



KILKENNY COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 (AS AMENDED)

NOTIFICATION OF DECISION TO GRANT

TO: Railyard Gaelic Football Club
Brendan Moore
Brendan Moore Architects
38 St. Kieran's Street
Kilkenny
R95 KN80

Planning Register Number: 26/60056

Valid Application Received: 30/01/2026

Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kilkenny County Council has by Order dated 25/03/2026 decided for the reason(s) set out in the First Schedule hereto to GRANT PERMISSION for development as follows:-

for Planning Permission for (1) a change of use of part of our existing clubhouse building to community use to create an activity/recreational room, acc. wc and ancillary areas (2) extension to the rear of the existing clubhouse building for a community shop (3) a new standalone single storey changing room building comprising of 2 no. changing rooms, toilet and showering facilities, an accessible changing room, referees room, physio room and all associated site works at Railyard Gaelic Football Club, Moneenroe, Castlecomer, Co. Kilkenny, R95 KD5C. AT Railyard Gaelic Football Club Moneenroe Castlecomer, Co. Kilkenny IN ACCORDANCE WITH THE PLANS, PARTICULARS AND DOCUMENTATION SUBMITTED SUBJECT TO THE 6 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

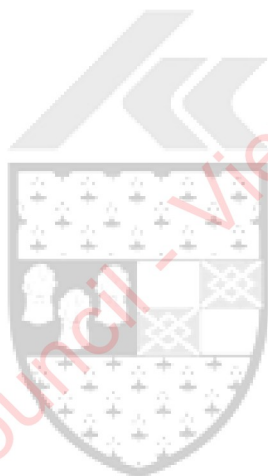
for DIRECTOR OF SERVICES

Date: 25/03/2026

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. P26/60056

Having regard to the location of the proposed development within an existing community sports facility and the policies and objectives of the current Kilkenny City and County Development Plan 2021 - 2027, it is considered that the proposed development would not seriously injure the amenities of the area and if constructed in accordance with the attached conditions the development would accord with the proper planning and sustainable development of the area.

SECOND SCHEDULE
6 NO. CONDITIONS ATTACHED TO PLANNING REF. P26/60056

1. The development shall be constructed and retained strictly in accordance with:
 - (i) the conditions of this permission.
 - (ii) the documents lodged with this application on 30th January 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 proposed 'activity/recreational room' shall be used for community activity/recreational use only and shall not be used in association with the public house/bar use.

Reason: In the interests of protection of community facility use on site.

3. The applicant shall prepare a Traffic Management Plan for the proposed and existing development to manage safe parking and pedestrian movement arising from overflow parking in the vicinity of the club during periods of high traffic generation. The Traffic Management Plan shall include a parking strategy to encourage vehicles to reverse park in the parking bays to assist with traffic movements and pedestrian safety.

Reason: In the interests of general and traffic safety.

4. Clean stormwater shall be managed within the curtilage of the site via suitably sized soakaways designed in accordance with BRE Digest 365 – Soakaway Design. There shall be no discharge to any watercourse.

Reason: In the interests of environmental protection.

5. The development works shall be designed and undertaken so as to facilitate the minimization of waste production. Any wastes to be removed from site (including waste subsoil, stone and rubble) shall only be removed by an Authorised Waste Contractor and shall be disposed of to an Authorised Recovery/Disposal Site.

Reason: To minimise waste and in the interests of environmental protection.

6. During the construction phase of the development all plant, materials and fuel shall be suitably placed and stored, and all works carried out in such a manner, so as to prevent the infiltration of silt bearing material or any potentially polluting matter to the any watercourse.

Reason: To provide for the protection of surface waters.

FOOTNOTES

Section 34 (13) of the Planning & 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.

Please follow Bat Conservation Ireland guidelines on lighting in order to ensure bats can freely navigate and forage in the area (Bats and Lighting, Guidance Notes for: Planners, engineers, architects and developers 2010).

