



**TO: AN CATHAOIRLEACH
& EACH MEMBER OF KILKENNY COUNTY COUNCIL**

RE: DEVELOPMENT AT 29 CIRCULAR ROAD, KILKENNY, R95 XCN2
Planning & Development Acts 2000 - 2020

DATE: 15th December, 2020

Dear Councillor,

In accordance with 179 of the Planning & Development Act 2000-2020 as amended and Part VIII of the Planning & Development Regulations 2001, as amended, Kilkenny County Council hereby gives notice of its intention to carry out the following development:

PART VIII - DEVELOPMENT AT 29, CIRCULAR ROAD, KILKENNY, R95 XCN2

I attach herewith Report of the Director of Services together with Planner's Report. I am satisfied that the proposed development is consistent with proper planning and sustainable development of the area and consistent with the provisions of the County Development Plan 2014 - 2020.

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the recommendations made by the Planning Department.


Colette Byrne
Chief Executive



KILKENNY COUNTY COUNCIL

REPORT – Dated 11th December 2020

**In Accordance with Section 179 of the
Planning and Development Acts, 2000 as amended**

Development at 29 Circular Road, Kilkenny R95XCN2

Part VIII Ref: P8/09/20

**For consideration by the Elected Members
of Kilkenny County Council**

**at meeting to be held
on 21st December 2020**

Contents

| | |
|---|---|
| 1. Introduction | 4 |
| 2. Description of Proposed Development..... | 4 |
| 3. Pre-planning..... | 5 |
| 4. Notice of Development..... | 6 |
| 5. Consultation..... | 6 |
| 6. Details of Submissions Received..... | 6 |
| 7. Implications for Proper Planning and Sustainable Development of the Area | 6 |
| 8. Kilkenny County Council’s Intention Regarding Proposed Development | 7 |
| Appendix A -Planning Report..... | 8 |

1. Introduction

This report has been prepared for submission to the Elected Members of Kilkenny County Council and contains information regarding the proposed development, issues raised following the erection of the public notice of the proposed development and the display for public inspection of the plans and particulars and other matters as required in accordance with Section 179 of the Planning & Development Acts, 2000 as amended. Part 8 Planning reference 08/09/20.

2. Description of Proposed Development

The proposal put forward on public display is for construction of new bungalow at 29 Circular Road Kilkenny R95XCN2.

Development consists of:-

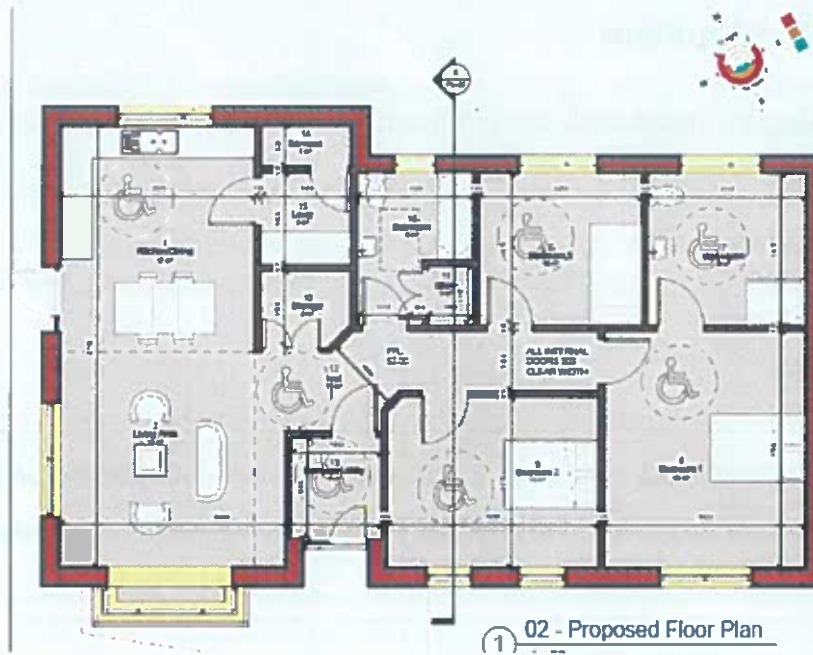
Demolition of existing 3 bedroom detached dwelling and construction of a new 3 bedroom detached dwelling (115m²) for wheelchair accessible use and associated site works at 29 Circular Rd Kilkenny (Eircode R95XCN2)



Existing Site Plan



Proposed Site Plan



The proposal was put forward having regard to the social housing demand in Kilkenny, which is currently

| Kilkenny | | |
|-----------------|-------------|-----|
| 1 bed | 418 | 40% |
| 2 bed | 393 | 37% |
| 3 bed | 206 | 20% |
| 4 bed | 36 | 3% |
| Total | 1053 | |

The project has been granted funding under the Rebuilding Ireland Programme.

3. Pre-planning

As part of the planning application process the Housing Section was advised of planning requirements through a formal pre-planning submission prior to lodging the application. Part 8 Planning reference 08/09/20.

4. Notice of Development

A notice describing the proposed development was placed in the Kilkenny People, week ending Friday 2nd October 2020. A Site Notice was displayed at the site location from Friday 2nd October 2020.

5. Consultation

- a) Details of proposals were put on display on on the consult website: <https://consult.kilkenny.ie> and at the Planning Department, Kilkenny County Council

6. Details of Submissions Received

None

7. Implications for Proper Planning and Sustainable Development of the Area

The proposed development is consistent with the provisions of the Kilkenny City and Environs Development Plan 2014 - 2020 and is compatible with the zoning objectives and the Housing Strategy for the area.

AA Screening was carried out and no impacts determined on any Natura 2000 site. An Environmental Impact Report (EIAR) is not required for this site.

Copy of a report from the Area Planner is appended to this report. All conditions/comments in the Area Planner's Report will be taken into account by the Housing Section when preparing the detailed tender drawings.

8. Kilkenny County Council's Intention Regarding Proposed Development

Proposed Development: Part 8 Proposal Ref. 08/09/20 to:

Demolish Existing House and Construct a new Single Storey House at 29 Circular Road, Kilkenny City R95 XCN2

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the proposed revisions to plans as outlined and the recommendations made by the Planning Department.

SIGNED



**Mary Mulholland
Director of Services**

Appendix A – Planning Report

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



To : Mary Mulholland, Director of Services, Housing

From: Arlene O' Connor, Senior Executive Planner

Date: 09/12/2020 **Part VIII Ref:** P8/09/20

Re: Demolish existing house and construction of a new single storey house at 29 Circular Rd, Kilkenny City.

Part VIII Proposal

This Part VIII proposal is to demolish an existing house at no. 29 Circular Road in Kilkenny City and build a new house in its place. The house will be a single storey, three bed dwelling, whose building line will be in line with the adjacent houses on both sides.

The house will be served by a connection to both public water and public sewer which are already on this site.

Zoning

The site falls within a zoning of '*Existing Residential*', within the Kilkenny City and Environs Development Plan 2014 – 2020, with an objective to provide to protect, provide and improve residential amenities.

Housing is defined as a Permissible Use on these zoned lands as defined under Section 3.4.5.3a of the City and Environs Development Plan.

Heritage

Protected Structure – None on site or within the immediate area.

Recorded Monument – None on site or within the immediate area.

ACA – The site falls beyond any Architectural Conservation Area.

SAC – The site is a significant distance from the River Nore cSAC.

SPA – The River Nore SPA is a significant distance to the east of this site.

pNHA – The site is not within any pNHA.

Zone of Archaeological Potential - The site is located beyond any Zone of Archaeological Potential, established under the National Monuments Act.

Appropriate Assessment

The site has been screened in relation to the Habitats Directive Project Screening Assessment and there are no impacts determined on any Natura 2000 site.

Environmental Impact Assessment

An Environmental Impact Assessment Report (EIAR) is not required for this development as defined under Schedule 5 of the Planning and Development Regulations 2001 – 2020.

Consideration was also given to the environmental sensitivities of the area and the potential effects of the development with regards a multitude of environmental factors and it was

determined that no EIAR was required.

Relevant Planning Policy and Guidelines

- Kilkenny City and Environs Development Plan 2014 – 2020
- Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)

Internal Departmental Reports

Environment – No objections.

Roads – No returned report to date.

External Body Reports

Irish Water – No objections subject to a connection agreement.

Third Party Submissions

This Part VIII proposal was placed on public display from Friday 2nd October, 2020 to Friday 13th November, 2019 and during this timeframe no submissions were received.

Assessment

This proposal is to demolish an existing three bed, detached dwelling located at no. 29 Circular Road in Kilkenny City. In its place a new three bed, detached dwelling will be built for wheelchair accessible use.

The building line is in keeping with that of the adjacent houses on both sides and the height is consistent with what is presently on site proposed for demolition and in keeping with the height of the adjacent houses.

The purpose of the rebuild is to create a new house which is fully accessible for wheelchair user.

There are no issues with the proposed demolition and the rebuilding of this house from a planning perspective.

Recommendation

Having regard to the location of the development in a residential area of the city and the replacement house being similar in scale and height to the house already on site, the proposal does not present any negative impacts for the adjacent houses on either side and does not detract from the residential amenity of this area.

The Planning Authority recommend that the Part 8 application be approved by Council subject to the requirements of Irish Water for a connection agreement. No conditions required.

Signed: 
Senior Executive Planner

Date: 09/12/2020

Signed: 
Senior Planner

Date: 11/12/2020