

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

**RE: PART VIII - CONSTRUCTION OF 33 UNITS AT DONAGUILE,
CASTLECOMER, CO. KILKENNY
*Planning & Development Acts 2000 - 2017
Planning & Development Regulations 2001 - 2017***

DATE: 14th November, 2017.

Dear Councillor,

In accordance with 179 of the Planning & Development Act 2000 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:

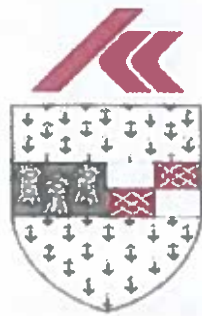
**PART VIII - CONSTRUCTION OF 33 UNITS AT DONAGUILE,
CASTLECOMER, CO. KILKENNY**

I attach herewith Report of the Director of Services, with Planner's Report attached. 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 for your consideration that the proposed house is progressed on the basis of the attached Report.

**Colette Byrne
Chief Executive**





KILKENNY COUNTY COUNCIL

REPORT - 14th November 2017

**In Accordance with Section 179 of the
Planning and Development Acts, 2000-2017**

**RE: Construction of 33 units at
Donaguile, Castlecomer, Co. Kilkenny**

**For consideration by the Elected Members
of Kilkenny County Council
at monthly meeting to be held
on November 20th 2017**

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Implications for Proper Planning and Sustainable Development of the Area

The proposed development is consistent with the provisions of the Kilkenny County Development Plan 2014-2020 and the Castlecomer Local Area Plan 2009-2020 and is compatible with the proper planning and sustainable development for the area. Copy of a report to this effect from the Planning Department is appended to this report.

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, 2000-2017.

2. Description of Proposed Development

The proposal is for a mixed residential development of 33 no apartments and houses on a sloping site of 1.143 Hectare on the north side of Barrack Street Castlecomer, some 540 metres west of the Barrack Street High Street crossroads.



The site has roadway frontage of 64 metres onto the R694 and the site topography is characterised by a flat plateau to the west and a relatively steeply falling eastern section sloping to the south east; maximum change of level across the site is c. 8 metres (from northwestern to southeastern corner). The site had been partially occupied by a detached residence, now demolished.

It is proposed to provide the following accommodation:

Type	No of Bedrooms	No of Units	Total
Houses	2 bed	5	19
	3 bed	12	
	4 bed	2	
Apartments	1 bed	8	14
	2 bed	6	
		33	

2 of the 1 bed apartments are designed to be fully wheelchair accessible.

The accommodation i.e. the breakdown of unit sizes was designed to cater for to the specific housing need in Castlecomer, which is currently:-

ORDER OF PREFERENCE (All)

Unit Size Approved	Number on List	
1 bed	52	42%
2 bed	35	28%
3 bed	30	24%
4 bed	7	6%
Grand Total	124	100%

ORDER OF PREFERENCE 1

Unit Size Approved	Number on List	Percentage
1 bed	21	38%
2 bed	17	30%
3 bed	16	29%
4 bed	2	4%
Grand Total	56	100%

Public and private open space is provided for all units, with a play area being incorporated into the open spaces. Public open space provision totals 0.344 Hectare and is in excess of the Kilkenny Development Plan minima of 0.25 Hectare. The particular amenity value of the eastern public open space with its existing very

significant planting is recognised by the retention of the existing ground level in this area, leaving flora and fauna as undisturbed.

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

4. Notice of Development

A notice describing the proposed development was placed in the Kilkenny People, week ending Friday 21st July, 2017. A Site Notice was displayed at the site location.

A Public Information Evening was held in Castlecomer Library on the 29th August 2017 between 4pm and 8pm. Drawings were displayed and KCC Housing Engineer and the Project Architect were available for questions, supported by Local Councillors. 28 people in total attended during the evening.

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

The proposed development is consistent with the provisions of the Kilkenny County Development Plan 2014-2020 and the Castlecomer Local Area Plan 2009-2020 and is compatible with the proper planning and sustainable development for the area. Copy of a report to this effect from the Planning Department is appended to this report.

All conditions/comments in the Area Planners Report will be taken into account when preparing the detailed tender drawings.

6. Submissions Received

3 submissions were received

No	Date		KCC Housing Section Response
1	19/09/17	Traffic due to proximity to community school	Traffic Impact Assessment confirms that no queues would form on Barrack St as a result of the development and that the 5 arm junction at Barrack St would still operate within ultimate capacity.
		Potential for antisocial behaviour	All houses will be allocated in accordance with the Allocations Policy of Kilkenny County Council's Housing Section. Any incidences of antisocial behaviour within the estate will be investigated and dealt with as necessary.
2	05/09/17	Potential for antisocial behaviour	As above
3	14/09/17	Traffic	As above
		Sightlines	Sightlines are in accordance with all relevant guidelines.
		Impact of housing scheme on water supply to other houses in the area	Irish Water have indicated no objection to the development and a formal connection application has been submitted. Irish Water will be requested to endeavour to find solutions to all issues raised regarding water supply in the area.
		Size of play areas	Play areas provided are in accordance with the requirements of the Kilkenny County Development Plan

**Kilkenny County Council's Intention Regarding Proposed
Development**

**Proposed Development: Part 8 Proposal
Construction of a 33 housing units at
Donaguile, Castlecomer, Co. Kilkenny**

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 and other Service Departments.

SIGNED


Mary Mulholland
Director of Services

Appendix A

Planning Report

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



**Planning & Development Acts, 2000 - 2017
Planning & Development Regulations, 2001 – 2017**

Report to: Mary Mullholland, Director of Services, Housing

From: D Malone, Senior Planner

Date: 8th November 2017

Planning Ref. Part 8: 05/17

Subject: Part VIII application for 33 housing units. The proposed development will consist of the construction of 19 houses and 14 apartments and all associated site and infrastructural works at Donaguile, Castlecomer, Co. Kilkenny.

Part VIII Proposal

Proposed construction of 33 housing units, consisting of 19 houses and 14 apartments.

Relevant Planning Policy and Guidelines

- *Kilkenny County Development Plan 2014 – 2020*
- *Castlecomer Local Area Plan 2009 – 2020*
- *Draft Castlecomer Local Area Plan 2018-2024*
- *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2015)*
- *Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)*

Zoning

The site is zoned Existing Residential as per Amendment 1 of the *Castlecomer Local Area Plan 2009 – 2020*, with the zoning objective to create a sustainable communities and protect and enhance amenities in existing residential areas.

As per the *Draft Castlecomer Local Area Plan 2018 - 2024* the site is zoned Residential (existing) with the zoning objective to allow for infill residential development and other services incidental to residential development. While housing is the primary use in this zone, childcare facilities and recreation will also be considered. (maximum 20 units per hectare).

Section 2.6 states:

The Local Authority Development at Donaguile and the Love Lane Voluntary Housing Development will house many of the existing residents of Castlecomer and therefore,

following consultation with the Housing Section of the Council, it is estimated that, in real terms, 30% of these development will account for existing residents of the town. Therefore, of the 63 units anticipated, approximately 44 new units will provide for additional residents to the town. The remaining 26 units are already allocated to the current population figures of the town.

Existing and New Residential: Maximum 20 units per hectare (33 units per ha for existing Donaguile project only).

Thus the proposed housing development is in accordance with the existing and draft zoning objectives for this site.

Third Party Submissions

Two third party submissions and a late submission have been received. The planning issues raised therein have been taken into account in the assessment of this application. A brief outline of the issues raised has been outlined below, for full details please refer to the original submissions.

Traffic

- Traffic on Barrack St/ Barrack Hill is atrocious and additional traffic will result in chaos. If the entrance is moved down the view from the site will not allow a safe entry/ exit.
- The play area is small for the number of family houses planned and children will cross the road to use the green area in Marymount.
- A large amount of farm machinery and lorries use the road; child safety to be considered.
- Traffic issues because of the nearby Community School.

Water Supply

- The last few houses on the water line have had little or no water during the summer; any additional houses on the main water line would cause severe hardship.

Anti-Social

- Concern regarding anti-social issues.
- Should not be used to house persons who will engage in anti-social behaviour.
- Refers to anti-social behaviour in Love Lane; which needs to be solved by the Council.

Public Notices

The site was notice was visible on site, on inspection on 1st September 2017.

Planning History

No recent planning history associated with this site.

Pre-Planning Advice

The following was advised in relation to the proposal for residential development on this site:

- The initial layout excluded the central area where terrace 3 is located; the Planning Authority advised that this would constitute a piecemeal development and that this area should form part of the planning application; this area has now been incorporated as advised.
- All development standards in relation to the provision of private and public open spaces, and minimum floor area standards to addressed.
- Retention of mature trees on site is preferred.

Heritage and Designated Sites

Protected Structure – none on site, Donaguile House ref. C507 is located c.150m to the east.

Recorded Monument – none on site.

ACA – The site does not fall within the Architectural Conservation Area for Castlecomer.

SAC – The site is not within the River Barrow and River Nore cSAC.

SPA – The site is not within the River Nore SPA.

pNHA – The site is not within a pNHA.

Internal Departmental Reports

- Roads Section: No objections, subject to recommendations.
- Environment Section: No objections, subject to recommendations.
- Water Services: There is a deficiency in water supply which needs to be addressed to allow development proceed.
- Irish Water: No objections, subject to notes.
- Area Engineer: No returned report to date.

Assessment

Site Location and Description

The 1.143ha site is located on the north side of Barrack Street, Donaguile, c.550m west of Castlecomer town centre. The site frontage extends 64m along Barrack Street, and part of the site extends to the rear of two detached bungalows to the west. The site topography is characterised by a flat plateau to the west and a relatively steeply falling eastern section sloping to the south east; maximum change of level across the site is c.8m from north-western to south-eastern corner. There are a number of mature trees on the eastern part of the site. There are existing agricultural lands to the north and west, and a green field site to the east. To the south is Marymount residential estate and Castlecomer Community School. A linear development of detached dwellings at located to the west.

Site Layout

The proposed development consists of three terraces and two semi-detached dwellings. Terrace 1 faces east onto the access road, and the public open space which runs along the entire length of the east site boundary. Terrace 3 backs onto terrace 1 and fronts onto public open space to the west. Due to the site topography terrace 3 will be at a higher ground level than terrace 1, with part of the rear gardens of terrace 1 being steeply graded. Terrace 2 runs parallel with the north site boundary.

Two semi-detached houses are proposed along the south site boundary backing onto the rear gardens of existing dwellings. The southern end of terrace 3 adjoins the rear garden of an existing dwelling.

Design

The development consists of three two-storey terraces and two semi-detached two-storey dwellings, which will result in a density of 29 units per hectare. A range of housing types are proposed. Terraces 1 and 3 comprise of a total of 15 dwellings, and terrace 2 consists of 14 apartments and 2 dwellings. The external finishes are cement fibre slates, render walls and use of brick on part of the front elevations.

In general the Development Plan requirements for floor areas of 2 bed apartments is 73sq.m. In this case there are a total of six apartments from a total of 33 housing units which do not

comply with the general guidance on floor areas. However the Planning Section considers that the design and layout of the apartments and the scheme generally will provide for comfortable and sustainable living accommodation.

It is considered that as the proposed scheme

(a) meets the recommendations set out in 'Quality Housing for Sustainable Communities' published by the Department of Heritage, Planning and Local Government,

(b) the apartment and house designs are tailored towards the specific needs of applicants on the Council's housing lists,

(c) the proposed housing is part of the programme of social housing prioritised under the Government 'Rebuilding Ireland' actions plan, and

(d) open space provision within the scheme exceeds the minimum requirements, there is no objections in planning terms to the proposed floor areas,

there is no objection in planning terms to the floor areas proposed within the scheme.

Open Space

Public

Two areas of public open spaces are proposed, both of which will be overlooked by a number of dwellings. Pathways have been incorporated into the open spaces to enhance permeability and connectivity; it is noted that separate cycle lanes have not been included. Open space is proposed along the entire length of the east site boundary; this area is sloping and contains a number of existing trees. A relatively level area of open space is proposed to the west, containing play areas. There is a small area of open space between the public road and the beginning of terrace 1.

The proposal includes for 0.344ha of public open space; which exceeds the minimum public open space requirements as per the current County Development Plan. The open space area to the west of the site includes designated play areas. However a play space for younger children has not been indicated and should be included within this Play Area.

A landscaping plan by a qualified landscape architect is required to be submitted prior to commencement of development, which should demonstrate the trees proposed for retention on site.

Private Open Space

Terrace 2 has first floor apartments with south facing first floor terraces in addition to the ground floor area yard areas. The minimum requirements for the provision of private open space has been met for the apartments and the proposed houses.

Boundaries

Boundary treatments have been indicated on the site layout plan; however the extent of same is not clear in all instances and should be agreed prior to commencement of development. In addition it is considered that an alternative boundary treatment should be proposed along the interface of the site with the public footpath; the current proposal is for a 1.2m high post and wire fence.

Parking

Proposed parking is on street and communal, with parking avoiding bordering the public open spaces. Provision has been made for 52 parking spaces and are divided by planted bays to reduce the visual impact of the parking areas.

Services

The services for the development are proposed as follows:

Water: Connection to public mains water.

Wastewater: Connection to public foul sewer.

Surface Water: Percolation areas on site.

There is a deficiency in water supply in the area at present which will be required to be addressed in detailed design in conjunction with Irish Water.

With regard to the foul sewer it is necessary to replace approx. 140m of 150mm pipe with 225mm pipe in the public road.

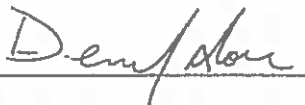
Appropriate Assessment

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.

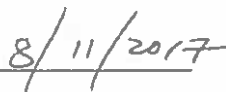
Recommendation

In principle there are no objections to this proposal from a planning perspective. It is recommended that the Part 8 application for the construction of 33 housing units at Donaguile, Castlecomer, Co. Kilkenny, be **Approved** by the Council subject to the requirements of Irish Water, the carrying out of appropriate Road Safety Audits, and technical requirements of other Council sections at the detailed stage.

Signed: _____



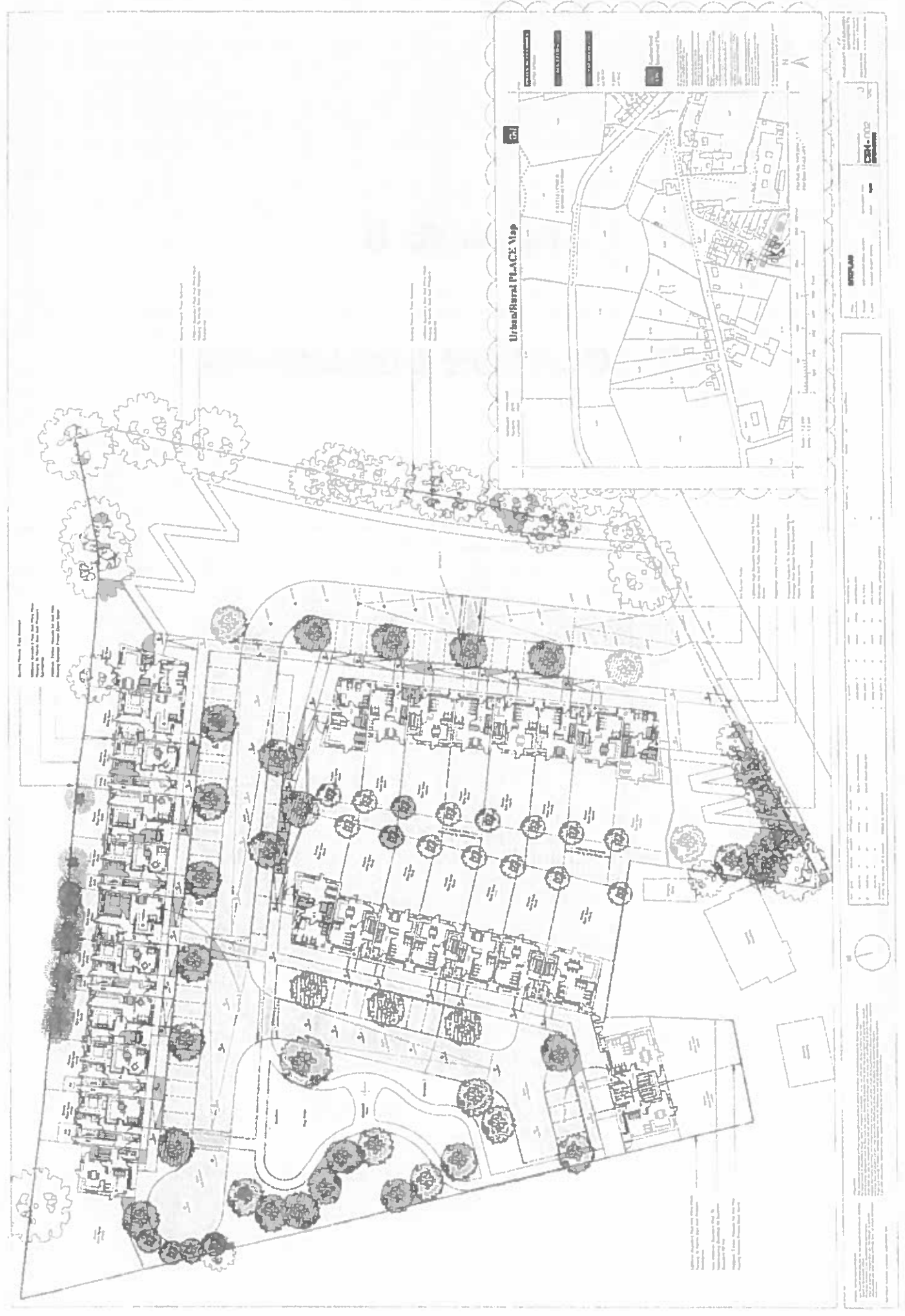
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Denis Malone
Senior Planner

Appendix B

SITE LOCATION & DRAWINGS



UrbanRural PLACE Map



Legend
 Building Footprint
 Street
 Landscaping
 etc.

Symbol	Description
[Symbol]	Single-Family Detached
[Symbol]	Multi-Family
[Symbol]	Street
[Symbol]	Landscaping
[Symbol]	...



Scale: 1" = 50'
 Date: 12/15/2023
 Drawing No: 100-0000
 Project Name: UrbanRural PLACE Map
 Designer: [Name]
 Checker: [Name]
 etc.

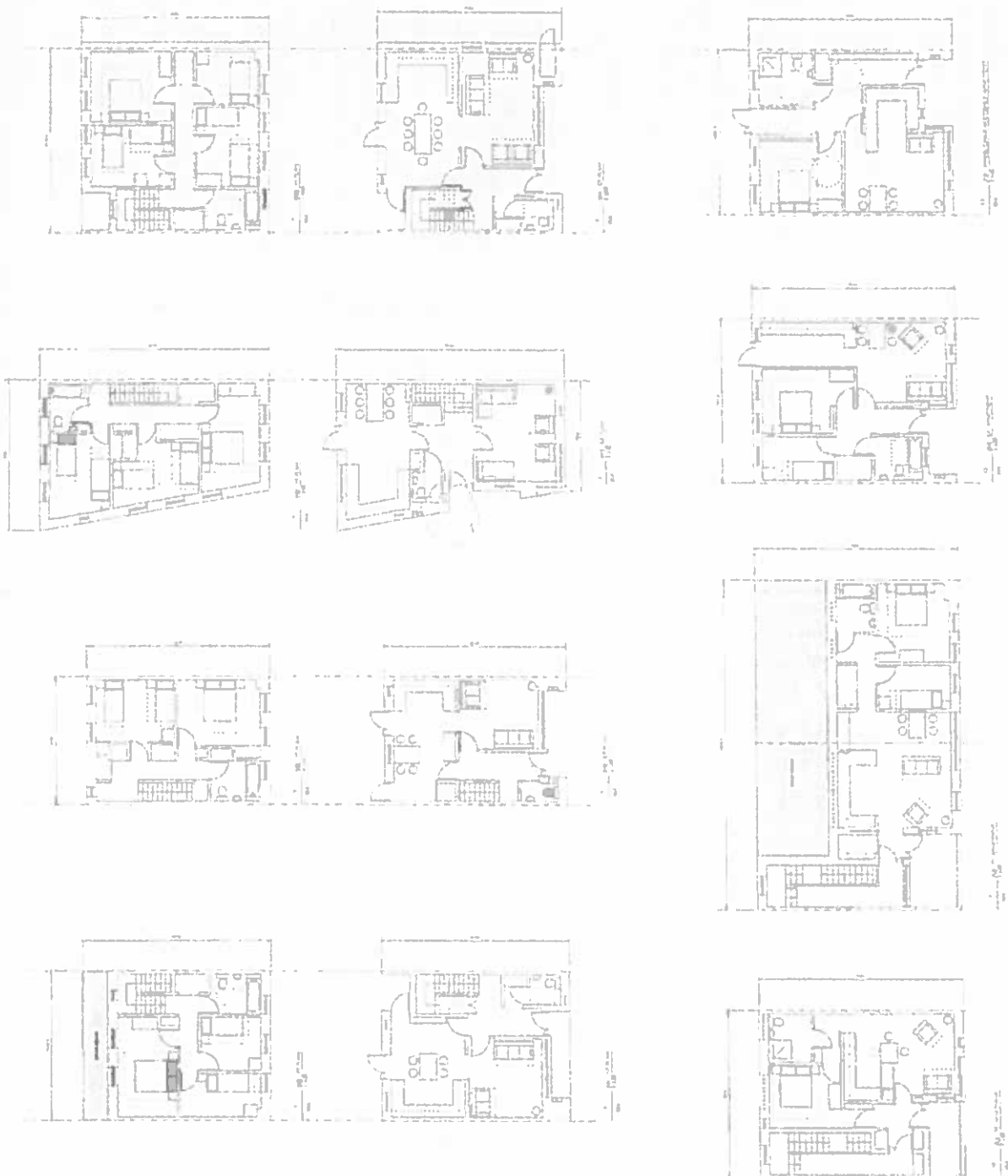


PROPOSED ELEVATION A-A
 201 1.200

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1
2
3
4
5

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1
2
3
4
5

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1



PROJECT INFORMATION

PROJECT NO. 123456789
 SHEET NO. 1 OF 10
 DATE: 10/10/2023

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1
2
3
4
5

NOTES

1. All dimensions are in meters unless otherwise specified.

2. Refer to the structural drawings for details.

3. The contractor shall be responsible for obtaining all necessary permits.

4. The design is based on the information provided in the contract documents.