KILKENNY COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 (AS AMENDED)

NOTIFICATION OF DECISION TO REFUSE

TO: Caroline Stephenson
Denis Brennan
Unit 8, 1st Floor, Smithlands Centre,
Waterford Road
Kilkenny
R95X3WX

Planning Register Number: 26/60509

Valid Application Received: 13/08/2026

Further Information Received Date: 20/10/2026

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kilkenny County Council has by Order dated 16/11/2026 decided to REFUSE TO GRANT PERMISSION for development of land, namely: -

to convert the upper level of the old stables or groom's cottage into a 2 bedroom self-contained unit, with stairway access and all associated site works, on applicant's property AT Clashacrow Cottage Clashacrow Freshford IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.

For the reason and considerations stipulated on the First Schedule hereto.

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: 16/11/2026

See final page for details of appeal procedures.
Tel no. Planning Section: 056-7794010
Website: www.kilkennycoco.ie

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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) 1st party appeal relating to commercial development where the application included the retention of development** **(ii) 1st party appeal relating to commercial development (no retention element in application)** **(iii) 1st party appeal non-commercial development where the application included the retention of development** **(iv) 1st party appeal solely against contribution conditions (s) – (2000 Act section 48 or 49)** **(v) Appeal following grant of leave to appeal** **(vi) An appeal other than referred to in (i) to (v) above**	**€4,500 or €9,000 if an EIS or NIS involved** **€1,500 or €3,000 if EIS or NIS involved** **€660** **€220** **€110** **€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**

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First Schedule

2 No. Reasons & Considerations for Decision to Refuse Planning Permission Ref. P26/60509

1. The site is located in an Area Under Urban Influence as per the Council's Rural Housing policy as set out in section 7.8.4 of the *Kilkenny City and County Development Plan 2021-2027*, which states that it is the policy of the Council to facilitate 'Persons born within the local rural area, or who have lived a substantial period of their lives in the local rural area (minimum 5 years), who have never owned a rural house and who wish to build their first home close to the original family home'. The proposal to provide an independent residential units for private long term letting purposes requires complaince with the above policy and in the absence of a demonstarated rural housing need for same, would be contrary to the provisions of the development plan policy and the proper planning and sustainable development of the area.

2. The applicant has failed to demonstrate that the development as proposed can be adequately served by water and wastewater services without prejudice to public health and the environment. The development as proposed would therefore be contrary to the proper planning and sustainable development of this rural area.

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

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