

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



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

Planning Reference: 25/ 71

Due Date: 14th September 2025

Applicant: Stephen Maher

Subject: Retention permission for slatted cattle shed, concrete apron and associated site works. Planning permission for new slatted cattle shed adjoining existing shed, concrete apron and all associated site works and concrete slab for storage of silage bales, at Oldtown, Tullaroan, Co. Kilkenny.

Referrals

Environment – further information required as per report dated September 2025.

Representations

Cllr M H Cavanagh, received 21st August 2025

Third Party Submissions

No third party submissions on file.

Planning History

No recent on-site history.

Sites in the vicinity

25/60003 – application on appeal for Brisklalah Ltd. for windfarm and associated works, on adjoining site to the south.

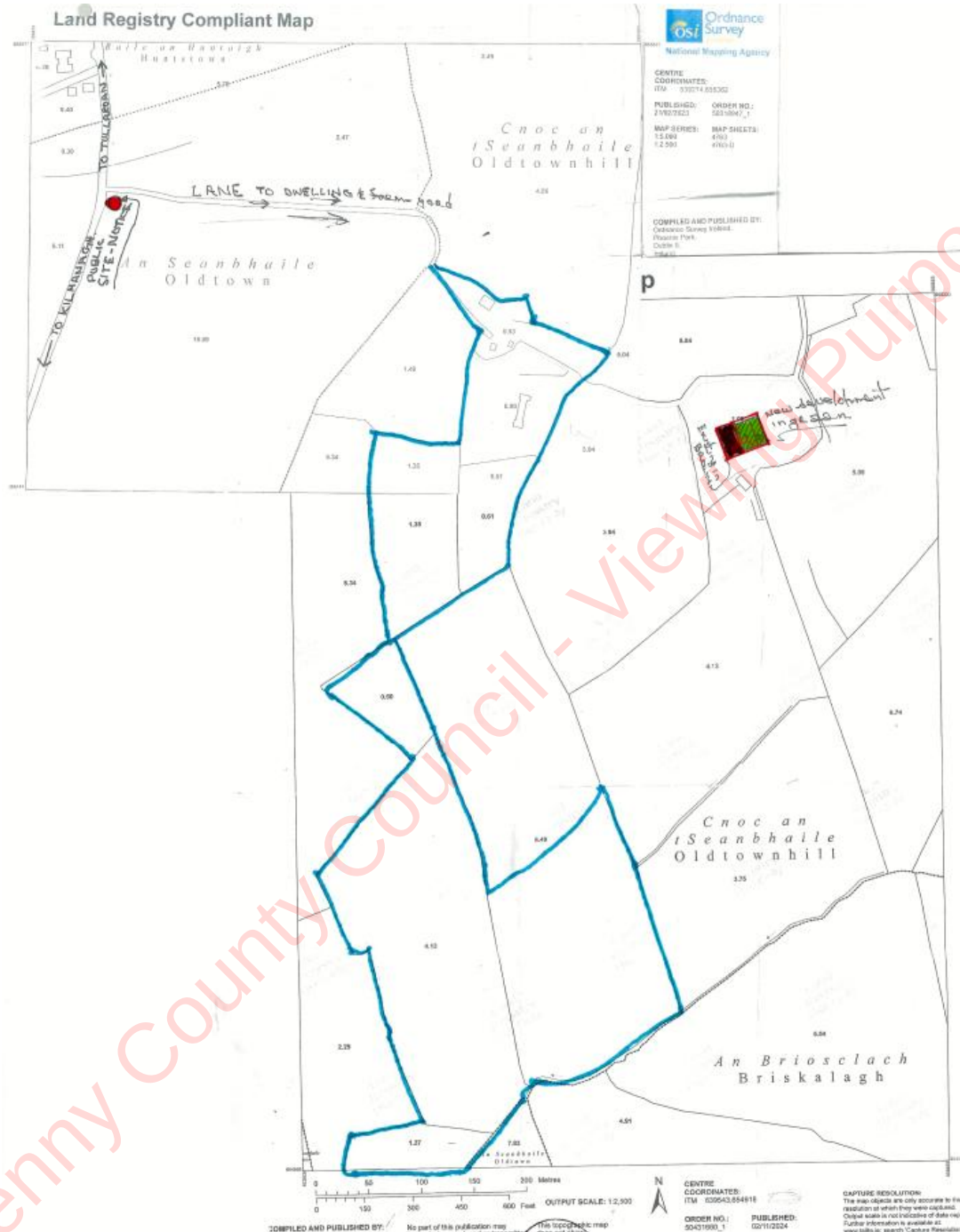
06/561 – Permission granted on site c.150m to the west for a two-storey dwelling to Tom and Sally Hennessy.

Policy

The policy in relation to rural development is set out in chapter 7 of the *Kilkenny City and County Development Plan 2021-2027*, and requires that agriculture developments will be constructed and located so as to ensure that there is no threat of pollution to ground or surface waters.

Site location and description

The site is located in the townland of Oldtownhill and is accessed via a long private road leading onto the local secondary road to the west of the site. The private road also serves a dwelling located approx. 150m downhill to the west of the site. There is a watercourse approx. 370m to the north of the site. The site contains an existing farm yard.

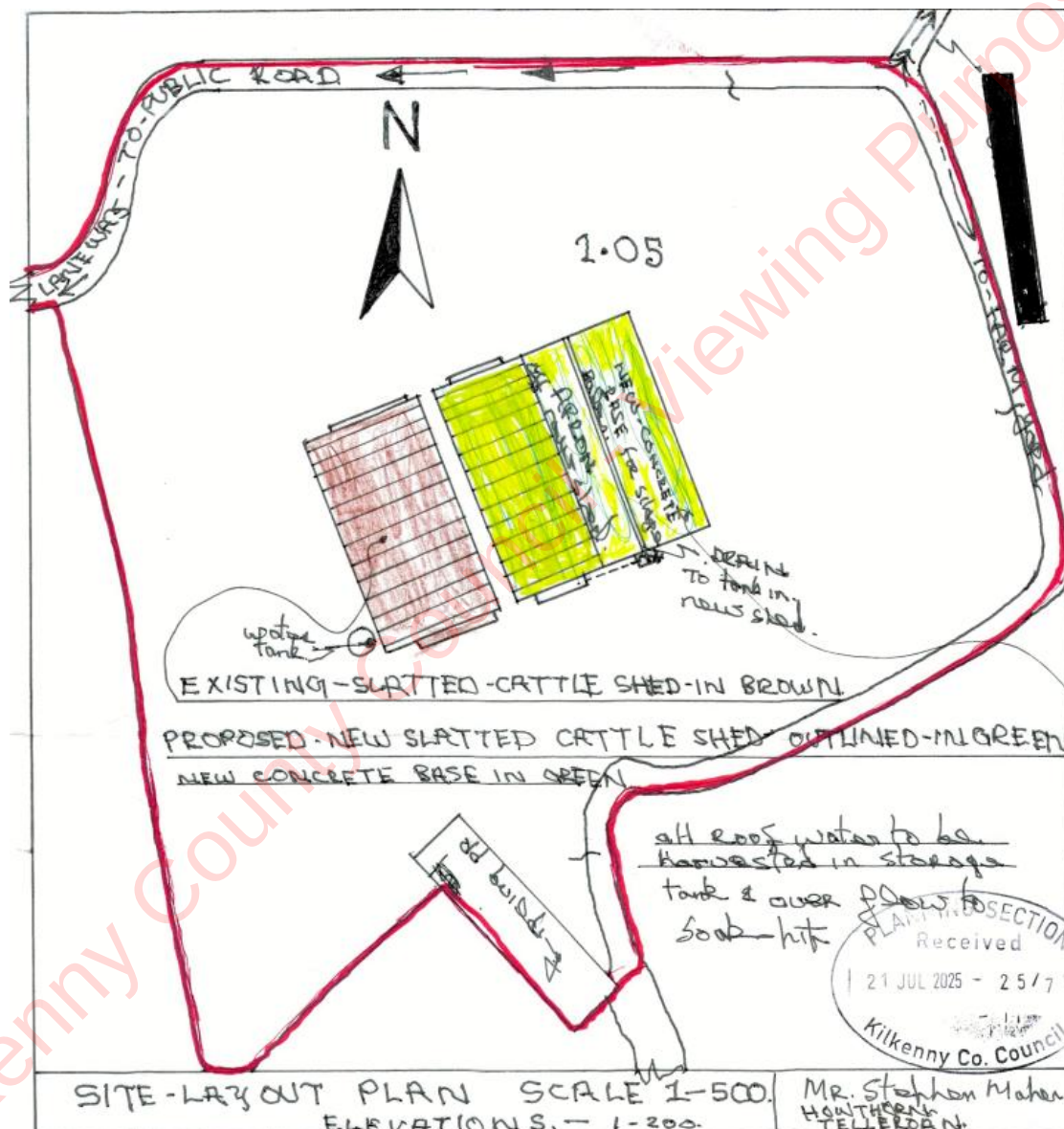


Proposed development

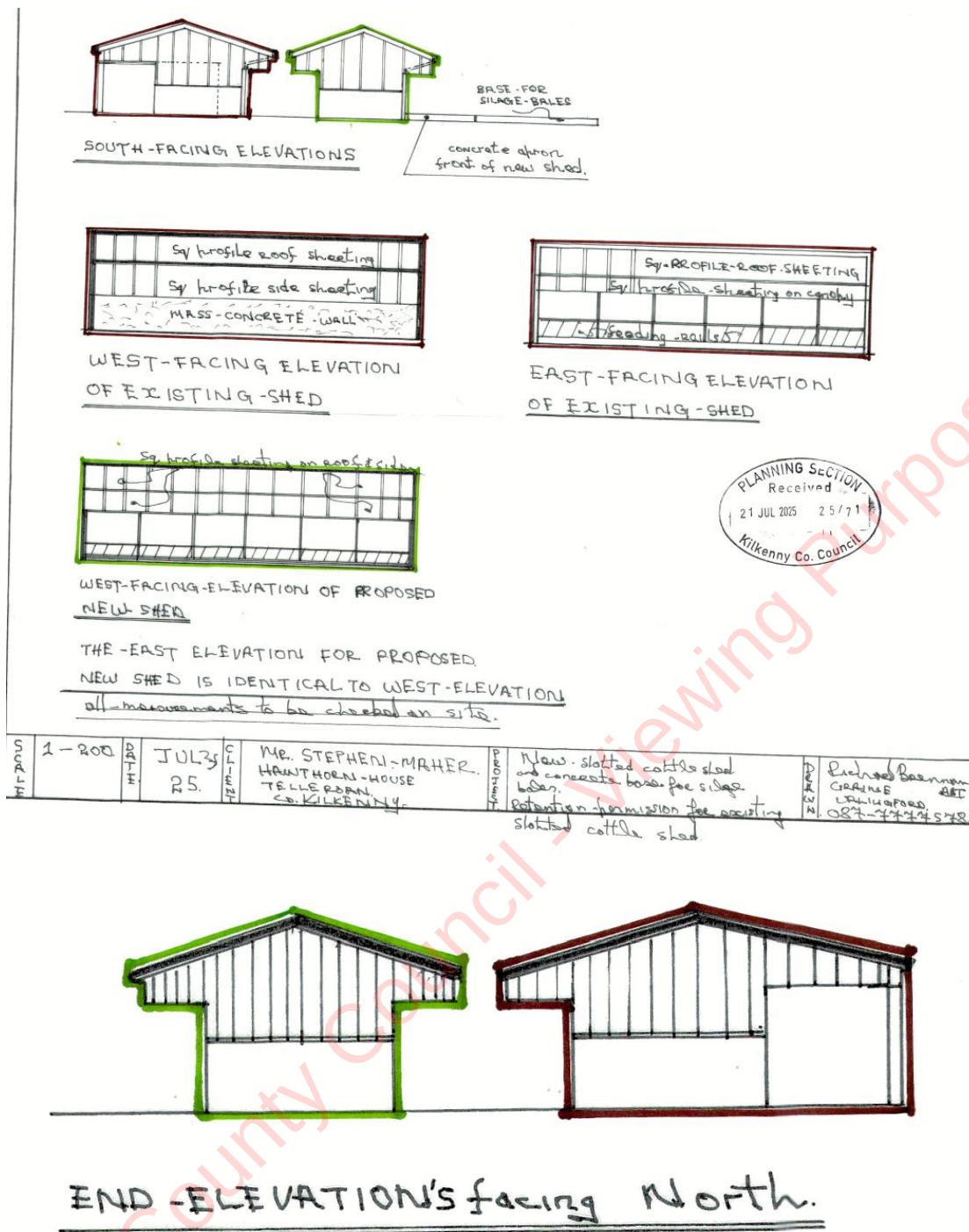
- (a) Retention permission for slatted cattle shed, concrete apron and associated site works.
- (b) Planning permission for new slatted cattle shed adjoining existing shed, concrete apron and all associated site works and concrete slab for storage of silage bales

The site has a stated area of 1.05ha. The existing buildings are stated as having a floor area of 439.87sq.m., and the proposed works would have a stated area of 339.25sq.m. As per the site layout plan submitted there is an "old building" on site, but further details have not been provided.

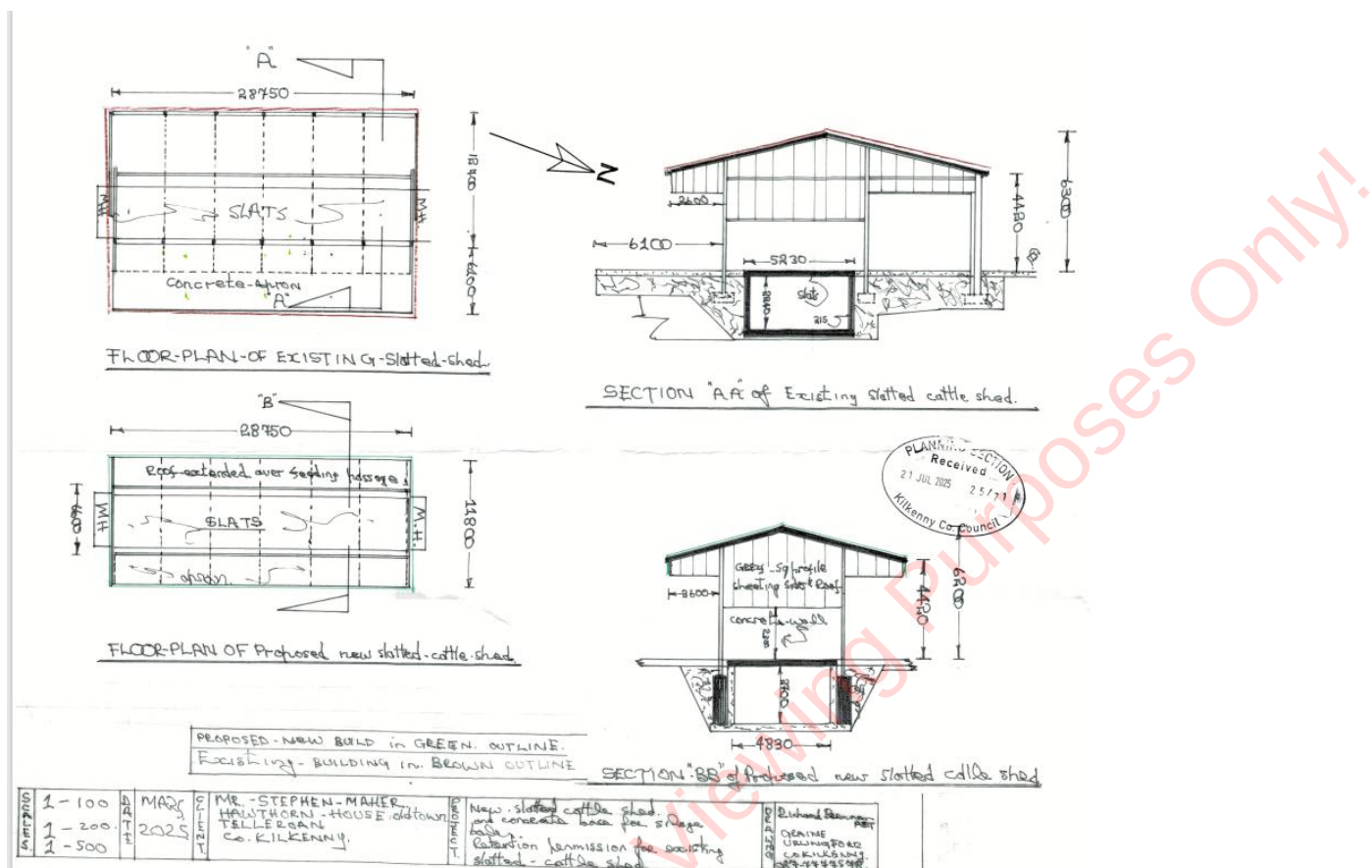
The landholding map submitted shows a landholding outlined in blue; the site is not located within this landholding. The stated landowner of the site is Breda Maher; it is not clear as to whether the landholding outlined in blue on the map submitted is belongs to Breda Maher.



Proposed site layout plan



Existing and proposed slatted cattle shed elevations



Plans and sections of existing and proposed slatted cattle sheds

Landowner

The applicant is the stated "occupier" of the lands; a letter of consent to lodge the application has been submitted from Breda Maher as the stated landowner.

Development Contributions

Development contributions Class 6 (Agriculture) as per current development contribution scheme apply.

Impact on Natura 2000 site

A Screening exercise is pending receipt of further information to determine if any significant environmental impact is likely on any Natura 2000 site.

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 EIA is not required.

Recommendation:

Further information is required as follows:

1. The landholding map submitted shows a landholding outlined in blue; however, the site is not located within this landholding. The stated landowner of the site is Breda Maher; it is not clear as to whether the landholding outlined in blue on the map submitted and the site are owned by Breda Maher.
 - (a) The applicant is requested to clarify the landowner, and relevance to the application of the landholding outlined in blue on the “Land Registry Compliant Map” submitted with the application.
 - (b) The applicant is requested to submit a landholding map showing outlined in blue the lands within Breda Maher’s ownership, and to clarify if the subject site is owned by Breda Maher.
 - (c) Please submit a landholding map, outlining in blue, the landholding associated with the subject site.
2. The rationale for (a) the location of the development, and (b) the lands farmed in association with the proposed development, is not clear.
 - (a) The applicant is required to provide a clear and detailed rationale for the location of the site, and necessity for the proposed development at this location.
 - (b) The applicant is requested to show the lands outlined in blue that are farmed in conjunction with the proposed development, and the lands available for spreading of slurry generated on site.
 - (c) The applicant shall submit an updated letter of consent from the owner(s) of the lands on which the site is located, and also of the lands which are farmed in association with the existing and proposed development.
3. Access to the site appears to be via a private access road leading onto the local secondary road LS-5023 to the west of the site.
 - (a) Please demonstrate sufficiency of interest to access the subject site, and to carry out the proposed development.
 - (b) Please demonstrate adequate sightlines at the junction of the private lane with the public road in accordance with NRA Design Manual for Roads and Bridges. Where works are required to achieve/ maintain sightlines, a letter of consent from the affected landowners is required.
4. (a) It appears that the ‘old building’ on the site layout plan is an agricultural shed; please submit dimensions for the shed (length, width, and maximum height) and state the use for the shed.
 - (b) Please clarify any planning consent for the shed.

5. The applicant is requested to submit on a suitably scaled site plan the location of any wells within 250m of the development including the location of the well currently serving the development.
6. Please submit a completed Appendix 2 of the planning application form to state the existing and proposed livestock numbers and ages, slurry and soiled water storages. The applicant shall clarify if there will be an increase in stocking numbers.
7. The applicant shall confirm the management of clean surface water associated with the existing and proposed development. All stormwater shall be managed within the curtilage of the site by the use of soakaways designed and constructed in accordance with BRE Digest 365 – Soakaway Design. In addition, the applicant shall submit a clearly labelled and dimensioned drawing showing the location of all concrete slabs, drainage channels and pipework with their gradients, which will clearly identify how clean surface water run-off and soiled water are separated for the overall developed site. The ultimate discharge point of the waters should also be indicated and the separation distances to all waterbodies and public / private water supplies.
8. The applicant shall submit revised drawings for the proposed silage pit as the current drawings do not clearly define how clean surface water and silage effluent will be segregated.
 - (a) The applicant shall clarify how silage effluent and clean water will be segregated in the proposed development.
 - (b) The applicant shall submit a clearly labelled and dimensioned drawing showing the gradients of the proposed silage slab, drainage channels and pipework with their gradients, which will clearly identify how clean surface water run-off and silage effluent are separated for the proposed development.

Footnote:

All construction work shall be carried out in accordance with the latest Department of Agriculture, Food and the Marine specifications and Standards.

Your application will be held in abeyance pending receipt of the above information, for a period not exceeding six months.



11th September 2025

C. Kelly, Executive Planner



11/09/25

N. Louw, Senior Executive Planner

