



KILKENNY COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 (AS AMENDED)

NOTIFICATION OF DECISION TO GRANT

TO: Ormonde Homes Limited
c/o Mark Kennedy
41 Dean St
Kilkenny
Co. Kilkenny
R95A0EC

Planning Register Number: 25/60638

Valid Application Received: 01/10/2025

Further Information Received Date: 07/07/2026

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kilkenny County Council has by Order dated 31/07/2026 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 50 no. residential units comprising; of a two-storey terrace of 10 no. 2-bedroom duplex units, 32 no. 3-bedroom two-storey semi-detached houses (House Types C & D & D1), 8 no. 4-bedroom two-storey semi-detached houses (House Types B & B1). This application also seeks the provision of a vehicular entrance off Glendine Road, internal roads and footpaths, a stepped pedestrian access point on to Glendine Road, surface carparking, sheltered bicycle parking, public lighting, site landscaping, site boundaries, provision of foul and surface water disposal and all associated site works AT Glendine Road Bonnetsrath Kilkenny IN ACCORDANCE WITH THE PLANS, PARTICULARS AND DOCUMENTATION SUBMITTED SUBJECT TO THE 25 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

Linda Gibbons

for DIRECTOR OF SERVICES

Date: 31/07/2026

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 & Considerations for Decision on Planning Ref. P.25/60638

Having regard to the provisions of the Kilkenny City and County Development Plan 2021-2027 and the to the 'residential' zoning objective on site, the nature, scale and design of the proposed development, to the referral reports on the file, and to the use and design of the proposed development, it is considered that the development, subject to compliance with conditions below, would not seriously injure the residential, conservation heritage or visual amenities of the area or of property in the vicinity, would respect the existing character of the area and would be acceptable in terms of traffic and pedestrian safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

Second Schedule
25 No. Conditions attached to Planning Ref. P.25/60638

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 01/10/'25 and as amended by further information, plans and particulars submitted on the 23/04/'26 and 07/07/'26, 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 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 **€237,172.00 (Two Hundred and Thirty-Seven Thousand One Hundred and Seventy-Two Euro)**. 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 2026-2030

Reason: It is a requirement of the Planning and Development Acts 2000-2025 that a condition requiring a contribution in accordance with the Kilkenny County Council's Development Contribution Scheme 2026-2030 made under Section 48 of the Act be applied to the permission.

3. Prior to commencement of development, the developer shall lodge with Kilkenny County Council a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the Council of roads, fences, footpaths, lighting, water-mains, drains, screen walls, public open space and other services required in connection with the development, coupled with an agreement empowering the Council to apply such security or part thereof for the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be subject to the agreement of the Planning Authority.

Reason: To ensure the satisfactory completion of the development.

4. **a. Prior to commencement of development**, the developer shall, pursuant to Section 47 of the Planning and Development Acts, 2000-2025, enter into an agreement with Kilkenny County Council embodying a provision restricting from further extension under planning exemptions the first four houses on the Southwesternmost corner of the site. This agreement shall be registered as a burden against the title of the land. Evidence of this registration shall be submitted to the Planning Authority within 12 (twelve) months of the commencement of the development on the site.
- b.** Protective fencing should be erected as per the Tree Protection Plan at the linear distances specified in the Tree Survey Schedule prior to the commencement of any works on site. The default specification should consist of a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated in Arborist's report.
- c.** For hedgerows situated in close proximity to proposed works, a minimum Root Protection Area (RPA) extending at least 1 metre beyond the outermost canopy edge should be maintained. This buffer zone should be clearly demarcated on site with high-visibility protective fencing (such as weld mesh panels supported by a scaffold framework or similar) prior to the commencement of any groundworks. No excavation, material storage, or movement of machinery should occur within this protected zone.

Reason: To protect proximate mature trees.

5. **a.** The applicant shall agree with the Municipal District Office the finishes, construction make up and detailing of the proposed access to ensure that the access is clearly defined and suitably constructed to cater for vehicular traffic whilst prioritising the movement of pedestrians and cyclists. This shall be agreed prior to commencement of development works.
- b.** The applicant shall agree on site with the Municipal District Office the reinstatement of the footpath at the existing field entrance prior to commencement of development works. The footpath extending toward the N77 Bridge shall have dropped kerbing to cater for the existing field access/lane and shall be suitably constructed to cater for vehicular traffic.
- c.** The applicant shall agree with the Municipal District Office, the location and detail of the proposed uncontrolled crossing as indicated on the drawings. This shall include the finishes, construction make up advance signage and appropriate public lighting. This shall be agreed prior to commencement of development works.
- d.** The applicant shall incorporate the recommendation of the DMURS Quality Audit and the Stage 1/2 Road Safety Audit into the detailed design of the development.
- e.** The applicant shall carry out a Stage 3 Road Safety Audit of the development on completion of the works and submit to Kilkenny County Council for comment and approval and to carry out and cover the costs of all agreed recommendations contained in the Audit.
- f.** The applicant shall provide 30kph Speed Limit / Slow Zone Signage on entry to the development, and the public road speed limit on exiting the development to ensure consistency with the 30kph signage provided for residential developments in the city environs. All road-markings and signage in the proposed development shall be in accordance with the Department of Transport, Traffic Signs Manual, 2010.
- g.** The applicant shall provide dishd kerbing and tactile paving at all pedestrian crossing points throughout development with the paving installed in accordance with 'Guidance on the Use of Tactile Paving Surfaces' and the layouts shall comply with the provisions of the Design Manual for Urban Roads and Streets.
- h.** Prior to commencement of development works, the applicant shall agree the details of the EV charging and future infrastructure provision with the Zero Emission Vehicles Ireland (ZEVI) Officer of Kilkenny County Council.
- i.** The applicant shall agree with the Municipal District Office the position and detail of the bin pickup area in the vicinity of Units C2-3 and C2-4 as it has not been detailed on the drawings.

j. Prior to commencement of the public lighting works, the applicant shall submit the finalised lighting design including digital lighting plots for the proposed development for more detailed consideration. The lighting shall have energy efficient LED technology and capable to be adapted for use with a central management system (CMS –with 7pin NEMA sockets) or equivalent and consideration shall be given to the lighting provision on the existing road network. The lantern specification shall be agreed with Kilkenny County Council with the agreed lantern type to be registered on the SEAI Triple E register. Existing public lighting to be incorporated into the scheme shall be upgraded where required to ensure consistency with the proposed design. Further guidance is available in the draft Kilkenny County Council Public Lighting Manual and Product Specification 2021.

The public lighting for the pedestrian crossing shall also be taken into consideration.

- i. Chambers are required at T Junctions and sharp changes in direction. Small access chambers should be installed when cabling is to be tee'd from cable runs to each column. Also, small chambers should be installed when cabling is to be directed from main cable runs to each column. A duct should run from these chambers and into the cable entry slot in the column (As per Kilkenny County Councils Typical Rooted Column Detail) and not just as far as the sleeve wall as when the column is backfilled the cables need to be able to move freely from the chamber to the column or else the chamber will be unusable.
- ii. The proposed lighting units shall be registered on SEAI Triple E register for products. Lights are to be warm white colour temperature (3000K) which shall be agreed with the public lighting section of Kilkenny County Council.
- iii. Clearance of lighting columns from kerb line to be 1200mm especially on public roads and ensure they are positioned so as not to cause an obstruction and allow free passage of all people on any footway / cycleway.
- iv. LED drivers are to be pre-programmed and capable of being re-programmable post installation via NFC drivers with 5-core cables to include DALI cables connected to the driver and run to ground level (column door).
- v. Dimming & Trimming Profile: Profile U15 for residential estates should be factory programmed for the specific lights based on their location.

Reason: In the interest of traffic and pedestrian safety

6. Prior to commencement of development the applicant shall, subject to the relevant land owner approvals, agree with Kilkenny County Council the exact location and alignment of the proposed 2.4m high acoustic boundary wall. Where agreement is reached with TII to set back the wall to the Road reserve, a new boundary treatment for the back yards facing onto the lane shall be agreed with the planning authority.

Reason: in the interest of residential amenity and public health and welfare.

7. The applicant shall develop a Construction and Traffic Management Plan for the duration of the project for the construction phase as part of the Construction Environmental Management Plan CEMP. This is a live working document, and the applicant will be required to prepare an updated environmental, construction and traffic management plan for the construction phase which shall be submitted to the Municipal District Office prior to the commencement of development works for agreement. The Construction Traffic Management Plan is also considered a live working document and shall be amended where required as the project progresses and shall reflect any changes to construction and staffing traffic patterns during the work phases or arising from Health and Safety Audits.

Reason: In the interest of the environment and residential amenity

- 8.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) Prior to commencement the applicant shall submit an updated site layout drawing showing the location of temporary stockpiles of topsoil/subsoil for reuse on site and any site-specific proposals for the protection of watercourses from soil run off in the vicinity of the site.

Reason: In the interests of protection of the environment.

9. **Waste**

- (a) During the construction phase of the development the applicant shall update the Resource Management Plan and keep record of all waste disposal on site. All operations on the site(s) 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 phase of the development. Wastes sent off site for recovery or disposal 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. All employees and stakeholders shall be made aware of their 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.
- (b) The developer shall ensure sufficient space is set aside both within common areas within the development and within individual plots of the proposed development to allow construction works to segregate wastes into recyclable, biodegradable, and residual wastes – i.e. 3 bin system.
- (c) All mitigation measures and proposals submitted as part of this application shall be carried out in full.

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

10. **Potable Water**

- (a) In relation to the water supply, the applicant shall sign a 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.
- (c) Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.
- (d) Separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. must be in accordance with the Irish Water Codes of Practice and Standard Details.
- (e) The developer shall provide and arrange for the indefinite maintenance of a supply of potable water for domestic and sanitary needs of the development.
- (f) **Prior to the final Grant of Permission**, the applicant shall submit to Kilkenny County Council for their approval, evidence of a signed agreement with Uisce Éireann, relating to a connection agreement to the Public Water supply.

Reason: In the interests of protection of the environment.

11. Wastewater

- (a) In relation to the sewer connection, the applicant shall sign a 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.
- (c) Where the applicant proposes to build over or divert existing wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.
- (d) Separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. must be in accordance with the Irish Wastewater Infrastructure Codes of Practice and Standard Details.
- (e) **Prior to the final Grant of Permission**, the applicant shall submit to Kilkenny County Council for their approval, evidence of an signed agreement with Uisce Éireann, relating to a connection agreement to the mains water supply.

Reason: In the interests of protection of the environment.

12. Stormwater

- (a) All drainage infrastructure shall be installed as per the submitted drawings which formed the application.
- (b) There shall be no new discharge of any storm water to any local stream(s) or water course.
- (c) Soakaways shall not infringe on the minimum separation distance of 5m.
- (d) The applicant shall obtain written permission from the Local Authority Engineer or from their representative agent prior to any connection.

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

13. Air, Noise and Dust

- (a) During the construction phase the developer shall ensure that all operations on site are carried out in a manner such that noise, air emissions and/or odours do not result in significant impairment of, or significant interference with, amenities or the environment beyond the site.
- (b) Activities at this site shall not give rise to construction noise levels off site, at noise sensitive locations, which exceed the following sound pressure limits:

Daytime (0700 – 1900):	65dB(A) (L_{eq} , 60 minutes)
Evening (1900 – 2300):	55dB(A) (L_{eq} , 60 minutes)
Night-time (2300 – 0800):	45dB(A) (L_{eq} , 15 minutes)

The above limits are inclusive of any necessary adjustments to account for tonal or impulsive character in the noise.

- (c) All acoustic mitigation measures identified in the submitted Acoustic Assessment Report shall be installed in full prior to the occupation or use of the development. The installation of the acoustic mitigation measures shall be supervised by a suitably qualified acoustic consultant or other competent person.

Upon completion of the works, a validation report shall be submitted for inspection and approval by the local planning authority. The report shall confirm that all acoustic mitigation measures have been installed in accordance with the approved details and shall include as-built details, photographic records, and where considered necessary by the acoustic consultant, post-installation noise measurements demonstrating compliance with the recommended noise criteria.

- (d) The applicant shall be responsible for any road sweeping and dust suppression measures to be carried out during the construction phase of the development. This includes all access roads to the proposed site(s).

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

14. Working Times

Construction works shall be limited to times between **08:00hrs to 18:00hrs Monday to Friday** and **08:00 to 14:00 on a Saturday**. No bank holiday or Sunday work is permitted.

Delivery times for material to site shall only be permitted within standard working hours and as such limited to times between 08:00hrs to 18:00hrs Monday to Friday and 08:00 to 14:00 on Saturdays.

These hours of operation will be adhered to unless otherwise agreed to in writing with Kilkenny County Council.

Reason: To provide for the protection of the environment by control of noise.

- 15.** a) All landscaping (hard and soft), tree hedgerow protection and planting shall be carried out and completed in accordance with landscaping plan and within the first season following occupation of the first residential unit. All open space areas shall be usable and suitably top-soiled, graded, levelled, grass-seeded and planted with such works being maintained and renewed as necessary.
- b) A landscape Management and Maintenance Plan shall be put in place to ensure successful establishment of all planting. This plan should cover a minimum period of three years and shall address such issues as weed control, replacement planting where losses occur and timing and number of maintenance visits.

Reason: In the interest of visual and public amenity.

- 16.** (a) Screen walls shall be provided at such locations as necessary as to ensure that rear-garden areas are screened from public view. Screen walls shall be not less than 2m high above ground level on both sides, shall be neatly capped and plastered / dashed on both sides to fit in with the finish of other walls of the proposed residential scheme.
- (b) All dividing rear fences shall be of sturdy robust construction and at least 1.8m in height.

Reason: In the interest of residential amenity and security.

- 17.** All service cables associated with the housing development (such as electrical, street lighting cables and data cables) and existing power lines traversing and/or bounding the site shall be run underground, in ducting of appropriate size and quality, within the site. Also, in this regard at least one 110mm diameter carrier neutral open access uPVC duct shall run from the entrance to the development and along the reservation of all internal access roads. These ducts are to be

chambered at the start point, finishing point and at every change of direction and at intervals no greater than 250m. The chambers size is to be 1200mm x 600mm.

Where the development is to service individual dwellings within a housing estate, a single duct branch connection is to be extended off the spine duct network described above. A 600mm x 600mm chamber shall be installed along this duct to each group of four houses. From this chamber a 128mm sub duct shall extend into each dwelling to a point near the consumer unit. The length of the duct is not to exceed 100m (draw ropes to be included).

Reason: To facilitate Licensed Operators in providing current and future broadband and other data services to each dwelling within the estate without the need to re-open the roads, footpaths and verges.

18. Prior to commencement of development on this site, detailed proposals for estate name, housing numbering and associated signage location within the estate shall be submitted to the Planning Authority for written agreement. Any such name proposals shall preferably be culturally and/or historically appropriate to the area and the use of the Irish language is encouraged. Complete details (including design, size, configuration, specification, location, etc.) of the signage shall be submitted to and agreed with the Planning Authority prior to being erected.

Reason: In the interests of visual amenity and orderly development.

19. Within 8 weeks following the date of grant of this permission, the applicant(s) shall enter into an agreement with the Planning Authority in accordance with the provisions of Part V of the Planning & Development Acts 2000 as amended and the Kilkenny Housing Strategy.

Reason: In the interests of the proper planning and sustainable development of the area.

20. All services that need to be relocated, including underground and overhead services, shall be relocated at the expense of the developer.

Reason: To ensure a satisfactory standard of development.

21. (a) Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified house or duplex unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person

with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good

22. The best practice construction methods and control measures as set out in the submitted Construction Environment Management Plan (CEMP), shall be adhered to in full and shall form part of the contract documentation associated with the construction phase of this development.

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

23. No traffic or materials associated with this proposed development shall be permitted to be stored beyond the site curtilage for this development at any stage during construction.

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

24. Prior to the occupation of the units the developer shall submit a copy of *as built* surface and foul sewers in the development. In addition, the developer shall submit results of foul and surface sewer surveys demonstrating no mis-connections between the two systems.

‘As-Laid’ drawings (scale: 1/500) showing the ‘constructed’ development including the actual location of services, cables, ancillary equipment and similar shall be lodged with the Planning Authority within six months of the completion of the development.

Reason: In the interests of orderly development.

25. In the event of an application by the developer that this development is taken in charge by the Local Authority, the “Taking in Charge Protocol” as operated by Kilkenny County Council shall apply.

Reason: To ensure the development is satisfactorily completed.

FOOTNOTE:

Section 34 (13) of the Planning and Development Acts 2000 as amended states:

“A person shall not be entitled solely by reason of a permission under this section to carry out any development.”

Developers are obliged to comply with other legislation and to avoid infringement of third-party rights.

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 Coimisiun Pleanala. (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 Acts 2000-2022)

The development will require the benefit of a Fire Safety Certificate from Kilkenny County Council prior to development works commencing

The residential units shall comply with Part M of the current Building Regulations in terms of universal access.

Please note that the Site Notice shall be removed by the applicant following the notification of the planning

