

REPORT
In Accordance with
Section 179
of the Planning and Development Acts, 2000-2015

**Construction of a 3 bedroom single storey dwelling with on site
foul and storm water treatment system and water connection to
group scheme. Works to include new front boundary and entrance
at Barna Freshford, Co. Kilkenny**



Kilkenny County Council
Housing / Planning Section

**For consideration by Kilkenny County Council Meeting to be held
on 19th September, 2016.**

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1871-1872

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

REPORT ON THE PROGRESS OF THE DEPARTMENT

The progress of the department during the year has been marked by the discovery of the electron by J. J. Thomson, and the discovery of the X-rays by R. W. Wood. The department has also been engaged in the study of the properties of the electron, and the study of the properties of the X-rays.



1871-1872

Introduction

This report has been prepared for submission to the Elected Members of Kilkenny County Council and contains information regarding the proposed development, plans and particulars and other matters as required in accordance with The Planning and Development Acts 2000-2015.

Description of Proposed Development

This Part VIII application relates to the construction of a single storey 3-bedroom dwelling. The site is located within the townland of Barna, approximately 3.7km west of Freshford along the regional road R693.

Pre-Planning

As part of this application process, the Housing Section was advised of planning requirements in a pre-planning meeting, prior to lodging the application.

Notice of Development

The application was made available for public inspection from 1st July, 2016 to 12th August, 2016 inclusive inviting submissions up to 26th August, 2016. No third party submissions were received within this period.

Implications for the proper planning and sustainable development of the area

The proposed development is consistent with the provisions of the County Development Plan 2014-2020 and is compatible with the policies and objectives for the area. A copy of the report from the Area Planner is appended to the report in this regard.

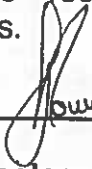
Appended to this report are reports from:

- Planning Department
- Area Engineer
- Environment Section
- Irish Water/ Water Services

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

Council's Intention regarding proposed development

I recommend that the 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:  Louw.

Nicolaas Louw, Senior Executive Planner

Date: 12/09/16

I recommend that the 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:  Anne Maria Walsh.

Anne Maria Walsh, A/ Director of Services

Date: 12/09/2016

Appendix A

Copy of Public Notices

- **Newspaper Notice**
- **Site Notice**



KILKENNY COUNTY COUNCIL NEWS & NOTICES

Want to know what is happening in your area?



Register for Kilkenny Alerts

www.kilkennycoco.ie

Playing Pitch Letting Scheme 2016/2017

Kilkenny County Council invites applications from interested sports clubs for the use of playing pitches for the season 2016/2017. Interested clubs may apply for a licence to use the pitches at Garringreen Neighbourhood Park, Millennium Court, Larchfield and Waterbarrack together with the playing pitch and dressing rooms at Newpark Marsh Park for the period 1st September 2016 to 31st May 2017.

Application forms together with details of the Pitch Letting Scheme are available from www.kilkennycoco.ie or the Parks Department 056-7794364.

Completed application forms should be returned to the following address together with all required information by Friday 22nd July 2016.

**Parks Section,
Kilkenny County Council,
County Hall,
John Street,
Kilkenny.**



Capital Assistance Scheme (CAS) Special Call 2016

CALL FOR PROPOSALS FROM APPROVED HOUSING BODIES.

Approved Housing Bodies are requested to submit proposals to Kilkenny County Council for the construction and/or acquisition of houses or apartments as follows:

- 1) To meet the needs of homeless, elderly and people with special needs.
- 2) To meet the needs and provide support for people with a disability to move from a congregated setting into community based living.

Project Briefs should be submitted to the Housing Department, John's Green House, John's Green, Kilkenny as follows:-

Purchase of units - All acquisition proposals must be submitted to allow for them to be assessed by Kilkenny County Council, the purchase completed and funding fully drawn down from the Department of the Environment, Community & Local Government before the end November, 2016, to be considered for this Special Call.

Construction Projects - Proposals should be submitted as early as possible with 1st November, 2016 as the last date to receive submissions for consideration by the Council for this Special Call. All proposals must meet the criteria of Circulars HOUSING 29/2016, 45/2015 and 24/2015 which are available 2016 from vshousing@environ.ie or from the Council's website www.kilkennycoco.ie/housing.

Maria Melia
Director of Services.

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY



Comhairle Chontae Chill Chainnigh
Kilkenny County Council

Proposed development by a Local Authority
Section 179 of the Planning and Development Act 2000-2015 Part 8 of the Planning and Development Regulations 2001-2015

In accordance with Part 8, Article 81 of the above Regulations, Kilkenny County Council hereby gives notice of proposals pertaining to the following development:

Proposed Construction of a 3 Bedroom Dwelling House at Barna, Freshford Co Kilkenny

The proposed development will consist of the Construction of a 3 bedroom dwelling house and associated site works, at Barna, Freshford Co Kilkenny.

Plans and particulars of the proposed development will be available for inspection from Friday 01st July 2016 to Friday 12th August 2016 inclusive, at the following Kilkenny County Council office:

Planning Department	From 9am to 1pm & 2pm to 4.00pm
Kilkenny County Council,	Monday to Friday (Except Public Holidays)
	County Hall
	Johns Street Kilkenny City

Details of the proposed development can also be viewed at <https://consult.kilkenny.ie/> and www.kilkennycoco.ie

Submissions or observations with respect to the proposed development dealing with the proper planning and development of the area in which the development will be carried out may be made in writing to the undersigned or sent to the following e-mail address planning@kilkennycoco.ie The latest date for receipt of submissions on the development is Friday 26th August 2016. Submissions should be clearly marked "Proposed Construction of a 3 Bedroom Dwelling at Barna, Freshford Co Kilkenny-Planning Submission"

Maria Melia,
Director of Services,
Kilkenny County Council
County Hall, John Street, Kilkenny

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY



Comhairle Chontae Chill Chainnigh
Kilkenny County Council

Proposed development by a Local Authority
Section 179 of the Planning and Development Act 2000-2015 Part 8 of the Planning and Development Regulations 2001-2015

In accordance with Part 8, Article 81 of the above Regulations, Kilkenny County Council hereby gives notice of proposals pertaining to the following development:

Proposed Construction of a 4 Bedroom Dwelling-House at Graigueswood/ Lodge Demesne East, Freshford Co Kilkenny

The proposed development will consist of the Construction of a 4 bedroom dwelling house and associated site works, at Graigueswood/ Lodge Demesne East, Freshford Co Kilkenny.

Plans and particulars of the proposed development will be available for inspection from Friday 01st July 2016 to Friday 12th August 2016 inclusive, at the following Kilkenny County Council office:

Planning Department	From 9am to 1pm & 2pm to 4.00pm
Kilkenny County Council,	Monday to Friday (Except Public Holidays)
	County Hall,
	Johns Street Kilkenny City

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Maria Melia,
Director of Services,
Kilkenny County Council
County Hall, John Street, Kilkenny



Kilkenny Recreation and Sports Partnership

Johns Green House,
Kilkenny (056) 7794990
Email: info@krsp.ie



INCLUSIVE ACTIVITY DAYS FOR ADULTS WITH INTELLECTUAL DISABILITIES

Zip Line & High Ropes

Castletomer Discovery Park is home to the longest over-water zip line in Ireland! It is 300 metres long and 35 metres over ground at its highest point. We will zip over the stunning woodland, two lakes and 17th century hand-restored bridge. After this we shall climb the Advanced High Ropes Course.

Pitch & Putt

Together we shall play a game of pitch and putt (similar to golf) on the gorgeous grounds of the Lacken. Both activities shall be covered by Kilkenny Recreation & Sports Partnership. Contact us at 056 7794991 to register.

**NOTICE OF PROPOSED DEVELOPMENT BY A
LOCAL AUTHORITY**

**Comhairle Chontae Chill Chainnigh
Kilkenny County Council**



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Kilkenny County Council,
County Hall
Johns Street
Kilkenny City

From 9am to 1pm & 2pm to 4.00pm
Monday to Friday (Except Public Holidays)

Details of the proposed development can also be viewed at <https://consult.kilkenny.ie/> and www.kilkennycoco.ie

Submissions or observations with respect to the proposed development dealing with the proper planning and development of the area in which the development will be carried out may be made in writing to the undersigned or sent to the following e-mail address planning@kilkennycoco.ie The latest date for receipt of submissions on the development is Friday 26th August 2016. Submissions should be clearly marked "Proposed Construction of a 3 Bedroom Dwelling at Barna, Freshford Co Kilkenny.-Planning Submission"

Maria Melia,
Director of Services,
Kilkenny County Council
County Hall, John Street, Kilkenny

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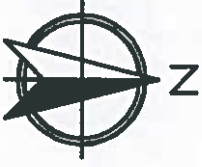
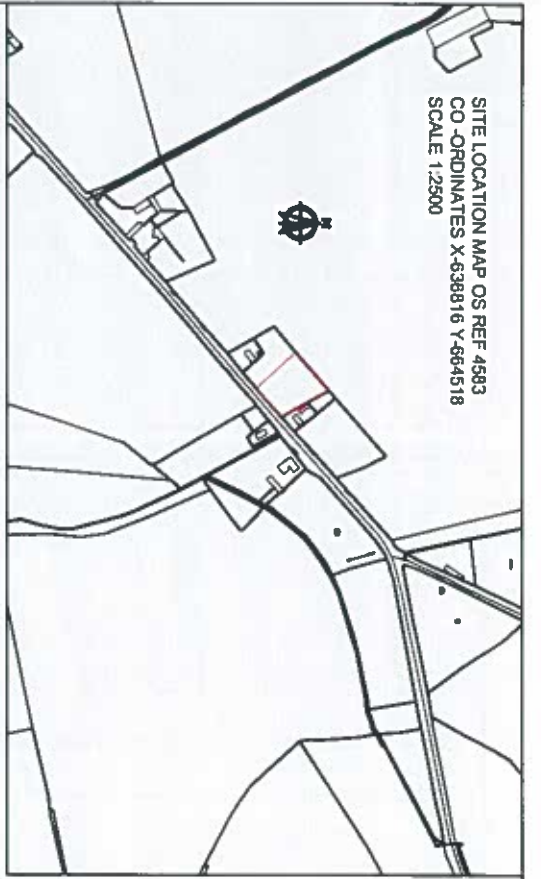
Appendix B – Documents

Planning Drawings

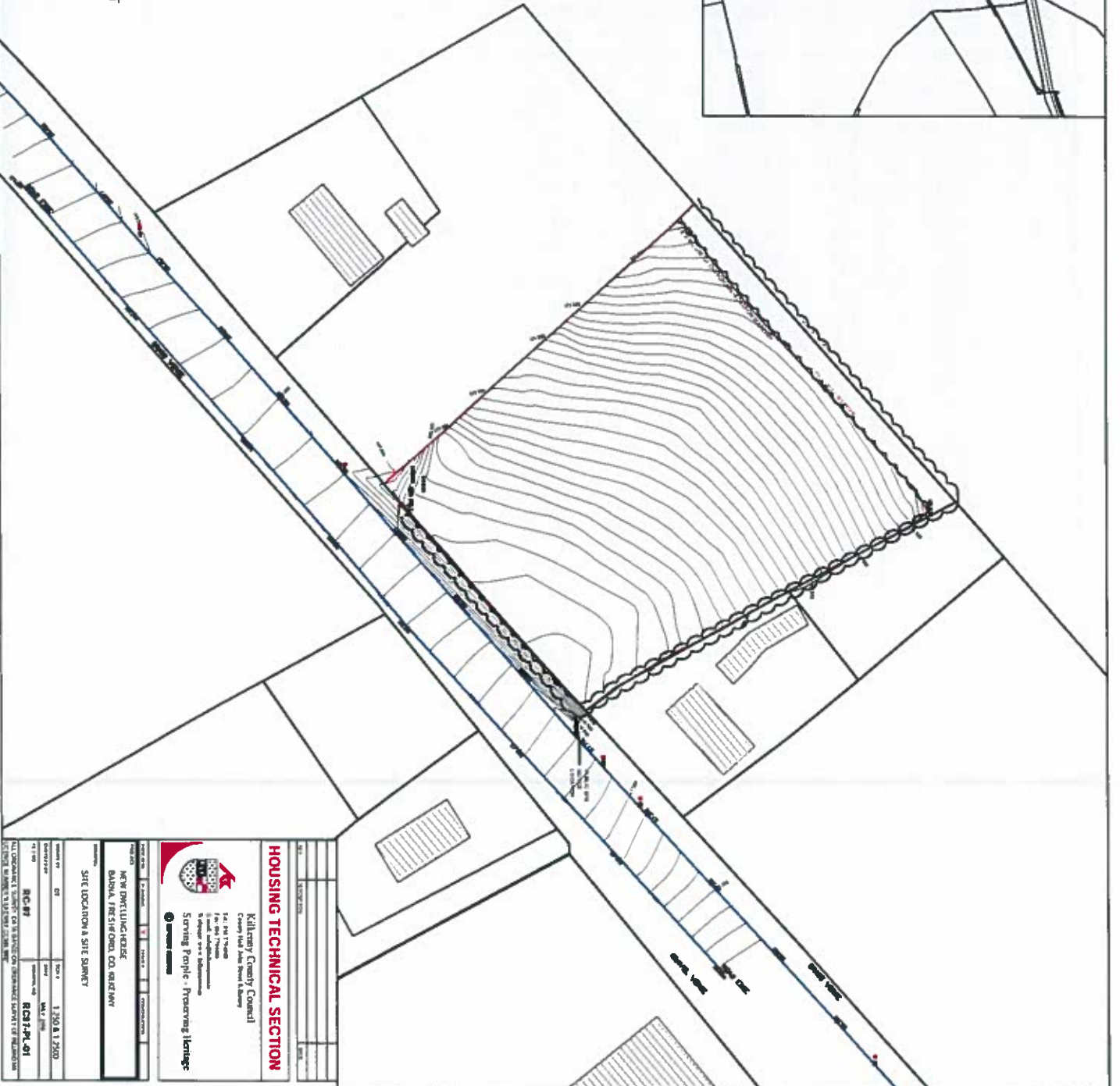
- **RC97-PL-01** **Site Location & Site Survey**
- **RC97-PL-02** **Sight Distance Layout**
- **RC97-PL-03** **Elevations, Section & Floor Plan**
- **RC97-PL-04** **Proposed Layout**

Site Suitability Report

SITE LOCATION MAP OS REF 4583
 CO -ORDINATES X-638816 Y-664518
 SCALE 1:2500



SITE SURVEY/EXISTING SITE LAYOUT
 SCALE 1:250



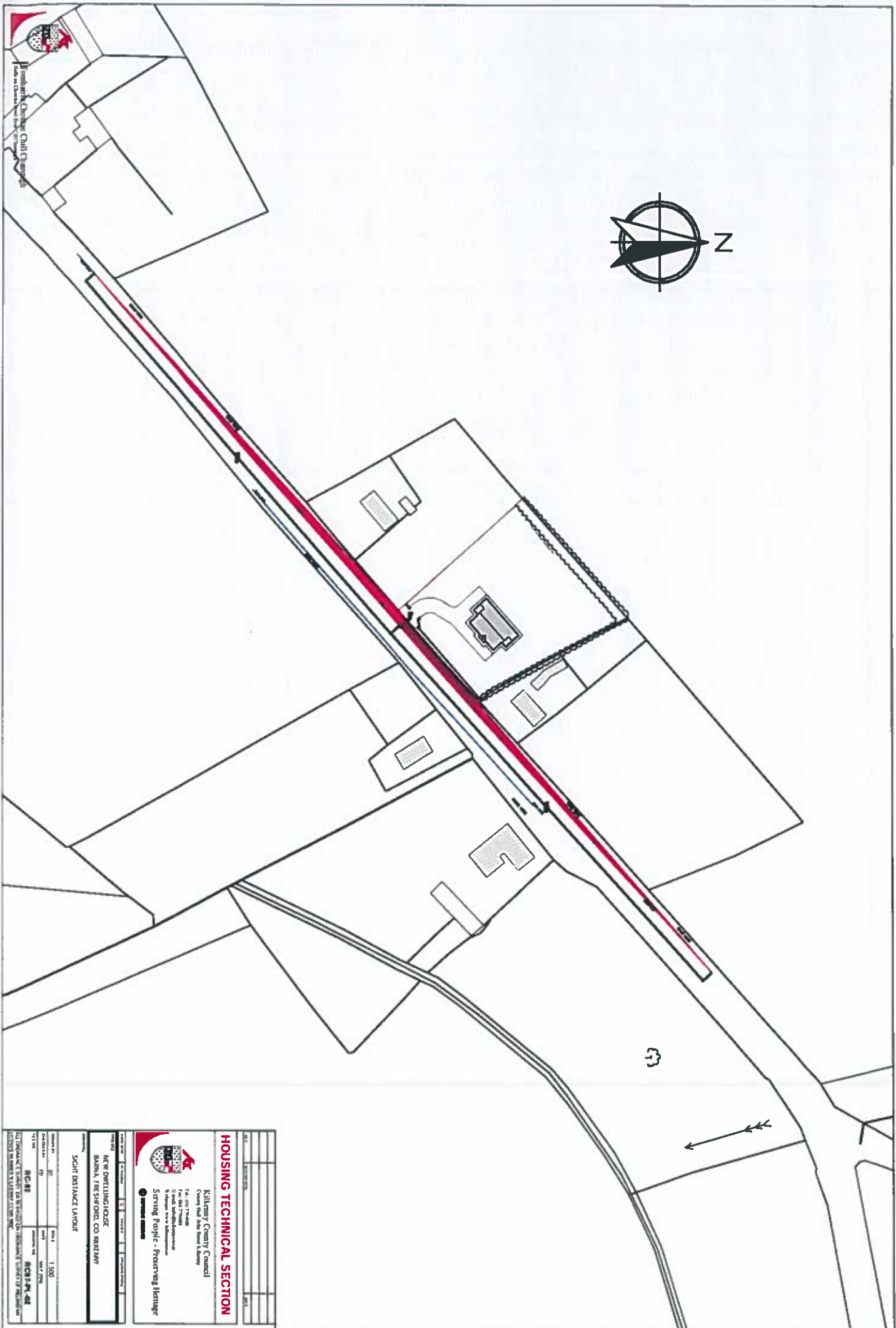
HOUSING TECHNICAL SECTION

Killarney County Council
 County Hall, Main Street, Killarney
 Tel: 043 977400
 Fax: 043 977400
 Email: info@killarneycc.ie
 Website: www.killarneycc.ie
 Serving People - Preserving Heritage

NEW DWELLING HOUSE
 BARNA, FRESHFORD, CO. KERRY
 PROJECT NO. 1
 DRAWING NO. 03

SITE LOCATION & SITE SURVEY
 SCALE 1:250 & 1:2500
 DRAWN BY: M.A.J.
 CHECKED BY: M.A.J.
 DATE: 03/11/21
 PROJECT NO. 03
 SCALE 1:250 & 1:2500
 DRAWN BY: M.A.J.
 CHECKED BY: M.A.J.
 DATE: 03/11/21





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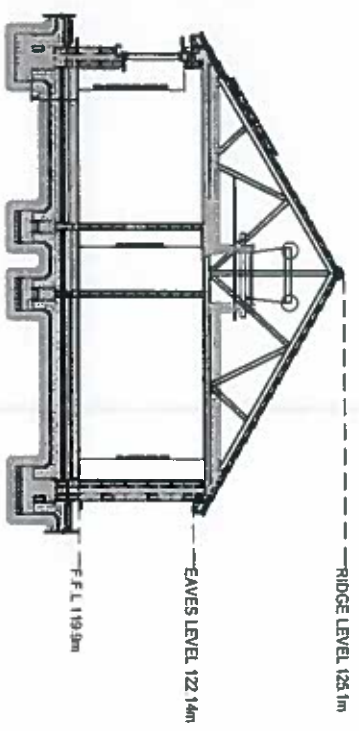
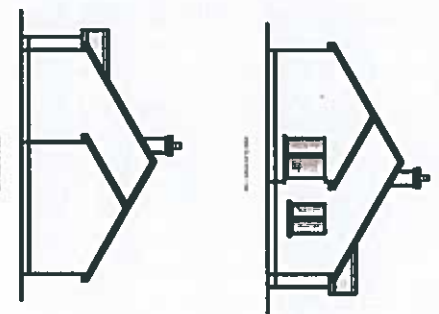
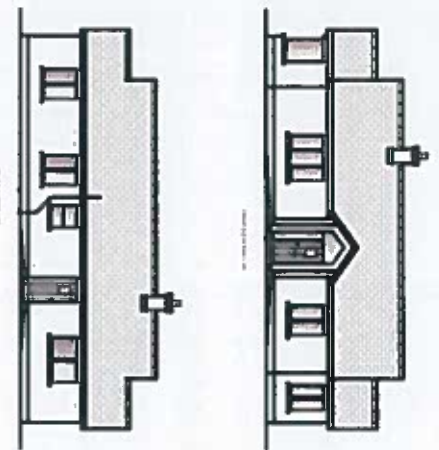
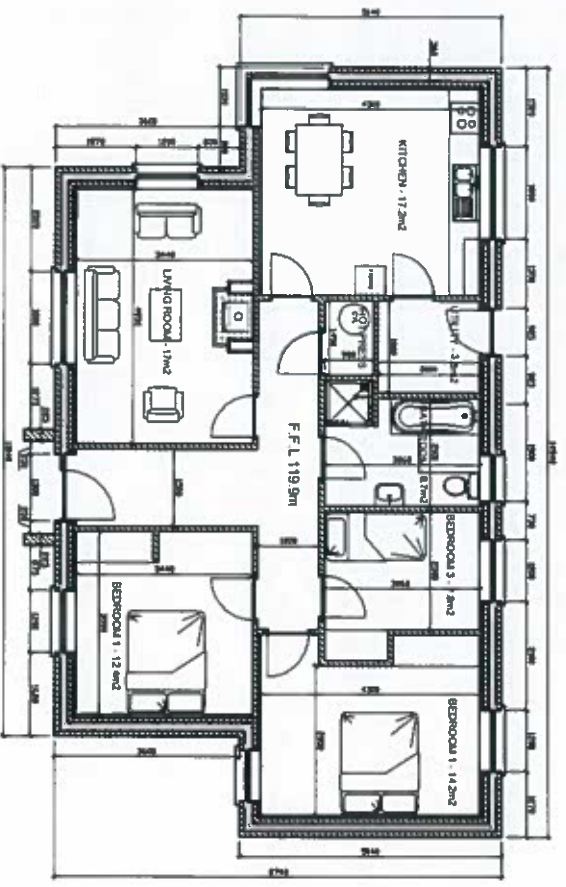
 <p>Kilbenny County Council County Hall, Ash Street, Kesh Tel: 028 77344 Fax: 028 77344 www.kilbennycc.ie</p>	
<p>HOUSING TECHNICAL SECTION</p>	
<p>NEW DWELLING HOUSE BARRA, FRESHFORD, CO. MEATH</p>	
<p>SCOTT DISTANCE LAYOUT</p>	
<p>Scale: 1:500</p>	<p>Date: 01/11/2011</p>
<p>Drawn by: [Name]</p>	<p>Checked by: [Name]</p>
<p>Project No: [Number]</p>	<p>Client: [Name]</p>
<p>Site No: [Number]</p>	
<p>Site Name: [Name]</p>	
<p>Site Address: [Address]</p>	
<p>Site Area: [Area]</p>	
<p>Site Description: [Description]</p>	
<p>Site Status: [Status]</p>	
<p>Site Notes: [Notes]</p>	



Kilkenny County Council
 Planning and Building Services

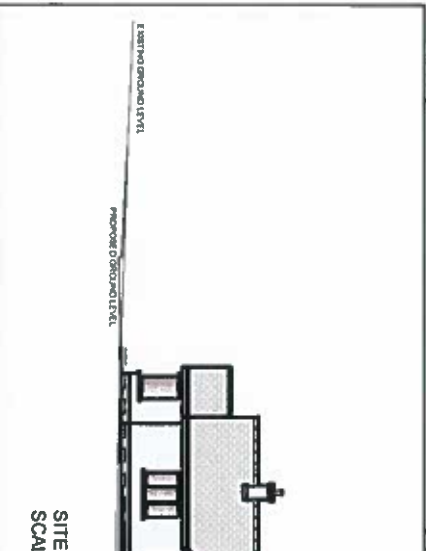
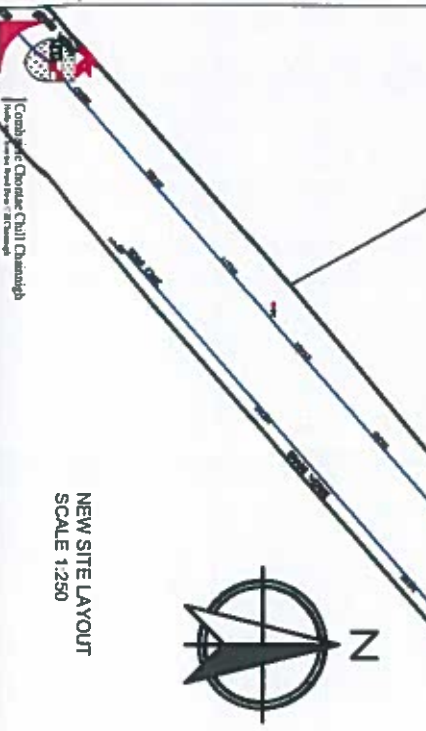
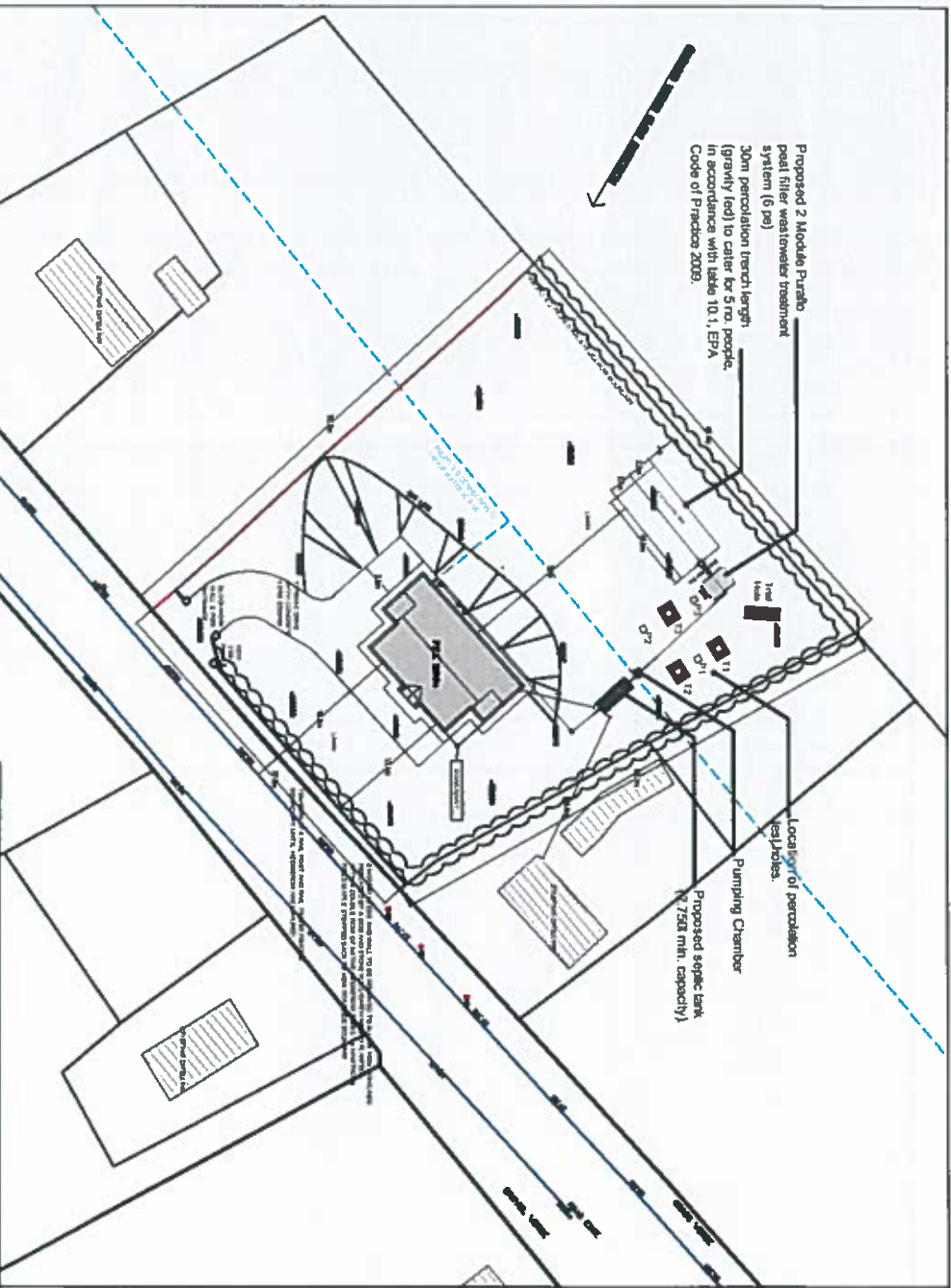


LAYOUT PLAN 130

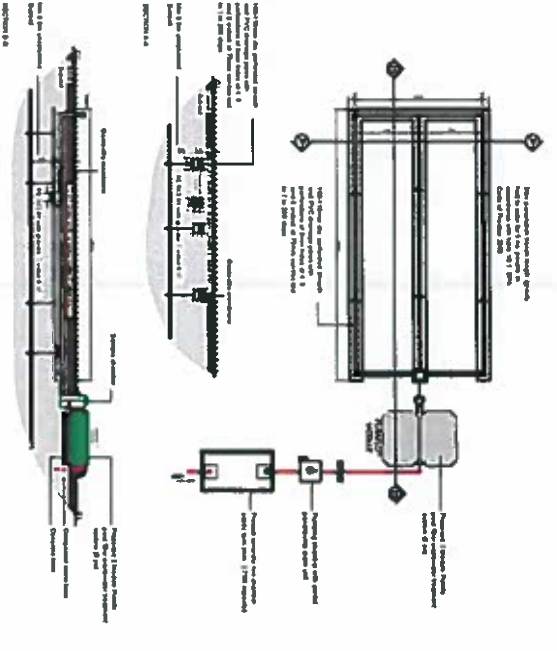


RC 97 HOUSE SECTION
 130

<p>Kilkenny County Council County Hall, John Henry Library 16, St. John's Place 8, St. John's Place 8, St. John's Place</p>	
<p>HOUSING TECHNICAL SECTION</p>	
<p>Serving People - Preserving Heritage</p>	
<p>PROJECT INFORMATION</p> <p>Project No: RC 97</p> <p>Client: Kilkenny County Council</p> <p>Address: NEW DWELLING AT BARRA, FRESHFORD, CO. WICKLOUGH</p>	<p>DATE</p> <p>Issue: 1/08/15</p> <p>Author: JML</p> <p>Checker: JML</p> <p>Approved: JML</p>
<p>NOTES</p> <p>1. All work to be carried out in accordance with the Building Regulations 2007 and 2010.</p> <p>2. The proposed construction shall be in accordance with the Building Regulations 2007 and 2010.</p> <p>3. The proposed construction shall be in accordance with the Building Regulations 2007 and 2010.</p> <p>4. The proposed construction shall be in accordance with the Building Regulations 2007 and 2010.</p> <p>5. The proposed construction shall be in accordance with the Building Regulations 2007 and 2010.</p> <p>6. The proposed construction shall be in accordance with the Building Regulations 2007 and 2010.</p> <p>7. The proposed construction shall be in accordance with the Building Regulations 2007 and 2010.</p> <p>8. The proposed construction shall be in accordance with the Building Regulations 2007 and 2010.</p> <p>9. The proposed construction shall be in accordance with the Building Regulations 2007 and 2010.</p> <p>10. The proposed construction shall be in accordance with the Building Regulations 2007 and 2010.</p>	



PROPOSED WASTEWATER TREATMENT SYSTEM DETAILS
 SCALE 1:100



NO.	DESCRIPTION	DATE

HOUSING TECHNICAL SECTION

Killarney County Council
 Planning Department
 City Hall, Main Street, Killarney
 Tel: 051 963 31280
 Fax: 051 963 31281
 Website: www.killarney.ie

Servicing People - Preserving Heritage

PROPOSED LAYOUT

Project No.	2018/0000
Client	NEW DWELLING HOUSE BAHUA
Address	FRESHFORD CD BARRAKENY
Scale	1:500 & 1:200
Date	12/01/2018
By	ICM/PL/AM

ALL CONTENTS TO BE DRAWN UP IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS 2007.



BRENDAN MOORE
ARCHITECTURE + DESIGN

Planning – Project Management – Fire Safety

Carricketna, Kilmoganny, Co. Kilkenny t 087 4120718

53 The Fairways, New Orchard Road, Kilkenny t 051 648385

E-mail:

moore.brendanl@gmail.com

SITE SUITABILITY REPORT

Site at,

**Barna,
Freshford,
Co. Kilkenny**

on behalf

of

Kilkenny County Council

CONTENTS:

DESK STUDY

PHOTOGRAPHS OF TRIAL HOLE AND TEST AREA

APPENDICES

DISCOVERY SERIES MAP EXTRACT.

1/50,000

AERIAL PHOTOGRAPHY

Fig. 1 GROUNDWATER WELL DATA

Fig. 2 KARST FEATURES

Fig. 3 BEDROCK – AQUIFER MAP

Fig. 4 SOURCE PROTECTION AREA

Fig. 5 INTERIM VULNERABILITY MAP

GROUND WATER STATUS

Fig. 6 EPA SOILS MAP

EPA SUBSOILS MAP

Fig. 7 TEAGASC SUBSOILS DATA

Fig. 8 GENERALISED BEDROCK MAP

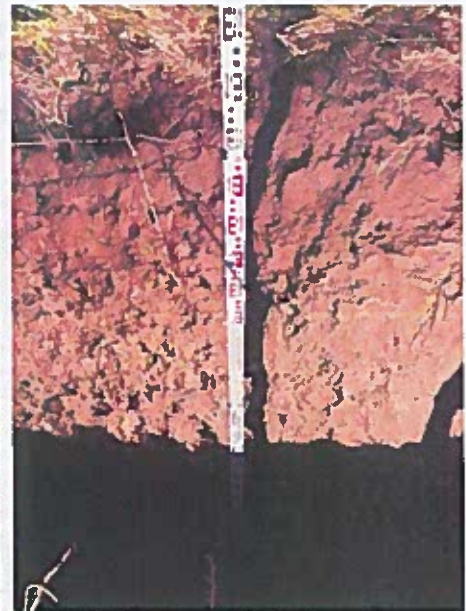
Fig. 9 GROUNDWATER RECHARGE

Fig. 10 SIGNIFICANT SITES

PHOTOGRAPHS OF TRIAL HOLE AND TEST AREA



Test Area



Trial Hole Depth (2.1m)



Trial Hole



Trial Hole after 48 hours



T1 Test hole @ 400mm



T1 Test hole @ 300mm



T1 Test hole @ 200mm



T2 Test hole @ 400mm



T2 Test hole @ 300mm



T2 Test hole @ 200mm



T3 Test hole @ 400mm



T3 Test hole @ 300mm



T3 Test hole @ 200mm



P1 Test hole @ 400mm



P1 Test hole @ 300mm



P1 Test hole @ 200mm



P2 Test hole @ 400mm



P2 Test hole @ 300mm



P2 Test hole @ 200mm



P3 Test hole @ 400mm



P3 Test hole @ 300mm

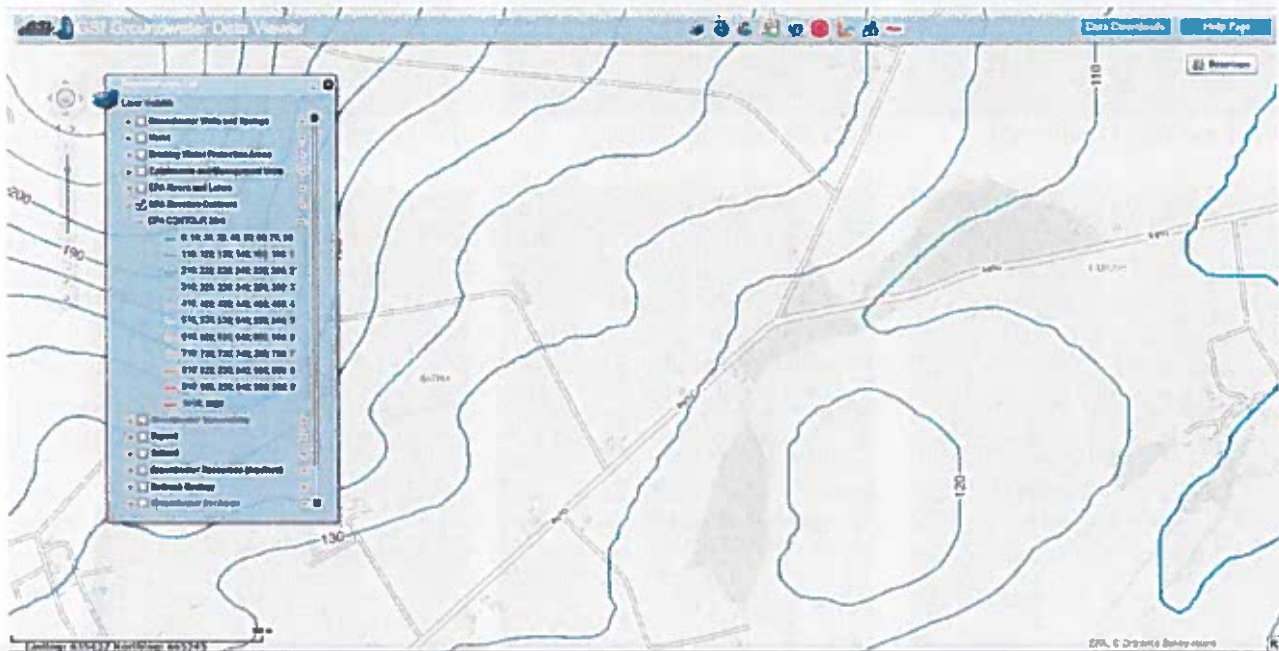


P3 Test hole @ 200mm

DISCOVERY SERIES MAP EXTRACT



Map extract (1/50,000)



Contour Map

AERIAL PHOTOGRAPHS

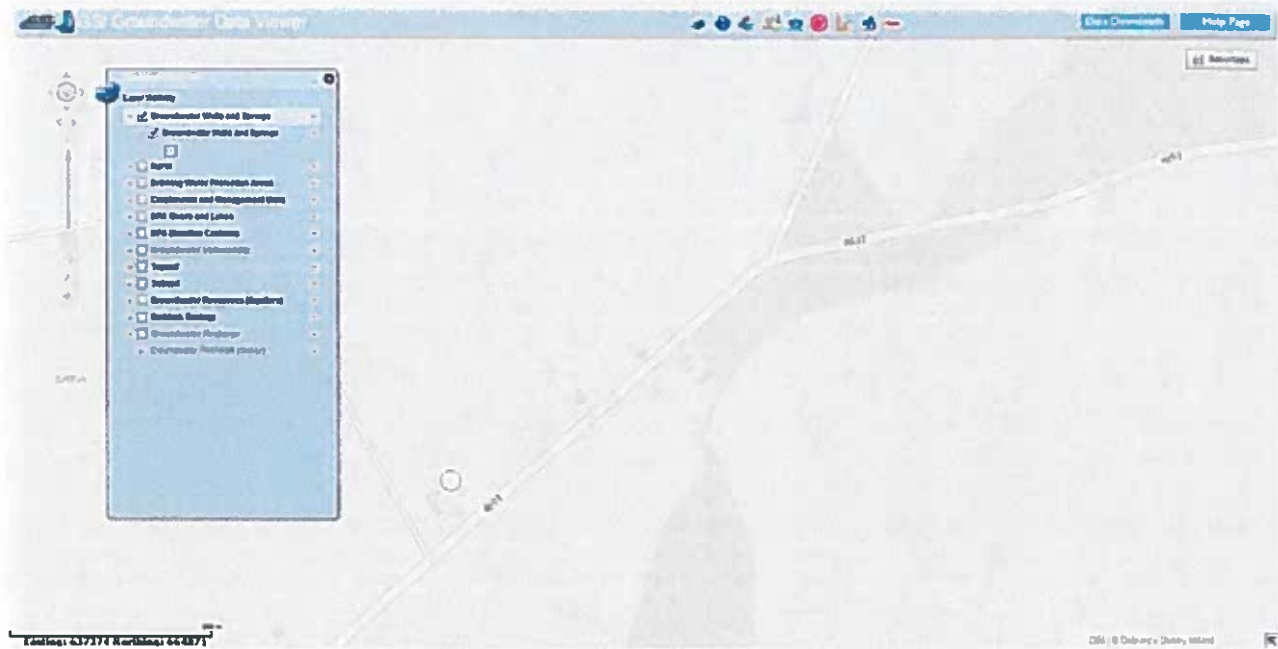


Aerial Photography



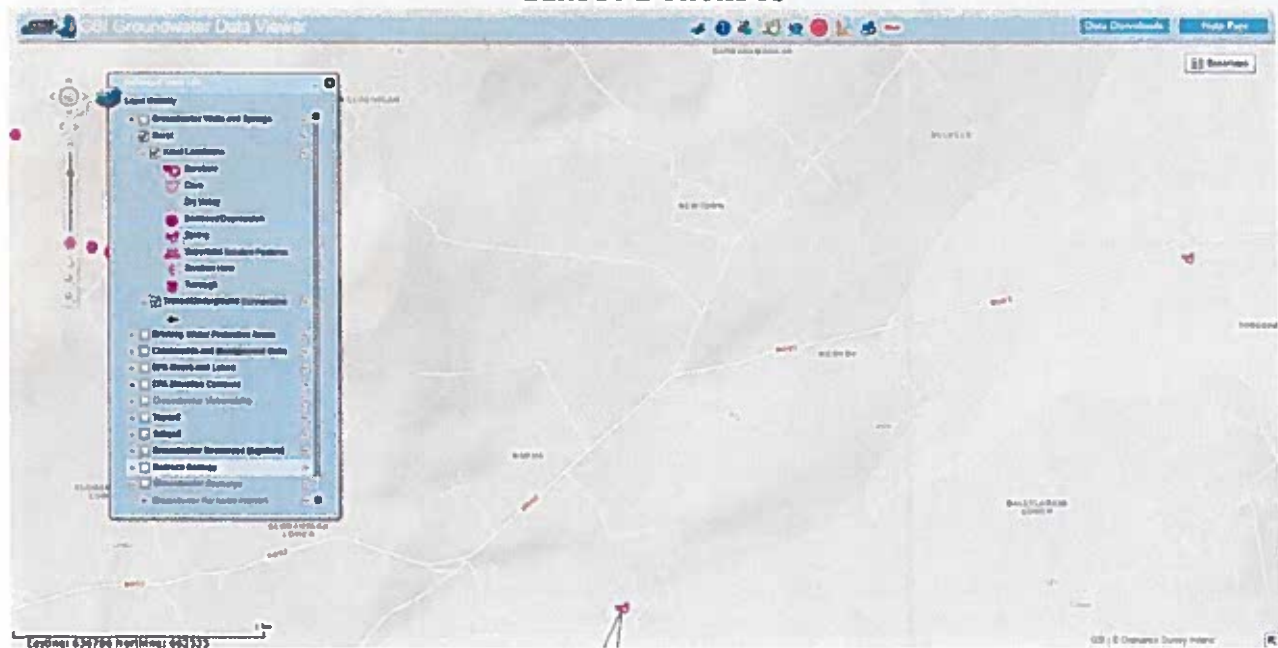
Aerial Photography

Appendix Fig. 1 Groundwater Well Data



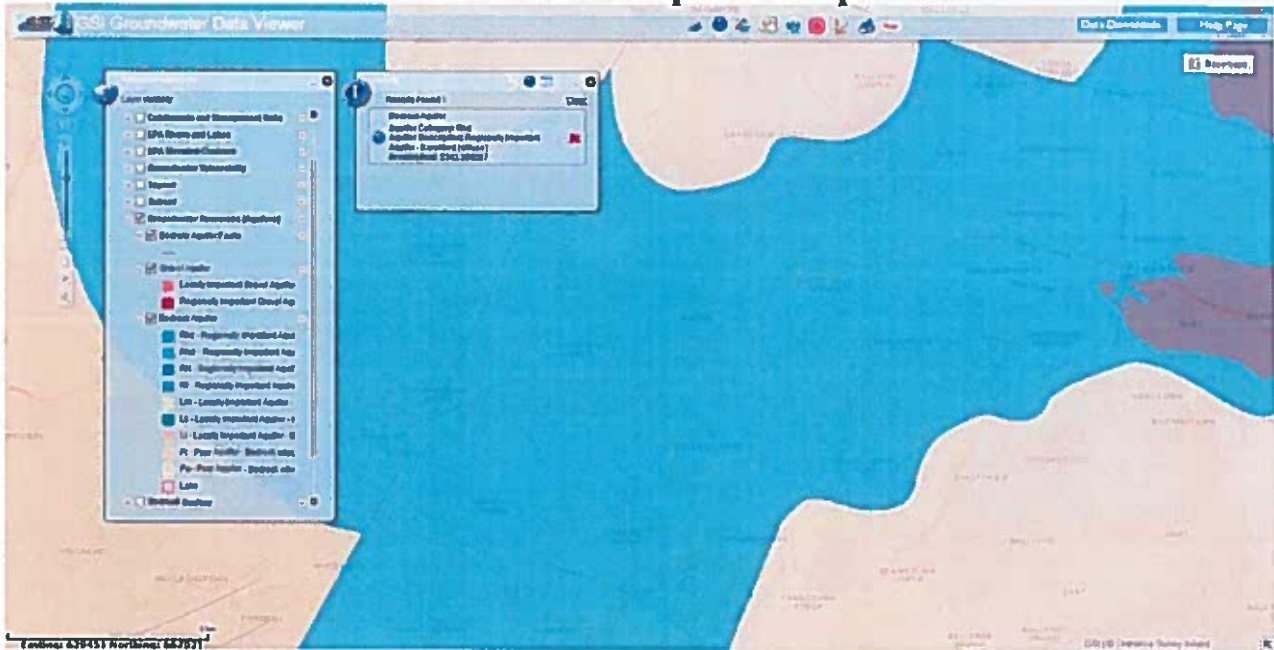
There is no wells recorded in the immediate vicinity of the proposed site.

Appendix Fig. 2 Karst Features



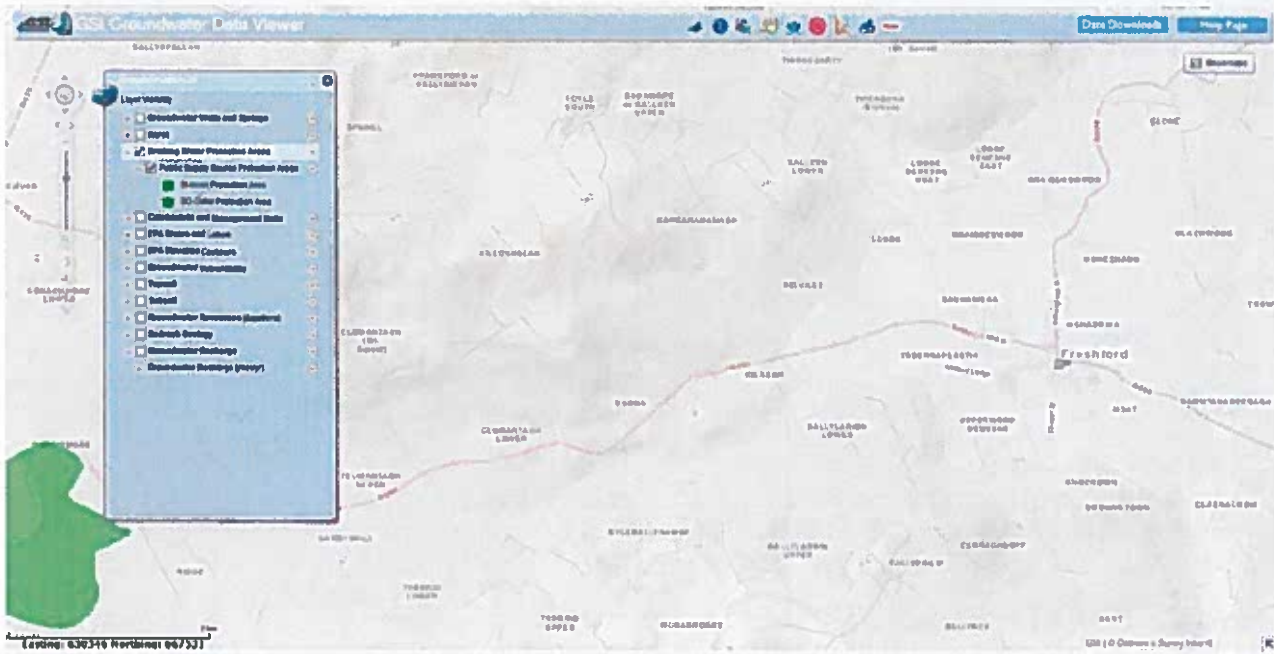
There are no karst features in the immediate vicinity of the proposed site.

Appendix Fig. 3 Bedrock – Aquifer Map



The Bedrock-Aquifer Map classifies the location of the percolation test as *Rkd – Regionally Important Aquifer – Karstified (diffuse)*

Appendix Fig. 4 Source Protection Zones



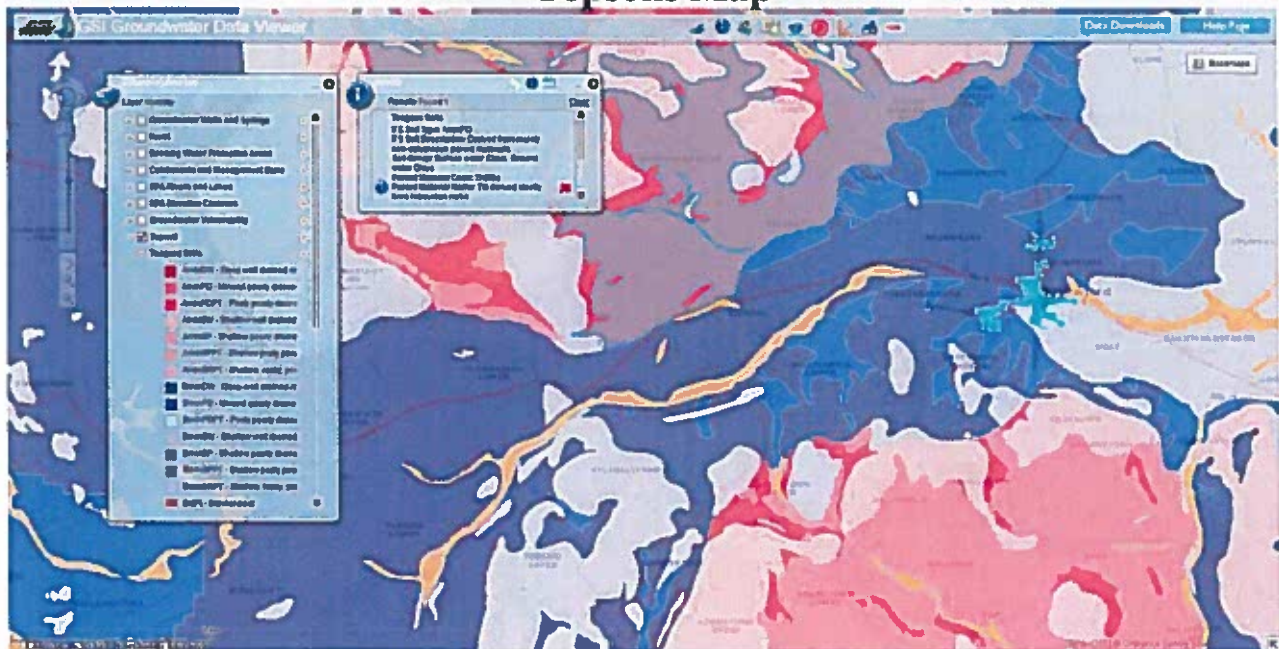
Not applicable.

Appendix Fig. 5 Interim Vulnerability Map



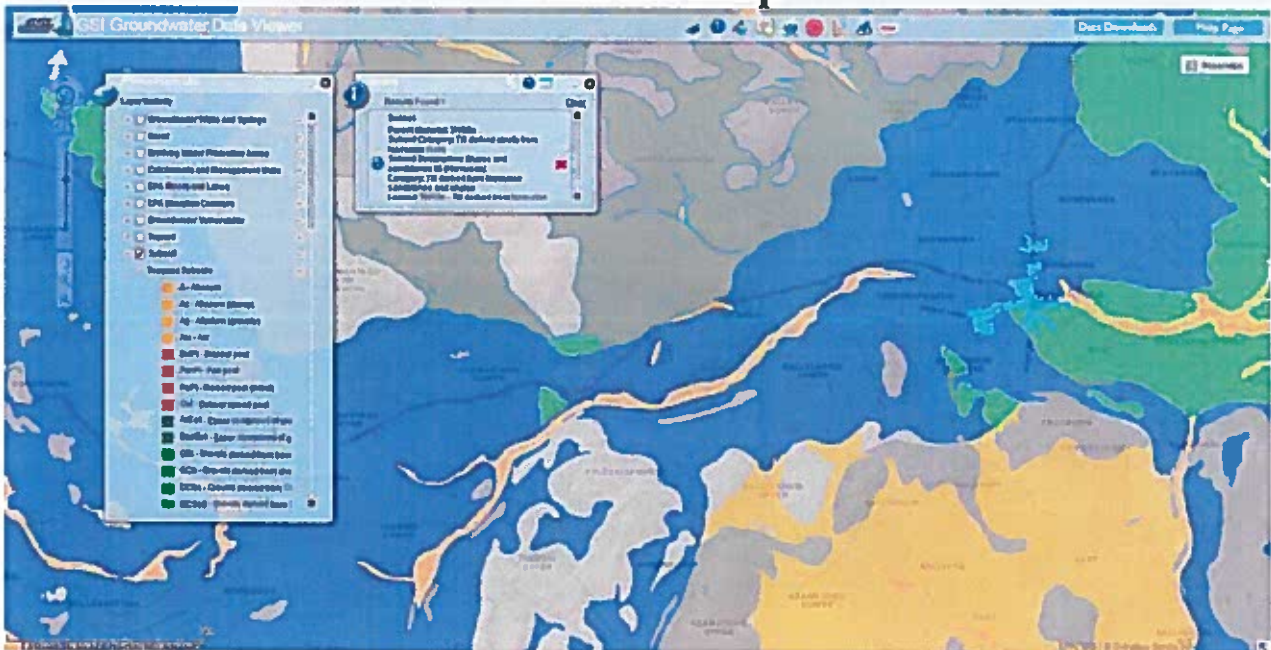
The Interim Vulnerability Map classifies the location of the percolation test as having a vulnerability of: *H-High*

Appendix Fig. 6 Topsoils Map



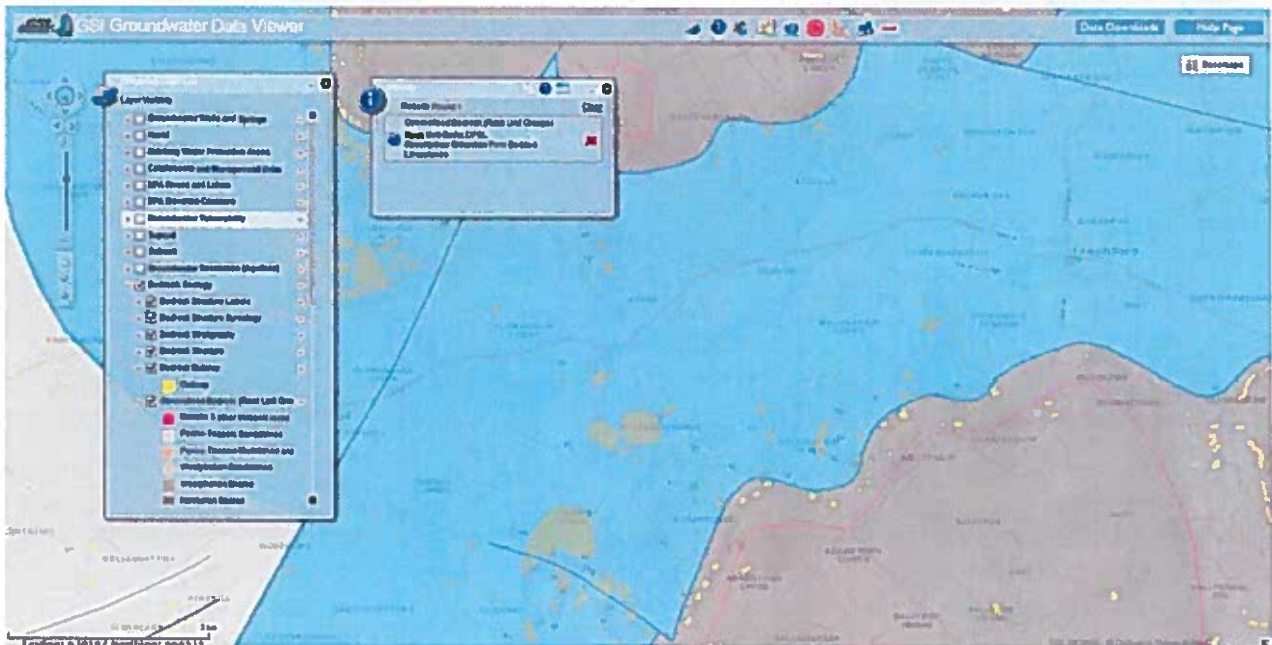
The Topsoil Map gives a soil classification at the location of the percolation test as: AminPD – Derived from mainly non-calcareous parent materials

Appendix Fig. 7 Subsoils Map



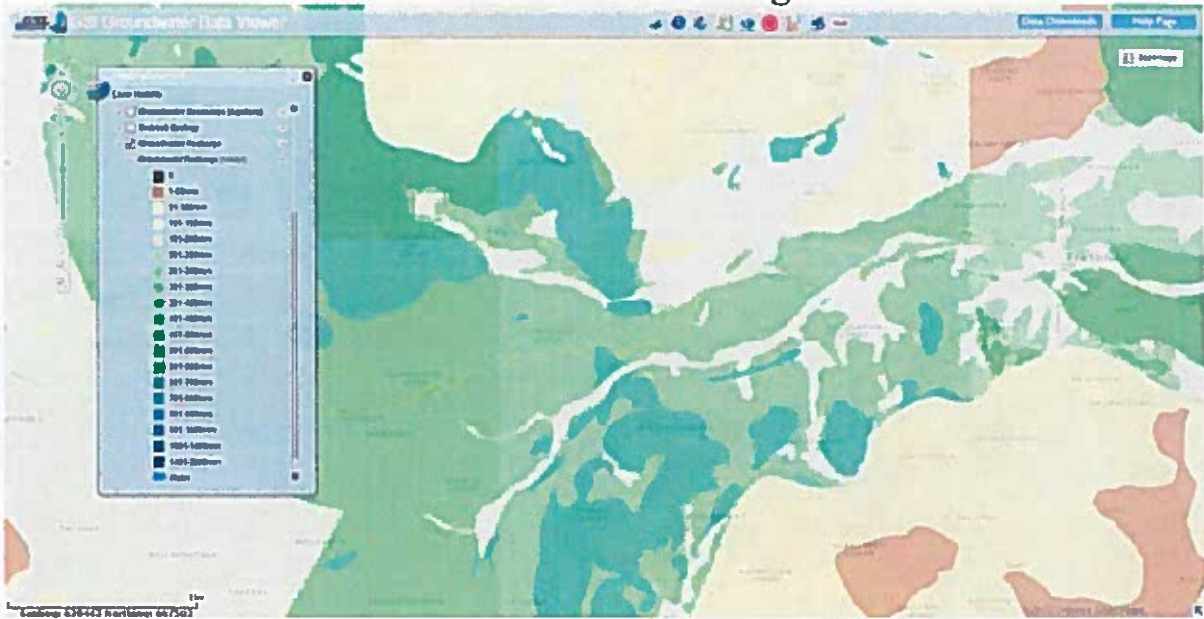
The Subsoil Map gives a soil classification at the location of the percolation test as: TNSs – Till derived chiefly from Namurian rocks

Appendix Fig. 8 Generalised Bedrock MAP

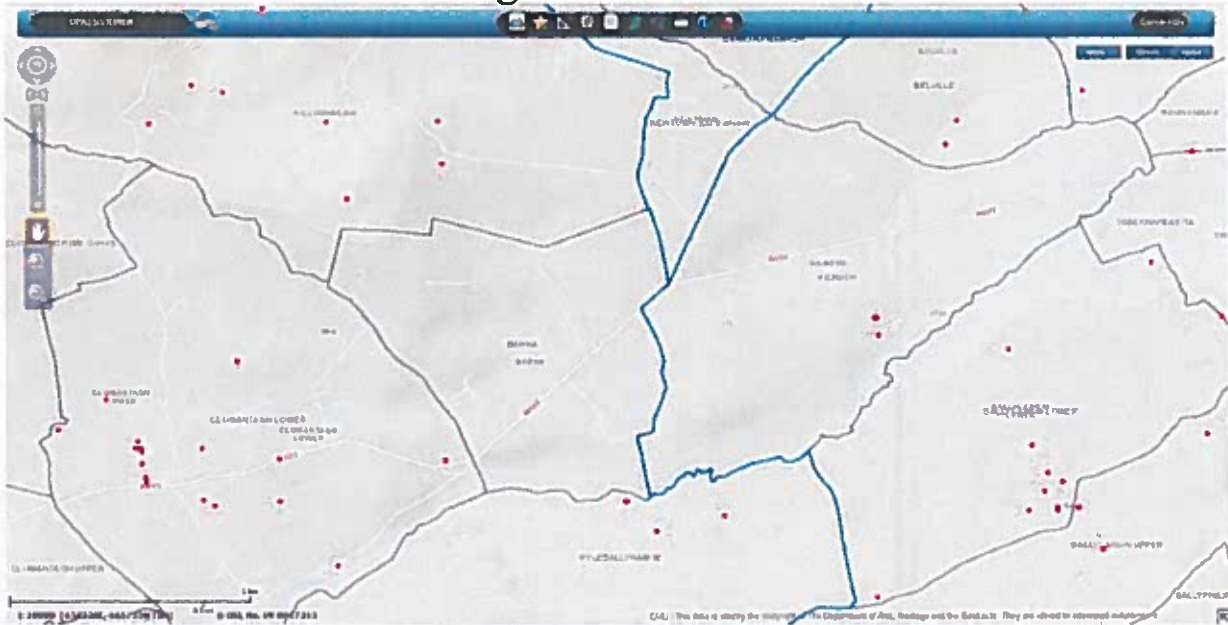


The Generalised bedrock map indicates the occurrence of DPBL – Dinantian Pure Bedded Limestones

Appendix Fig. 9 Groundwater Recharge



Appendix Fig.10 Significant Sites



APPENDIX B: SITE CHARACTERISATION FORM

File Reference:

1.0 GENERAL DETAILS (From planning application)

Prefix: First Name: Surname:

Address:

Site Location and Townland:

Telephone No: Fax No:

E-Mail:

Maximum no. of Residents: No. of Double Bedrooms: No. of Single Bedrooms:

Proposed Water Supply: Mains Private Well/Borehole Group Well/Borehole

2.0 GENERAL DETAILS (From planning application)

Soil Type, (Specify Type):

Aquifer Category: Regionally Important Locally Important Poor

Vulnerability: Extreme High Moderate Low High to Low Unknown

Bedrock Type:

Name of Public/Group Scheme Water Supply within 1 km:

Groundwater Protection Scheme (Y/N): Source Protection Area: SI SO

Groundwater Protection Response:

Presence of Significant Sites (Archaeological, Natural & Historical):

Past experience in the area:

Comments:

(Integrate the information above in order to comment on: the potential suitability of the site, potential targets at risk, and/or any potential site restrictions).

Rk, Regionally Important Karstified Aquifers. R21 Acceptable subject to normal good practice. Where domestic water supplies are located nearby, particular attention should be given to the depth of subsoil over bedrock such that the minimum depths required in Section 6 are met and that the likelihood of microbial pollution is minimised.

The main sources at risk are surface water and groundwater as a source & resource. Potential targets include existing (See Appendix Fig. 1) & planned drinking water wells. The percolation area/polishing filter should be located to satisfy EPA, Code of Practice min. separation distances required

Note: Only information available at the desk study stage should be used in this section.

3.0 ON-SITE ASSESSMENT

3.1 Visual Assessment

Landscape Position:

Slope: Steep (>1:5) Shallow (1:5-1:20) Relatively Flat (<1:20)

Surface Features within a minimum of 250m (Distance To Features Should Be Noted In Metres)

Houses:

Existing Land Use:

Vegetation Indicators:

Groundwater Flow Direction:

Ground Condition:

Site Boundaries:

Roads:

Outcrops (Bedrock And/Or Subsoil):

Surface Water Ponding: Lakes:

Beaches/Shellfish: Areas/Wetlands:

Karst Features:

Watercourse/Stream*:

Drainage Ditches*:

Springs / Wells*:

Comments:

(Integrate the information above in order to comment on: the potential suitability of the site, potential targets at risk, the suitability of the site to treat the wastewater and the location of the proposed system within the site).

Underfoot conditions generally firm. Topsoil looks free draining. Where domestic water supplies are located nearby, particular attention should be given to the depth of subsoil over bedrock such that the minimum depths required (EPA Code of Practice 2009) are met (vulnerability=High) and that the likelihood of microbial pollution is minimised. The main sources at risk are surface water and groundwater as a source & resource. Potential targets include the existing & planned drinking water wells. The percolation area/polishing filter should be located to satisfy EPA, Code of Practice minimum separation distance requirements.

*Note and record water level

3.2 Trial hole (should be a minimum of 2.1m deep (3m for regionally important aquifers))

To avoid any accidental damage, a trial hole assessment or percolation tests should not be undertaken in areas, which are at or adjacent to significant sites (e.g. NHAs, SACs, SPAs, and/or Archaeological etc.), without prior advice from National Parks and Wildlife Service or the Heritage Service.

Depth of trial hole (m):

Depth from ground surface to bedrock (m) (if present):

Depth from ground surface to water table (m) (if present)

Depth of water ingress:

Rock type (if present)

Date and time of excavation:

Date and time of examination:

Depth of P/T Test*	Soil/Subsoil Texture & Classification**	Plasticity and dilatancy***	Soil Structure	Density/ Compactness	Colour****	Preferential flowpaths
0.1 m <input type="checkbox"/>	Topsoil with organic matter CLAY loam.	Threads: 2,2,2 Ribbons: 60, 70, 60. Dilatant: Yes with difficulty.	Crumb	Un-compact	Dark brown	Along roots and earth worm casts
0.2 m <input type="checkbox"/>						
0.3 m <input type="checkbox"/>	Subsoil: SILT/CLAY with gravels.	Threads: 3,4,3 Ribbons: 120,115,130 Dilatant: No	Single grain structureless	Loose	Brown	Roots, pores
0.4 m <input type="checkbox" value="P Invert"/>						
0.5 m <input type="checkbox"/>						
0.6 m <input type="checkbox"/>						
0.7 m <input type="checkbox"/>						
0.8 m <input type="checkbox" value="T Invert"/>						
0.9 m <input type="checkbox"/>						
1.0 m <input type="checkbox"/>						
1.1 m <input type="checkbox"/>						
1.2 m <input type="checkbox"/>						
1.3 m <input type="checkbox"/>						
1.4 m <input type="checkbox"/>						
1.5 m <input type="checkbox"/>						
1.6 m <input type="checkbox"/>						
1.7 m <input type="checkbox"/>						
1.8 m <input type="checkbox"/>						
1.9 m <input type="checkbox"/>						
2.0 m <input type="checkbox"/>						
2.1 m <input type="checkbox"/>	Base of trial hole at 2.1m					
2.2 m <input type="checkbox"/>						
2.3 m <input type="checkbox"/>						
2.4 m <input type="checkbox"/>						
2.5 m <input type="checkbox"/>						
2.6 m <input type="checkbox"/>						
2.7 m <input type="checkbox"/>						
2.8 m <input type="checkbox"/>						
2.9 m <input type="checkbox"/>						
3.0 m <input type="checkbox"/>						

Likely T value:

Note: *Depth of percolation test holes should be indicated on log above. (Enter P or T at depths as appropriate).
 ** See Appendix E for BS 5930 classification.
 *** 3 samples to be tested for each horizon and results should be entered above for each horizon.
 **** All signs of motting should be recorded.

3.2 Trial Hole (contd.) Evaluation:

No rock, water table level or mottled subsoil encountered in the trial hole. The unsaturated nature of the topsoil and subsoil would indicate permeable conditions. Topsoil and Subsoil in oxidised state and aerated. Surface water and Groundwater as a source and resource is the potential target at risk. The percolation area/polishing filter should be located within a safe distance of existing & planned wells to satisfy EPA minimum separation distance requirements.

3.3(a) Percolation ("T") Test for Deep Subsoils and/or Water Table

Step 1: Test Hole Preparation

Percolation Test Hole	1		2		3	
Depth from ground surface to top of hole (mm) (A)	400		400		400	
Depth from ground surface to base of hole (mm) (B)	800		800		800	
Depth of hole (mm) [B - A]	400		400		400	
Dimensions of hole [length x breadth (mm)]	300 x	300	300 x	300	300 x	300

Step 2: Pre-Soaking Test Holes

Date and Time pre-soaking started	31/05/2016	11:00	31/05/2016	11:02	31/05/2016	11:03
-----------------------------------	------------	-------	------------	-------	------------	-------

Each hole should be pre-soaked twice before the test is carried out. Each hole should be empty before refilling.

Step 3: Measuring T_{100}

Percolation Test Hole No.	1		2		3	
Date of test	01/06/2016		01/06/2016		01/06/2016	
Time filled to 400 mm	10:34		10:36		10:37	
Time water level at 300 mm	10:41		10:48		10:51	
Time to drop 100 mm (T_{100})	7.00		12.00		14.00	
Average T_{100}						11.00

If $T_{100} > 300$ minutes then T-value >90 – site unsuitable for discharge to ground

If $T_{100} \leq 210$ minutes then go to Step 4;

If $T_{100} > 210$ minutes then go to Step 5;

Step 4: Standard Method (where $T_{100} \leq 210$ minutes)

Percolation Test Hole	1			2			3		
Fill no.	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δt (min)	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δt (min)	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δt (min)
1	10:41	10:57	16.00	10:48	11:25	37.00	10:51	11:24	33.00
2	10:58	11:16	18.00	11:26	12:12	46.00	11:25	12:13	48.00
3	11:17	11:39	22.00	12:13	13:05	52.00	12:14	13:12	58.00
Average Δt Value	18.67			45.00			46.33		
Average $\Delta t/4 =$ [Hole No.1] <input type="text" value="4.67"/> (t_1)			Average $\Delta t/4 =$ [Hole No.2] <input type="text" value="11.25"/> (t_2)			Average $\Delta t/4 =$ [Hole No.3] <input type="text" value="11.58"/> (t_3)			

Result of Test: $T =$ (min/25 mm)

Comments:

Result in the expected range. $3 \leq T \leq 50$ Site is suitable for the development of a septic tank system or a secondary treatment system discharging to groundwater.

Step 5: Modified Method (where $T_{100} > 210$ minutes)

Percolation Test Hole No.	1				2				3			
Fall of water in hole (mm)	Time Factor $= T_1$	Time of fall (mins) $= T_m$	$K_{15} = T_1 / T_m$	T-Value $= 4.45 / K_{15}$	Time Factor $= T_1$	Time of fall (mins) $= T_m$	$K_{15} = T_1 / T_m$	T-Value $= 4.45 / K_{15}$	Time Factor $= T_1$	Time of fall (mins) $= T_m$	$K_{15} = T_1 / T_m$	T-Value $= 4.45 / K_{15}$
300 - 250	8.1				8.1				8.1			
250 - 200	9.7				9.7				9.7			
200 - 150	11.9				11.9				11.9			
150 - 100	14.1				14.1				14.1			
Average T-Value	T-Value Hole 1= (t_1) <input type="text" value="0.00"/>				T-Value Hole 1= (t_2) <input type="text" value="0.00"/>				T-Value Hole 1= (t_3) <input type="text" value="0.00"/>			

Result of Test: $T =$ (min/25 mm)

Comments:

3.3(b) Percolation ("P") Test for Shallow Soil / Subsoils and/or Water Table

Step 1: Test Hole Preparation

Percolation Test Hole	1	2	3
Depth from ground surface to top of hole (mm)	0	0	0
Depth from ground surface to base of hole (mm)	400	400.00	400
Depth of hole (mm)	400	400	400
Dimensions of hole [length x breadth (mm)]	300 x 300	300 x 300	300 x 300

Step 2: Pre-Soaking Test Holes

Date and Time pre-soaking started	31/05/2016 11:10	31/05/2016 11:11	31/05/2016 11:13

Each hole should be pre-soaked twice before the test is carried out. Each hole should be empty before refilling.

Step 3: Measuring P_{100}

Percolation Test Hole No.	1	2	3
Date of test	01/06/2016	01/06/2016	01/06/2016
Time filled to 400 mm	10:40	10:43	10:44
Time water level at 300 mm	10:44	10:50	10:50
Time to drop 100 mm (P_{100})	4.00	7.00	6.00
Average P_{100}			5.67

If $P_{100} > 300$ minutes then P-value > 90 – site unsuitable for discharge to ground

If $P_{100} \leq 210$ minutes then go to Step 4;

If $P_{100} > 210$ minutes then go to Step 5;

Step 4: Standard Method (where $P_{100} \leq 210$ minutes)

Percolation Test Hole	1			2			3		
Fill no.	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δp (min)	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δp (min)	Start Time (at 300 mm)	Finish Time (at 200 mm)	Δp (min)
1	10:44	10:49	5.00	10:50	11:06	16.00	10:50	11:29	39.00
2	10:50	10:58	8.00	11:07	11:28	21.00	11:30	12:20	50.00
3	10:59	11:12	13.00	11:29	11:54	25.00	12:21	13:35	74.00
Average Δp Value	8.67			20.67			54.33		
	Average $\Delta p/4 =$ [Hole No.1] 2.17 (p_1)			Average $\Delta p/4 =$ [Hole No.2] 5.17 (p_2)			Average $\Delta p/4 =$ [Hole No.3] 13.58 (p_3)		

Result of Test: $P = 6.97$ (min/25 mm)

Comments:

Passed Result. Site potentially suitable for the disposal and treatment of wastewater effluent.

Step 5: Modified Method (where $P_{100} > 210$ minutes)

Percolation Test Hole No.	1				2				3			
Fall of water in hole (mm)	Time Factor = T_i	Time of fall (mins) = T_m	$K_{15} = T_i / T_m$	P-Value = $4.45 / K_{15}$	Time Factor = T_i	Time of fall (mins) = T_m	$K_{15} = T_i / T_m$	P-Value = $4.45 / K_{15}$	Time Factor = T_i	Time of fall (mins) = T_m	$K_{15} = T_i / T_m$	P-Value = $4.45 / K_{15}$
300 - 250	8.1				8.1				8.1			
250 - 200	9.7				9.7				9.7			
200 - 150	11.9				11.9				11.9			
150 - 100	14.1				14.1				14.1			
Average P- Value	P- Value Hole 1= (p_1) 0.00				P- Value Hole 1= (p_2) 0.00				P- Value Hole 1= (p_3) 0.00			

Result of Test: $P = 0.00$ (min/25 mm)

Comments:

3.4 The following associated Maps, Drawings and Photographs should be appended to this site characterisation form.

1. Discovery Series 1:50,000 Map indicating overall drainage, groundwater flow direction and housing density in the area.
2. Supporting maps for vulnerability, aquifer classification, soil, bedrock.
3. North point should always be included.
4. (a) Sketch of site showing measurements to Trial Hole location and
 - (b) Percolation Test Hole locations,
 - (c) wells and
 - (d) direction of groundwater flow (if known),
 - (e) proposed house (incl. distances from boundaries)
 - (f) adjacent houses,
 - (g) watercourses,
 - (h) significant sites
 - (i) and other relevant features.
5. Cross sectional drawing of the site and the proposed layout¹ should be submitted.
6. Photographs of the trial hole, test holes and site (date and time referenced).

¹ The calculated percolation area or polishing filter area should be set out accurately on the site layout drawing in accordance with the code of practice's requirements.

4.0 CONCLUSION of SITE CHARACTERISATION

Integrate the information from the desk study and on-site assessment (i.e. visual assessment, trial hole and percolation tests) above and conclude the type of system(s) that is (are) appropriate. This information is also used to choose the optimum final disposal route of the treated wastewater.

Not Suitable for Development

Suitable for ¹

- | | |
|---|--------------------------|
| 1. Septic tank system (septic tank and percolation area) | <input type="checkbox"/> |
| 2. Secondary Treatment System | |
| a. septic tank and filter system constructed on-site and polishing filter; or | <input type="checkbox"/> |
| b. packaged wastewater treatment system and polishing filter | <input type="checkbox"/> |

Discharge Route

5.0 RECOMMENDATION

Propose to install:

and discharge to:

Trench Invert level (m):

Site Specific Conditions (e.g. special works, site improvement works testing etc.

Propose to install: 2 module Puraflo wastewater treatment system followed by gravity fed trench percolation area.

R1: Acceptable subject to normal good practice (i.e. system selection, construction, operation and maintenance in accordance with this CoP).

There was no water table level encountered during excavation and no signs of mottling was noted in the trial hole. The presence of 0.9m of unsaturated subsoil beneath the invert level of the soil filter system results in an adequate depth of unsaturated subsoil to treat wastewater effluent.

Integrating the resulting information as a whole, based on the T & P Tests carried out and the permeability of the subsoil we can conclude that a hydraulic or an attenuation issue does not exist. From the trial hole analysis we can conclude an adequate depth of 0.9m of unsaturated subsoil to treat wastewater effluent exists and from our visual assessment, all separation distance are in compliance with the EPA CoP requirements. We therefore deem the site suitable for the treatment and disposal of wastewater effluent, in compliance with EPA standards and recommendations.

We recommend that the invert level of the percolation trench be laid approx. 0.8m below the existing ground level adjacent to the test area giving 0.9m of unsaturated subsoil beneath the invert level of the percolation trenches throughout the year. This shall ensure adequate treatment of the effluent before it reaches a receptor i.e. groundwater (free of viruses and bacteria) so that the likelihood of microbial pollution is minimised. The septic tank will have a min. capacity of 2,750l (2.75m³). The treated wastewater from the secondary treatment unit (6 pe) will be gravity fed to a trench percolation area. In accordance with Table 10.1 of EPA COP for a P/T Value of between 3-20, a minimum of 30m (5x6) of linear percolation trench shall be installed in accordance with table 10.1 of EPA COP.

The proposed effluent treatment system and polishing filter should be designed, installed, constructed and maintained in strict accordance with the recommendations and design standards directed by the, 'EPA' CODE OF PRACTICE- Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. < 10). When installed certification from the designer, supplier, or installer that the treatment system and its percolation areas have been satisfactorily installed and commissioned and is suitable for the site in question, should be submitted to the planning authority along with certification from the undersigned mentioned supervising independent assessor.

¹ note: more than one option may be suitable for a site and this should be recorded

² A discharge of sewage effluent to "waters" (definition includes any or any part of any river, stream, lake, canal, reservoir, aquifer, pond, watercourse or other inland waters, whether natural or artificial) will require a licence under the Water Pollution Acts 1977-90. Refer to Section 2.6.2.

6.0 TREATMENT SYSTEM DETAILS

SYSTEM TYPE: Septic Tank System

Tank Capacity (m ³)	<input type="text"/>	Percolation Area	<input type="text"/>	Mounded Percolation Area	<input type="text"/>
		No. of Trenches	<input type="text"/>	No. of Trenches	<input type="text"/>
		Length of Trenches (m)	<input type="text"/>	Length of Trenches (m)	<input type="text"/>
		Invert Level (m)	<input type="text"/>	Invert Level (m)	<input type="text"/>

SYSTEM TYPE: Secondary Treatment System

Filter Systems

Media Type	Area (m ²)*	Depth of Filter	Invert Level
Sand/Soil	<input type="text"/>	<input type="text"/>	<input type="text"/>
Soil	<input type="text"/>	<input type="text"/>	<input type="text"/>
Constructed Wetland	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other	<input type="text"/>	<input type="text"/>	<input type="text"/>

Package Treatment Systems

Type	<input type="text" value="2 Module PURAFLO Peat Filter"/>
Capacity PE	<input type="text" value="6.00"/>
Sizing of Primary Compartment	<input type="text" value="2.75"/> m ³

SYSTEM TYPE: Tertiary Treatment System

Polishing Filter: Surface Area (m ² *)	<input type="text"/>	Package Treatment System: Capacity (pe)	<input type="text"/>
or Gravity Fed:		Constructed Wetland: Surface Area (m ² *)	<input type="text"/>
No. of Trenches	<input type="text" value="3"/>		
Length of Trenches (m)	<input type="text" value="10.00"/>		
Invert Level (m)	<input type="text" value="-800.00"/>		

DISCHARGE ROUTE:

Groundwater	<input checked="" type="checkbox"/>	Hydraulic Loading Rate * (l/m ² .d)	<input type="text" value="50.00"/>
Surface Water **	<input type="checkbox"/>	Discharge Rate (m ³ /hr)	<input type="text"/>

TREATMENT STANDARDS:

Treatment System Performance Standard (mg/l)	BOD	SS	NH ₃ - N	Total N	Total P
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

QUALITY ASSURANCE:

Installation & Commissioning

Certificate of installation from a Competent person/Service provider. All septic tanks should be followed by a percolation area that is in compliance with I.S. CEN/TR 12566:2.

On-going Maintenance

Regular inspections (approximately every 6 months) and sludge pumping (at a minimum frequency once every year or more often if the rate of sludge build-up requires more frequent removal) are the minimum operation and maintenance requirements. All de-sludging of septic tank should be documented.

* Hydraulic loading rate is determined by the percolation rate of subsoil

** Water Pollution Act discharge licence required

7.0 SITE ASSESSOR DETAILS

Company:

Prefix: First Name: Surname:

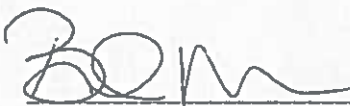
Address:

Qualifications/Experience:

Date of Report:

Phone: Fax: e-mail:

Indemnity Insurance Number:

Signature:  _____



Appendix C – Reports Received from Departments

- 1. Area Engineer**
- 2. Irish Water/Water Services**
- 3. Environment**

Kilkenny County Council
Castlecomer Area Office,
Kilkenny Road,
Castlecomer,
Co. Kilkenny.



Comhairle Chontae Chill Chainnigh

Tel: 056/4440550
Fax: 056/4440559

19th July 2016

Ann Maria Walsh,
Senior Executive Officer,
Planning Section

Re: Part 8 -02 16
Referral from Housing Department Re Part 8 Proposal
Construction of a 3 bedroom single storey dwelling with on site foul and
storm water treatment system and water connection to group scheme; Works
to include new front boundary and entrance at Barna, Freshford, Co.
Kilkenny

A Chara,

Following my inspection at the site of the above proposed development on the 13th July 2016, I recommend that the following conditions be attached to the permission:

- All the works to create the new entrance and to achieve the 145m sight visibility lines as showed on the Sight Distance Layout, Drawing No. RC97-PL-02 shall be carried out prior to the main development.
- The gradient at the new entrance to the site shall comply with the NRA Design Manual for Roads and Bridges.
- The entrance to the development shall be suitably surfaced. The Castlecomer Area Office shall be consulted in relation to the tie-in to the public road.

Reason: In the interests of general and traffic safety

- No surface water run-off from the site shall discharge onto the public road.
- All necessary measures shall be taken during the construction to protect the existing surface water pipes located at the edge of the public road.

Reason: In order to protect the integrity of the public road network

Note: A planning notice was erected at the site at the time of the inspection and was clearly visible from the public road.

Mise le meas,

Philippe Beubry,
Castlecomer Area Engineer.

Claire Kelly

From: Gerard Higgins
Sent: 17 August 2016 11:45
To: Claire Kelly
Subject: FW: Part 8's

FYI

From: Gerard Higgins
Sent: 17 August 2016 09:56
To: 'Matthew Collins'
Subject: RE: Part 8's

Matthew,

I recently received both of these submissions

1. There is no public water supply at the site in Barna Freshford but an independent group water scheme exists in the area and it is proposed to connect to this scheme.
2. Our records indicate that the public water supply extends to the site at Graigueswood in Freshford so it should be possible to provide a connection at this location

Regards
Gerry Higgins,
Water Services

From: Matthew Collins [<mailto:mattcoll@water.ie>]
Sent: 17 August 2016 09:28
To: Gerry Higgins
Subject: Part 8's

Good Morning Gerry,

My name is Matthew Collins and I work within the Spatial Planning team in Irish Water, Colville House. Yesterday we received notice of two 'Part 8 Planning Application' requests in relation to:

- Construction of a 3 bedroom single storey dwelling with on site foul and storm water treatment system and water connection to group scheme. Works to include new front boundary and entrance at Barna, Freshford, Co.Kilkenny.
- Construction of a 4 bedroom single storey dwelling with on site foul and storm water treatment system and water connection to public mains. Works to include new front boundary and entrance and new boundary to rear. 2 no. existing derelict dwelling to be demolished on site.

I was firstly just checking that you also received these at some point in the past few weeks? I have attached the requests for your reference. I also note the approaching dates in which the Housing Department at Kilkenny want a submission (this Friday – 19/08/16) which makes me think (hope) that they have also contacted yourself and made you aware of this request? I know that Part 8 submissions can be messy from an administrative point of view.

Could you let me know either way if you are aware of these requests?

Thanks for your help!

Matthew Collins

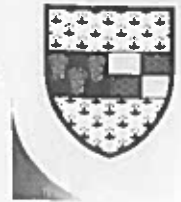
Spatial Planning Officer
Asset Strategy and Sustainability

Irish Water
Colville House
Talbot St.
Dublin 1

Email: mattcoll@water.ie
Tel: +353 1 8925738



 Please consider the environment before printing this e-mail



Planning Section Ref: Part 8 – 02 16

Date: 22/07/2016

To: Planning Section

Re: Submission regarding Part 8 Proposal - Construction of a 3 bedroom single storey dwelling at Barna, Freshford, Co. Kilkenny

A Chara,

I refer to the above and note the following points:

- The on-site domestic wastewater system should be designed and constructed in accordance with the EPA's *Code of Practice: Wastewater Treatment Systems for Single Houses*.
- Adequate space should be provided internally and externally to allow for the segregation of waste into dry recyclable, biodegradable and residual waste.

Apart from the above, the Environment Section would have no objections to the development as proposed.

Mise, le meas,

Brendan Sheahan
Executive Engineer
Environment Section.



Appendix D

Planners Report

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
Part 8 Planning Report



Planning & Development Acts 2000-2015
Planning & Development Regulations, 2001 - 2015

Part 8 Ref. No.: P8 02/16

Development: Construction of a 3 bedroom single storey dwelling with on-site foul and storm water treatment system and water connection to group scheme. Works to include new front boundary and entrance at Barna, Freshford, Co. Kilkenny.

Referrals:

Environment – report notes the following points:

1. The on-site domestic wastewater system should be designed and constructed in accordance with the EPA's *Code of Practice: Wastewater Treatment Systems for Single Houses*.
2. Adequate space should be provided internally and externally to allow for the segregation of waste into dry recyclable, biodegradable and residual waste.

Apart from the above, the Environment Section would have no objections to the development as proposed.

Area Engineer – report recommends conditions to be attached including:

1. (a) All the works to create the new entrance and to achieve the 145m sight visibility lines as showed on the Sight Distance Layout, Drawing No. RC97-PL-02 shall be carried out prior to the main development.
(b) The gradient at the new entrance to the site shall comply with the NRA Design Manual for Roads and Bridges.
(c) The entrance to the development shall be suitably surfaced. The Castlecomer Area Office shall be consulted in relation to the tie-in to the public road.

Reason: In the interests of general and traffic safety

2. (a) No surface water run-off from the site shall discharge onto the public road.
(b) All necessary measures shall be taken during the construction to protect the existing surface water pipes located at the edge of the public road.

Reason: In order to protect the integrity of the public road network

Site History:

No recent on-site history.

Pre-planning

Pre-planning advice was given to the Housing Section in relation to the proposed development, which included advice relating to (a) the rural housing policy, (b) effluent disposal system, (c) sightlines, (d) design and landscaping, and (e) consent to connect to group water scheme.

Site Notice:

The site notice was visible and legible from the public road on inspection on 20th July 2016.

Third Party Submissions

No third party submissions have been received to date.

Screening for Appropriate Assessment

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

Kilkenny County Development Plan 2014-2020

The site is located within a Stronger Rural Area as per the Council Rural Housing Strategy, the policies for the Council's Rural Housing Policy is set out in section 3.5.2.

Chapter 12 'Requirements for Developments' set out guidance in section 12.10 in relation to Rural Housing.

The Subject Site

The site is located within the townland of Barna, approximately 3.7km west of Freshford along the regional road R693. There is an existing recently constructed single storey dwelling on the adjacent site to the west, with a timber post and rail fence boundary (from examining maps of the area, it appears that this is a replacement dwelling of an older single storey dwelling). There is a single storey dwelling on the adjacent site to the east. There are overhead cables along the roadside boundary.

Proposed Development

Construction of a 3 bedroom single storey dwelling with on-site foul and storm water treatment system and water connection to group scheme. Works to include new front boundary and entrance.

Kilkenny County Development Plan 2014-2020

Section 3.5 sets out the Council's Rural Settlement Strategy.

Section 3.5.2.3 sets out the Council's policy in relation to Rural Generate Housing need.

Chapter 12 'Requirements for Developments' set out guidance in section 12.10 in relation to Rural Housing.

Assessment

The site rises upwards from the road and the proposed finished floor level of the dwelling will be approx. 1.3m above that of the road. The west site boundary is formed by a timber post and rail fence. Having regard to the west facing kitchen and living room windows, taken together with the lack of existing screening, the Housing Section should provide for screening

to be provided along the west/ south-west site boundary in the form of native hedging and/ or timber panel fencing to ensure the amenities of the adjacent dwelling.

The site is located within a Stronger Rural Area as per the Council's Rural Housing Policy; the Housing Section should ensure that the occupants of the dwelling comply with the criteria as set out in this policy. The documentation submitted with this application states that '*There are currently 64 families on the housing list who have expressed a preference to live in the Freshford area due to family and community links or otherwise. Kilkenny County Council, Housing Section is working to make provision for these families to live in their local area*'.

Services

It is proposed to service the dwelling via an on-site effluent disposal system, connection to group water scheme, and via disposal of surface water to a soakaway.

It is not clear if the group water scheme is operated by Kilkenny County Council, details are not provided, nor consent from the group water scheme operators; awaiting report from Water Services.

Conclusion and Recommendation.

The Planning Authority considers that the proposed development is consistent with proper planning and sustainable development of the area and recommends that the Part VIII be agreed subject to the following:

1. The on-site domestic wastewater system should be designed and constructed in accordance with the EPA's *Code of Practice: Wastewater Treatment Systems for Single Houses*.
Reason: In the interests of public health and to provide for the protection of the environment.
2. Adequate space should be provided internally and externally to allow for the segregation of waste into dry recyclable, biodegradable and residual waste.
Reason: To provide for the protection of the environment.
3. (a) All the works to create the new entrance and to achieve the 145m sight visibility lines as showed on the Sight Distance Layout, Drawing No. RC97-PL-02 shall be carried out prior to the main development.
(b) The gradient at the new entrance to the site shall comply with the NRA Design Manual for Roads and Bridges.
(c) The entrance to the development shall be suitably surfaced. The Castlecomer Area Office shall be consulted in relation to the tie-in to the public road.
Reason: In the interests of general and traffic safety
4. (a) No surface water run-off from the site shall discharge onto the public road.
(b) All necessary measures shall be taken during the construction to protect the existing surface water pipes located at the edge of the public road.
Reason: In order to protect the integrity of the public road network

5. Prior to occupation of the dwelling screening shall be provided along the west/ south-west site boundary in the form of native hedging and/ or timber panel fencing.
Reason: In the interests of residential amenities of the adjacent property.
6. The Housing Section are responsible for the relocation of any overhead utility cables as necessary, any poles should be located behind the proposed sightlines to serve the entrance.
Reason: In the interests of proper planning and development, traffic and general safety.
7. Prior to commencement of construction, permission shall be obtained to connect to the group water scheme.

Claire Kelly 12/9/2016
Claire Kelly
Executive Planner

Nicolaas Louw 12/09/16
Nicolaas Louw
Senior Executive Planner

A.M Walsh 12/9/2016.
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