



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

**RE: PART VIII - CONSTRUCTION OF A HOUSE AT BLACKSTAFF, CALLAN.
*Planning & Development Acts 2000 - 2017
Planning & Development Regulations 2001 - 2017***

DATE: 25th October, 2017

Dear Councillor,

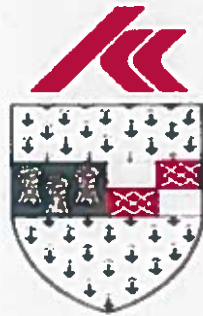
In accordance with 179 of the Planning & Development Act 2000 as amended and Part VIII of the Planning & Development Regulations 2001, as amended, Kilkenny County Council hereby gives notice of its intention to carry out the following development:

**PART VIII - CONSTRUCTION OF A HOUSE AT BLACKSTAFF,
CALLAN, 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 - 25th OCTOBER 2017

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

**RE: Construction of a House at Blackstaff, Callan,
Co. Kilkenny**

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

Structure of Report

- Description of proposed development
- Pre-planning advice
- Notice of development
- Implications for proper planning and sustainable development of the area and copy of Planner's Report dated 25th October, 2017.
- Council's Intention regarding proposed development

Implications for Proper Planning and Sustainable Development of the Area

The proposed development is consistent with the provisions of the Callan Local Area Plan 2009 - 2020 and Kilkenny County Development Plan 2014 - 2020 and is compatible with the proper planning and sustainable development for the area.

Documents attached are as follows:

- Site Map and House Layout [Appendix A]
- Planning Department Report [Appendix B]

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

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 put forward provides for the following:-

Kilkenny County Council Housing Section intends to construct a 4 bedroom group home at Blackstaff, Callan. The design of the house is to facilitate residents with disabilities as part of the national decongregation programme. Open space and parking is provided within the site.

The design of the house put forward for approval is amended slightly from that put on public display. The same accommodation is provided and the site layout is the same. Amendments were required to improve on the roof design and the amount of light entering the central circulation space.

The proposal is in accordance with:-

- The National Housing Strategy for people with disabilities and associated National Implementation Framework
- Kilkenny County Council, Strategic Plan for Housing Persons with a Disability 2016 to 2020

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 7th July, 2017. A Site Notice was displayed at the site location from Friday 7th July 2017.

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

The proposed development is consistent with the provisions of Kilkenny County Development Plan 2014-2020 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

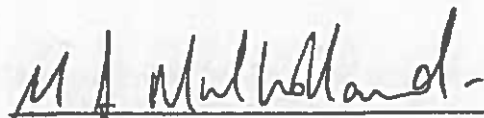
Observations were received from the Area Engineer regarding sightlines, remedial works to footpaths and surface water drainage details. The sightline details have been provided as requested by the Area Engineer and are in compliance with all relevant legislation. The other comments will be taken into account when preparing the detailed tender drawings.

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

Proposed Development: Part 8 Proposal
Construction of a 4 bedroom house at
Blackstaff, Callan, 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



to Kilkenny

Bretles

Collaire Court

Blackstaff Site

Friary Walk

Friary Walk

Kilkenny Lane

1. The proposed development is shown in red on the site plan. The site is bounded by ...
 2. The proposed development is shown in red on the site plan. The site is bounded by ...
 3. The proposed development is shown in red on the site plan. The site is bounded by ...



4. The proposed development is shown in red on the site plan. The site is bounded by ...
 5. The proposed development is shown in red on the site plan. The site is bounded by ...

6. The proposed development is shown in red on the site plan. The site is bounded by ...
 7. The proposed development is shown in red on the site plan. The site is bounded by ...

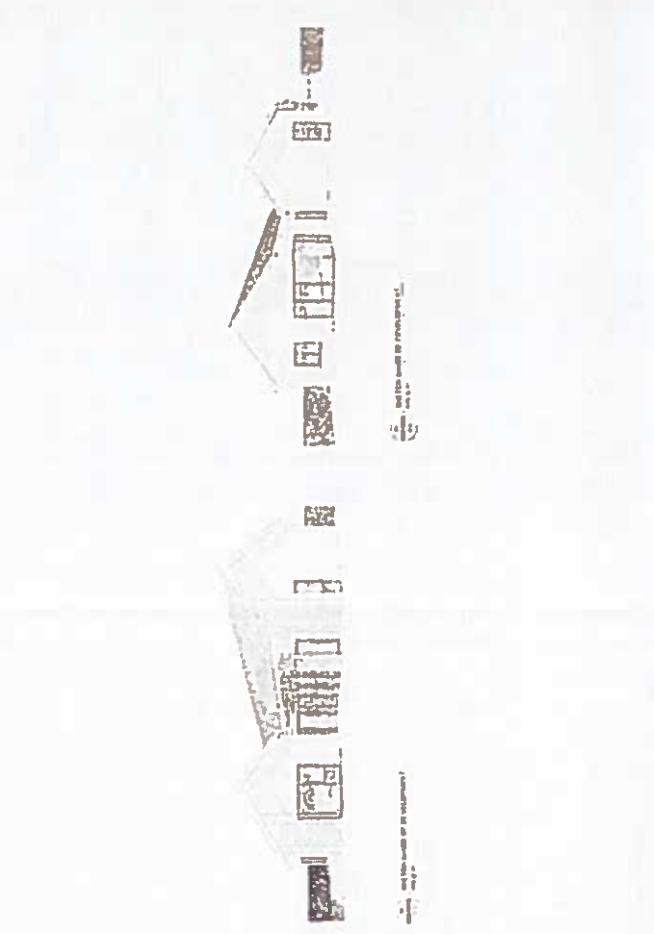
PLAN 1
 Proposed Site Plan
 Project Name: ...
 Project No.: ...
 Date: ...
 Scale: ...
 Drawing No.: ...



Site Plan showing proposed development.



Site Plan showing proposed development.



Elevation showing proposed building.

Elevation showing proposed building.



Site Plan showing proposed development.

**PART 3
PLANNING DRAWINGS**

Project Name: [Name]
 Address: [Address]
 Date: [Date]
 Scale: [Scale]
 Drawing No: [Number]

No.	Description	Date

1. The drawings shall be prepared in accordance with the latest edition of the relevant standards and codes of practice.

2. The drawings shall be prepared in a clear and legible manner, using black ink on white paper.

3. The drawings shall be prepared in metric units, unless otherwise specified.

4. The drawings shall be prepared in accordance with the relevant standards and codes of practice.

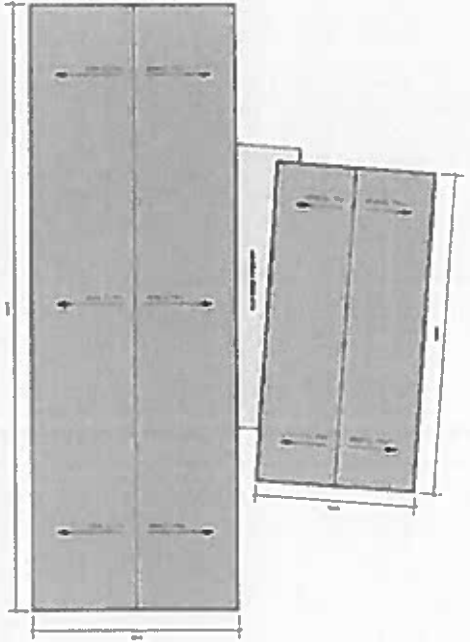


Fig. 1.01 - Elevation of the building facade.

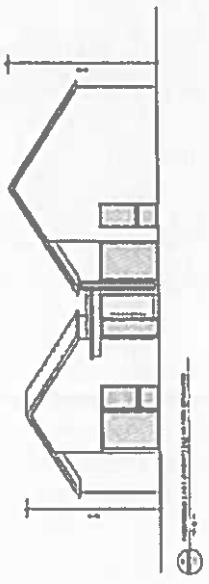


Fig. 1.02 - Elevation of the building facade.

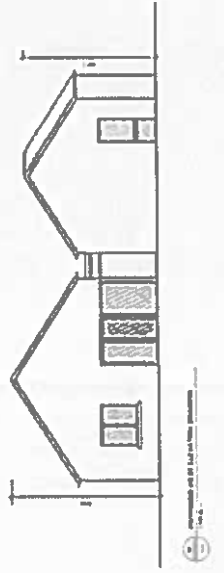


Fig. 1.03 - Elevation of the building facade.

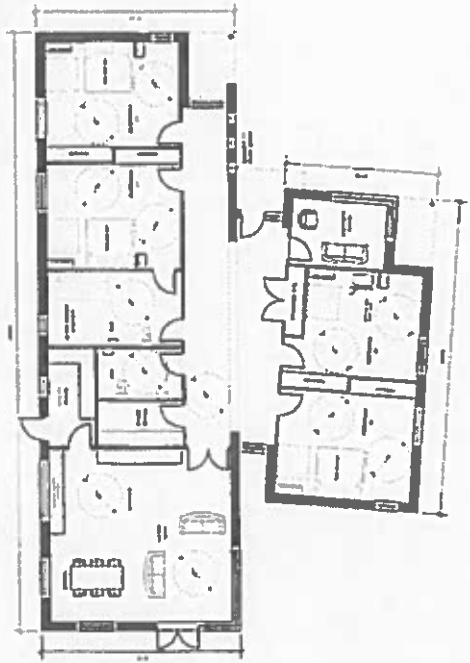


Fig. 1.04 - Floor plan of the building.

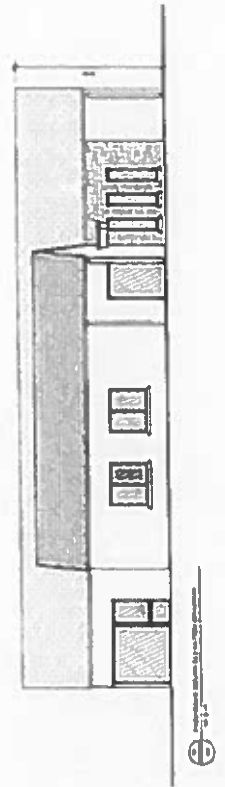


Fig. 1.05 - Elevation of the building facade.

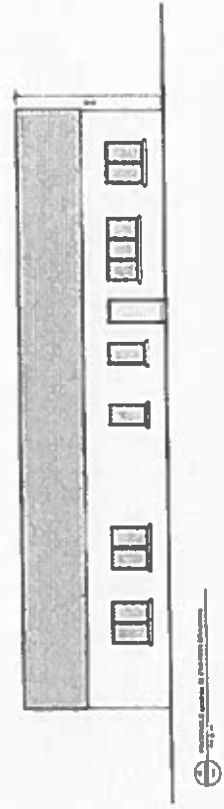


Fig. 1.06 - Elevation of the building facade.

Appendix B

Planning Report

**Comhairle Chontae Chill Chainnigh
Kilkenny County Council
Part 8 Planning Report**



**Planning & Development Act 2000-2017
Planning & Development Regulations, 2001 - 2017**

Part 8 Ref. No.: Part 8 04/17

Development: Construction of House at Blackstaff, Callan, Co. Kilkenny.

Site Location and Description

The site is accessed off the Regional Road, the old N76, approx 60metres south west of its junction with the new N76, Callan by-pass. The site is located to the north of a row of existing houses, consisting of both two storey and single storey dwellings.

Callan Local Area Plan 2009-2020

The south western half of the site is located within the development boundary for Callan and is zoned Phase 2. The remainder of the site, the north eastern half is located outside the development boundary as deemed unzoned.

Amendment No. 1 to the Callan LAP outlines that Phase 2 land will act as a strategic reserve. Significant residential development will not be permitted on Phase 2 lands but new land uses other than significant residential development will be considered on their merits having regard to the strategic nature of the phase 2 lands and general planning considerations. Expansion of existing land uses within the Phase 2 lands will be considered on a case by case basis having regard to the potential impacts on the strategic nature of the phase 2 lands.

In this regard it is considered that the development of 1no. detached residential unit is acceptable on this Phase 2 land as it would not affect the strategic nature of the phase 2 land.

Site History

P11/40 – Outline permission granted to Tony Carey for a dwelling house on the section of this site which is within the development boundary of the Callan LAP.

Screening for Appropriate Assessment

A Screening exercise was completed, which showed that no significant environmental impact is likely on any Natura 2000 site.

Referrals

Water Services & Irish Water – No report at time of writing

Area Engineer – Requests details in relation to the availability of adequate sightlines and surface water disposal.

Third Party Submissions

No third party submissions on file.

Proposed Development

The original proposal was for the construction of a 4-bed, single storey flat roofed dwelling house with off street car parking on site. Following a review of the overall design by the Housing Section, the design of the proposed dwelling house has been amended. The revised design includes a 4-bed house broken down into 2no. pitched roof structures running parallel to each other and connected by a narrow glazed corridor/hallway. The dwelling as proposed has a maximum height of 6.045m. The revised design and layout is considered acceptable to the Planning Authority.

Assessment

The current Part 8 proposal includes for the construction of a single storey dwelling house on a site measuring 0.11Hectares.

The existing site is currently in two parts with a block wall separating each part. The south western part of the site is an overgrown greenfield site bounded to the south west by a dwelling house. There is a high block wall separating the subject site from this adjoining dwelling house. The north eastern part of the site is currently in use as a Council storage yard for sand/gravel. There is mature trees and hedging along the full extent of the rear site boundary and at the north eastern corner of the site.

Design:

The proposed house has a max ridge height of 6m and is set back at an angle to the public road. The design of the dwelling house includes 2no. single storey pitched roof, parallel structures connected by a narrow flat roofed glazed corridor. The proposed single storey dwelling will not result in any overlooking of the adjoining dwelling house to the west. The design and layout of the proposed development is considered acceptable at this location.

Open space:

The site layout includes for the provision of a new vehicular entrance with the provision of 4no. parking spaces to the north eastern corner of the site. A garden and patio area is proposed to the western end of the site accessed directly off the kitchen/dining/living room. The minimum requirement for private open space for a 4-bed house as set out in the County Development Plan is 60-75sqm. The garden and patio area to the south western end of the site is in excess of 75sqm and is therefore in accordance with the development plan standards for private open space provision.

Boundary treatments:

The drawings on file do not clearly specify the type and detail of the new roadside boundary proposed. It would appear to consist of a low blockwork wall which is considered acceptable at this location. A condition is recommended in this regard.

Conclusion and Recommendation

The Planning Authority considers that the principle of the proposed development is consistent with the zoning objectives for the site and accords with the Callan Local Area Plan, the County Development Plan and the proper planning and sustainable development

2009. 2010

of the area. The development has been screened for Appropriate Assessment, which showed that no significant environmental impact is likely on any Natura 2000 site.

It is therefore recommended that the Part 8 application for the construction of a house at Blackstaff, Callan, Co. Kilkenny, be approved by Council subject to the following conditions.



Deirdre Breen
Executive Planner

Date 24/10/17

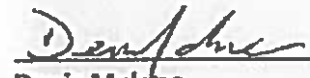
I agree with the above report.



Arlene O'Connor
Senior Executive Planner

Date 25/10/17

I agree with the above report.



Denis Malone
Senior Planner

Date 25/10/17

Schedule of Conditions to be attached to Part 8 04-17.

1. The development shall be carried out and completed in accordance with Brian Dunlop Architects Dwg No. 1767-P-100 and 1767-P-101 submitted with the Part 8 application.

Reason: In the interests of visual amenity.

2. The roadside boundary of the site shall consist of a low block work wall which shall be neatly capped and plastered. Details of same shall be agreed with the Planning Authority prior to commencement of development on site.

Reason: In the interests of clarity and visual amenity.

3. All new planting shall take place within the first planting season following commencement of construction and shall be indefinitely maintained and supplemented or replaced should it fall.

Reason: In the interests of visual amenity.

4. All car parking spaces shall be clearly delineated and suitably surfaced in accordance with the site layout plan submitted with the application documents.

Reason: In the interests of traffic and public safety.