Resources

(a) During the construction phase all tank and drum areas shall be rendered impervious to the materials stored therein. In addition, tank and drum storage areas shall be bunded either locally or remotely to a volume not less than 110% of the capacity of the largest tank or drum within the bunded area. Drainage from the bunded area shall be diverted for collection and safe disposal.

(b) The storage, management and conveyance of materials on site must not permit any deleterious matter to reach adjacent surface water systems either directly or indirectly. Uncontaminated waters shall be discharged to the surface water management systems. Surface water management for the site should attenuate run-off of suspended solids or other deleterious matter from the site. Routes of roads and tracks and the location of turning areas should be planned to minimise the potential for environment disturbance. Any soak pits should be on suitable ground and provide sufficient retention time to attenuate potential contaminated water.

Reason: In the interests of protection of the environment.

7. Water

(a) The applicant shall sign a water connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

(b) All development shall be carried out in compliance with Uisce Éireann Standards codes and practices.

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

8. Storm Water

(a) Clean stormwater only shall be discharged to the surface water management systems proposed.

(b) Any dewatering actions required on site must be approved by Kilkenny County Council prior to carrying out works.

(c) The washing down of vehicles or areas where cementitious based products were present or used shall be strictly prohibited on site.

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

9. Further Monitoring:

The applicant shall be required, if requested by Kilkenny County Council, to carry any other such investigation and monitoring as may be deemed necessary to demonstrate that onsite activity, granted under this permission, is not resulting in significant impairment of, or significant interference with amenities, or the environment, on or beyond the site. The Planning Authority reserves the right to amend any specific monitoring limits stated in planning conditions / applications having due regard to legislative amendments or amendments to guidance documents and Waste Management Regulations produced by central government or the EPA.

Reason: In the interest of public health and 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 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 the said decision, a Final Grant of PERMISSION will be issued after the expiration of the period within which an appeal may be made to An Coimisiun Pleanala. (See attached).

It should be noted that until the Final Grant of Permission has been issued the development in question is NOT AUTHORISED.

Please note that the Site Notice shall be removed by the Applicant following the notification of the Planning Authority decision under Article 31.

The building on this site shall comply with the requirements of Part M of the Building Regulations 2010, in that it must provide universal access for all persons.

Kilkenny County Council - Viewing Purposes Only!

