

## PLANNING APPLICATIONS

## PLANNING APPLICATIONS GRANTED FROM 14/12/2025 To 20/12/2025

**In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;**

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
25/89	Edward Connery and Leanne Doyle	P	29/08/2025	to build two storey dwelling, double garage, effluent treatment system, site entrance and associated site works on lands Archers Lane Parksgrove Ballyragget Co. Kilkenny	16/12/2025	784
25/119	Aidan Doran	P	28/10/2025	for (A) First floor rear extension to existing storey and a half detached dwelling. (B) Elevational changes to existing dwelling. (C) Demolition of existing single storey garage to the side of existing dwelling. (D) Proposed single storey detached garage to the side of existing dwelling. (E) Proposed single storey veranda extension to rear of existing extension. Including all associated site works Rathcusack Bennettsbridge Co. Kilkenny	17/12/2025	787

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25/60228	Ciaran Walsh	P	29/04/2025	for a change of use from existing two-storey, post office building (protected Structure RPS No. C496 - NIAH 12301014) to a restaurant/café over 2 floors. Alterations to the front façade (reinstatement of two full windows), alterations to the rear façade (reinstatement of one full window), minor internal alterations including toilet facilities and all associated site works Chatsworth Street Castlecomer Co. Kilkenny	17/12/2025	786

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25/60387	Gerard And Sinead Fennelly	R	27/06/2025	for retention of demolition of original dwelling house, permission for retention of original garage as converted to a granny flat. For planning permission to reconstruct the original dwelling house with alterations to design of house with attachment to above mentioned garage / granny flat, planning permission for additional utility room to garage / granny flat, planning permission for a work shed / store, newly located site entrance, new sewage treatment system and percolation area, including all necessary site works. Castlebanny Mullinavat Co. Kilkenny. X91X978	19/12/2025	793
25/60414	Desond Booth and Isobel Hyland	P	08/07/2025	to construct a bungalow, install a waste water treatment unit and polishing filter, use existing vehicular entrance and all ancillary siteworks  Gorteen Castlecomer Co. Kilkenny	19/12/2025	794
25/60419	Certa Ireland	P	10/07/2025	for development at this site. The proposed development consists of the following: • 1no c19.5m <sup>2</sup> Single Storey Extension for storage uses to southern face of existing single storey office and storage building. Plus internal	16/12/2025	783

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alterations to increase existing office area from c29m<sup>2</sup> to c78.6m<sup>2</sup> and external alterations to existing building's façades.

- Removal and replacement of existing Main ID sign with 1no new c5.0m Main ID signage structure.
- Demolition and replacement of the following:
  - a. Existing c28m<sup>2</sup> gantry structure removed and replaced with new forecourt canopy and PV panels,
  - b. 4no overground tanks and part of existing bund walling and stairways removed and replaced with 2no new overground tanks and revised bund walling layout/stairways,
  - c. 3no existing fuel dispensers removed and replaced with 2no new dispensers under new canopy,
  - d. Existing road facing boundary fencing removed and replaced with new c2.4m high palisade fence, separate pedestrian/vehicular entrance and exit gates, and c2.1m high masonry infill wall between existing office and adjacent dwelling.
- New service area with 1no car parking spaces and air/water unit.
- Existing 8am-8pm Monday to Sunday trading hours changed to 7am-10pm Monday to Sunday.
- All other associated underground/overground infrastructure, decommissioning, drainage, lighting, line marking, landscaping, and site development works

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				Certa Service Station Castlecomer Road Kilkenny, Co. Kilkenny R95Y7PK		
25/60441	Philip Purcell	P	21/07/2025	for a new domestic wastewater treatment system and polishing filter Cooleeshal Ballykeefe Co. Kilkenny R95 E4H1	15/12/2025	781
25/60492	Susan Doheny Govender & Shaien Govender	P	03/08/2025	for a single storey dwelling, a garage, a septic tank and percolation area, a site entrance and associated site works Byrnesgrove Ballyragget Co Kilkenny	17/12/2025	788
25/60525	Rosebrack Ltd.	P	15/08/2025	for : 1. Restoration and conservation and refurbishment works to six existing farm out-buildings for use as a micro whiskey distillery comprising of a malthouse, a brew house, a still house, staff facilities, a malt store and a cask storage house [bonded] all located in a group of Protected Structures on the Castletown Cox Estate, Castletown, Piltown, Co Kilkenny, reg no.: 12403810 [Farm Buildings]. 2. The construction of a new boiler house with flue, and underground LPG tanks to power the boiler system, a cooling	18/12/2025	788

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unit, a 300KVA generator and enclosing screen, an agricultural barrel-vault shed to accommodate trailers for the removal of spent grains and pot ale with two underground tanks, one for pot ale and one for fire water. Screen fencing and gates between distillery and agricultural yard. A separate underground storage tank for firefighting water, and all associated Site works

3. The provision of a well.

4. The provision of a wastewater treatment system and percolation area for the staff facilities

5. The provision of two number photovoltaic arrays, one at ground level and one on the south facing elevation of an existing agricultural shed.

The details of the restoration and conservation and refurbishment works comprise the following:

i. The malt house will be accommodated in an existing farm building and the roof finishes will be replaced with salvaged natural slates and introduction of a pagoda to the roof structure to accommodate the extract system for a malting kiln located within.

ii. The existing piggery building, currently in ruins, will accommodate a contemporary two-storey

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brewhouse with a natural slated roof to match the other existing farm buildings. The super structure of the two-storey brewhouse will be constructed as a steel frame inserted into the remaining walls of the historic ruin. A single storey building at ground floor with a small, glazed link connection at first floor level will be installed between the malt house and the brew house. Two no. new door openings will be created between the malt house and the brew house.

iii. The still house will be accommodated in an existing farm building, where its roof and walls will be retained. A new opening will be created between the still and brew house.

iv. The staff facilities will be accommodated within an existing farm building, retaining its existing roof and walls.

v. The cask storage will be accommodated in an existing farm building  
Castletown Cox Estate  
Castletown, Piltown  
Co Kilkenny  
E32 XE70

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25/60535	Better Value Unlimited Company	R	19/08/2025	for the 1) Retention of a 42 sq.m portacabin and access ramp within the service yard, to be used for online grocery order processing and storage (online pick room). 2) Permission to install new panel fencing above the service yard wall facing the Market Yard Car Park and Bateman Quay. 3) Retention of existing service access door onto Bateman Quay on a temporary basis. Permission is sought to create a new service access door to the Market Yard Car Park, with the Bateman Quay service access door to be removed and the opening infilled once the new access is in use. 4) Retention of a click and collect sign on the northern boundary wall, facing the Market Yard Car Park. 5) All associated and necessary site works required to complete the development for which retention and planning permission is sought Dunnes Stores Saint Kieran's Street Kilkenny R95 PF82	18/12/2025	787

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25/60542	McCarthy Civil Contractor Limited	P	23/08/2025	<p>for development at this site. The development will consist of:</p> <p>(i) 2-storey extensions to the south and north elevations, internal layout changes, external changes and overall renovation of the existing 'Newpark Villa' dwelling;</p> <p>(ii) the construction of 3 no. pitched roofed dwellings, comprising two storey 4-bedroom detached dwellings to the west of Newpark Villa;</p> <p>(iii) the existing vehicular entrance will be removed and a new vehicular access to the site via Newpark Drive is proposed;</p> <p>(iv) 9 no. car parking spaces are proposed; and</p> <p>(v) the development will include all associated works including, landscaping, planting and boundary treatments, infrastructure, foul/surface drainage and site works necessary to facilitate the development</p> <p>Newpark Villa Newpark Drive, Castlecomer Road Kilkenny R95 TC5F</p>	19/12/2025	790

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25/60546	Edward Moore	P	25/08/2025	to construct a dwelling house, garage, sewage treatment system and percolation area, including all necessary site works Rathcurby Mooncoin Co. Kilkenny	19/12/2025	795
25/60607	Gavin Lonergan and Michele Culliton	P	19/09/2025	to build an extension to the side and rear of existing dwelling house along with alterations and modifications to existing dwelling house and all associated site development works Glendine Kilkenny  R95 HKC5	19/12/2025	792
25/60677	Denis Scully	P	21/10/2025	to construct a single storey dwelling with detached domestic garage, on-site sewerage treatment, new entrance onto the public road and all associated works Clonconey Mooncoin Co.Kilkenny	15/12/2025	782

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25/60682	Smithstown Dairy Partnership	P	23/10/2025	for the construction of an underground slurry storage tank and all associated site works Smithstown Maddoxtown Co. Kilkenny R95 HY47	16/12/2025	785
25/60684	Oxley Electrical & Security Ltd	P	24/10/2025	to construct a modular building display area, comprising of 9 no. modular buildings/containers on a permeable hardstanding surface together with associated site works Leggetsrath West Hebron Industrial Estate Kilkenny	18/12/2025	786

**Total: 16**

**\*\*\* END OF REPORT \*\*\***