

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

**RE: PART VIII - Construction of 2 Houses at Inchacarron, Mullinavat  
*Planning & Development Acts 2000 - 2018  
Planning & Development Regulations 2001 - 2018***

**DATE: 19<sup>th</sup> March 2019**

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 - 2 HOUSES AT INCHACARRON, MULLINAVAT, CO. KILKENNY**

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 proposed revisions to plans as outlined in the report and recommendations made by the Planning and other Service Departments.

**Colette Byrne**

**Chief Executive**





# **KILKENNY COUNTY COUNCIL**

**REPORT** – Dated 19<sup>th</sup> March 2019

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

**Construction of 2 no houses at  
Inchacarron, Mullinavat, Co. Kilkenny**

**For consideration by the Elected Members  
of Kilkenny County Council  
at monthly meeting to be held  
on 25<sup>th</sup> March 2019**

---

## Contents

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

---

## **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.

## **2. Description of Proposed Development**

The proposal put forward on public display provided for 2 no houses on a site in Inchacarron, Mullinavat, Co Kilkenny – 2 x 2 bed single storey.

The site was partly developed in 2006 when two similar properties were constructed on the site. The proposal is to complete the site with the construction of two similar properties adjacent to the development of 2006.

There are 4 persons / families approved on the Housing List for Mullinavat for 1 x 1 bed, 3 x 2 beds – therefore 2 x 2 bed houses are proposed for this site in order to cater for the identified need.

## **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 18<sup>th</sup> January, 2019. A Site Notice was displayed at the site location from Friday 18<sup>th</sup> January 2019.

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

## **5. Details of Submissions Received**

1 no external submission was received which outlined concerns about the sightlines available when exiting the site. The site plan was amended to provide further clarity as to the road safety of the scheme and alleviate any concerns.

Internal submissions were made by the Road Design and Environment Sections and the comments therein will be taken into account in the detailed design of the scheme.

## **6. 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 is compatible with the zoning objectives and the Housing Strategy for the area.

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

---

## **7. Kilkenny County Council's Intention Regarding Proposed Development**

**Proposed Development: Part 8 Proposal  
Construction of 2 no houses at Inchacarron, Mullinavat, Co. Kilkenny**

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and the recommendations made by the Planning and other Service Departments.

**SIGNED**

\_\_\_\_\_  
**Mary Mulholland  
Director of Services**

---

## Appendix A - Planning Report

Appendix A - Planning Report

---

Appendix B - Drawings

## **Appendix B - Drawings**



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

**Planning & Development Acts, 2000 - 2018  
Planning & Development Regulations, 2001 - 2018**

**Part VIII Proposal      08/18**

**Applicant/Proposer:    Housing Section - Kilkenny County Council**

**Subject:                2 No Houses, Inchacarran, Mullinavat, Co. Kilkenny**

**Due Date:              19/03/2019**

---

**Development Description /Location**

The proposal is for 2no. Housing Units at Incacarran, Mullinavat, Co. Kilkenny. The site is located along a local primary road approximately 500metres west of Mullinavat village centre. 2 no 3bed single storey semi detached houses are proposed. The site is infill and is owned by Kilkenny County Council. The proposal will add to existing two houses constructed as part of a previous scheme (originally proposed to include 4 no houses on council land). In anticipation of future houses being constructed all associated services water, esb, telecommunication, road and a sewerage treatment plant have been constructed to service four houses.

**Planning History**

None

**Policy**

**Kilkenny County Development Plan 2014-2020**

- Chapter 3 Core Strategy
- Chapter 5: Housing and Community
- Chapter 12: Requirements for Development

**Relevant National Guidelines and Plans**

- National Planning Framework
- Regional Planning Guidelines
- Quality Housing for Sustainable Communities-Best Practice Guidelines,
- 'Sustainable Residential Development in Urban Areas - Guidelines for planning authorities' Department of the Environment, Heritage and Local Government, 2009
- Rebuilding Ireland – Action Plan for Housing and Homelessness – Five pillars

The above policy documents/guidelines were considered in the assessment of the application. . The proposal for 2 no social residential housing units is compatible with county and National policy objectives for the area.

**Impact on Natura 2000 site (SAC or SPA):**

A Screening exercise report was completed, which showed that no significant environmental impact is likely having regard to the nature/design of the development and distance of the subject site from any Natura European 2000 site.

**EIA Screening**

A preliminary examination of the nature, size and location of the proposed development has been carried out which determines that there is no real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that an EIA is not required.

**Referrals:**

This application was referred to the following Sections for comment;

Roads Design: No objection to the current proposal, some recommendations made

Irish Water: No objection to the current proposal, some recommendations made

**Services proposed:**

Water supply – existing public mains

Waste water – existing public sewage treatment plant

Surface water – drain to existing public surface water network

**Assessment**

A total of 2 No social housing units is proposed on site. The following accommodation types are proposed: -

Number of units	House type	Description	Floor area (Sqm)
2	House type A	3 bed single storey	48.74sq.m

There is a current shortage of social housing provision in Mullinavat. The proposed development addresses local social housing requirements in the area and is in accordance with the county housing strategy policy and is a priority of Kilkenny County Councils Housing Section. The proposal for 2 social housing units to complement existing two no houses are compatible with the housing and planning objectives for the area.

There is one residential property located west of the site on higher gradients and one residential located on lower gradient to the east a further distance away divided by existing hedgerow boundary.

Access to the site is from an established residential access. The road layout as constructed can facilitate HGV vehicle turning. A total of 2 car parking spaces are proposed (one space per dwelling). The site is accessible by car and foot to local services in Mullinavat.

The public open space area is designed and located to provide for passive surveillance and the layout is acceptable. Adequate private open space is proposed for each dwelling unit. The development plan standards for public and private open space have been met in the scheme.

The site is not located within a High Amenity or any other important designated area of the county i.e. SAC,SPA, NHA, Archaeology etc.

The design, housing mix and finishes proposed for the scheme are acceptable. The density and scale of development is satisfactory in the context to existing pattern of development in the area, national guidelines and availability of infrastructure including appropriate waste water treatment facilities and water supply.

**Third Party**

1 third party submission was received and this was regarding sightlines, however the layout plan has been amended to address this matter and it is deemed that sightlines are no longer an issue of concern.

**Conclusion:**

Having regard to the policies and objectives of the Kilkenny County Development Plan 2014-2020 and the location and design of the proposed development, referral reports on file, it is considered that the proposed development would not seriously injure the amenities of the area and if constructed in accordance with the attached conditions the proposed development would accord with the proper planning and sustainable development of the area.

**Recommendation:**

I recommend that the project be progressed as proposed. All submissions and referrals have been considered as part of the assessment.

It is therefore recommended that the Part 8 application for 2 No. Social Housing Units, Inchacarran, Mullinavat, Co. Kilkenny, be approved by Council subject to the following conditions

**Ross O'Shea 19/03/2019**

Executive Planner

I agree with the above recommendation.

 19/3/17  
Senior Executive Planner

**Conditions attached to Ref. Part 8 - 08/18**

1. The development shall be carried out and completed in accordance with the documents lodged with this application.

Reason: In the interests of proper planning

- 2 a) The pipe size on the main surface water drainage pipe runs should be increased from 100mm to 200mm UPVC.
- b) Slow zone signage shall be provided in accordance with DTTS Traffic Signs Advice Note – 2016-02
- c) Stop signage shall be provided at the junction with the public road
- d) All associated road markings and signage shall be in compliance with the Department of Transport, Traffic Signs Manual, 2010.

Reason: In the interests of traffic safety and proper planning

- 3 a) Where the applicant proposes to connect directly or indirectly to a public water / wastewater network operated by Irish Water, the applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement
- b) In the interests of Public Health and Environmental Sustainability, Irish Water infrastructure capacity requirements and proposed connections to the water and waste water infrastructure will be the subject to the constraints of the Irish Water Investment Programme

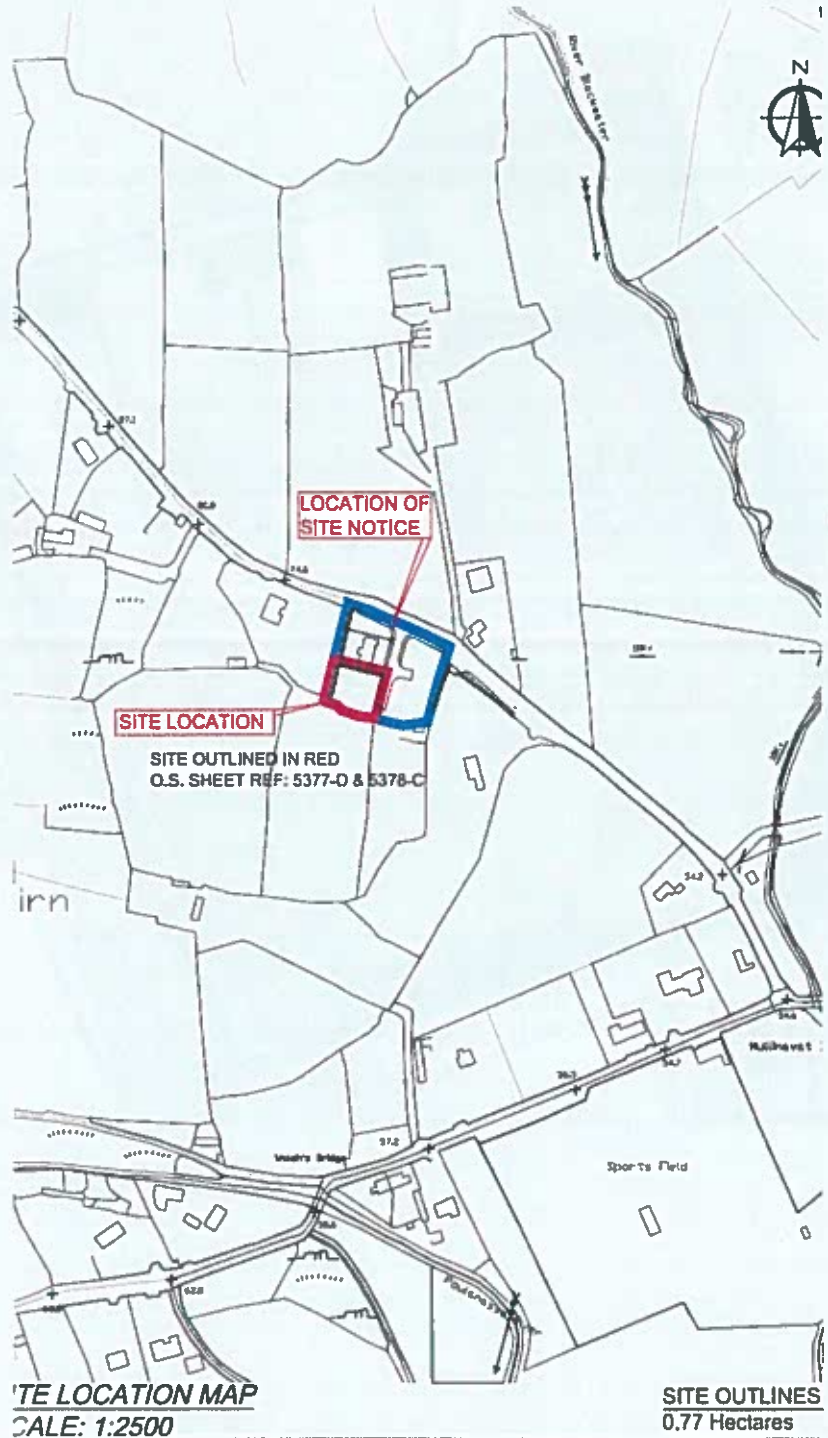
Reason: In the interests of public health and proper planning

**Footnote**

The Chief Fire Officer of Kilkenny County Council with regard to the fire safety of this development shall be consulted.

The buildings on this site shall comply with the requirements of Part M of the Building Regulations 2010, in that they must provide universal access for all persons.

# Site Location.



# Proposed Site Layout



# House Plans

**NOTES TO THE CONTRACTOR**

1. All work shall be in accordance with the latest editions of the National Building Code of the Philippines and the local ordinances and regulations.

2. The contractor shall be responsible for obtaining all necessary permits and clearances from the appropriate authorities.

3. The contractor shall ensure that all materials and workmanship comply with the specifications and standards set forth in these plans.

4. The contractor shall maintain accurate records of all construction activities and materials used.

5. The contractor shall be responsible for the safety of all workers and the public during the construction process.

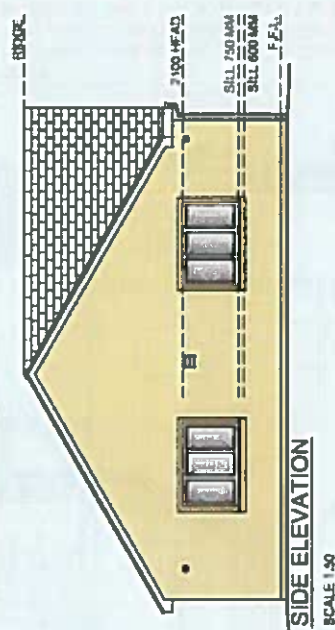
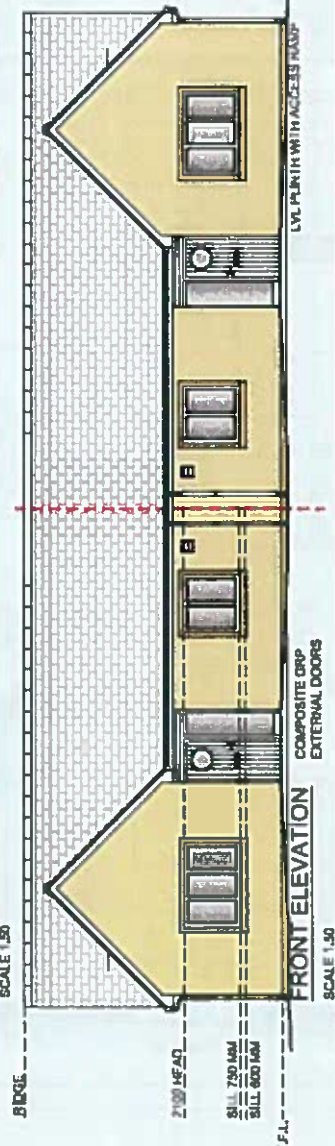
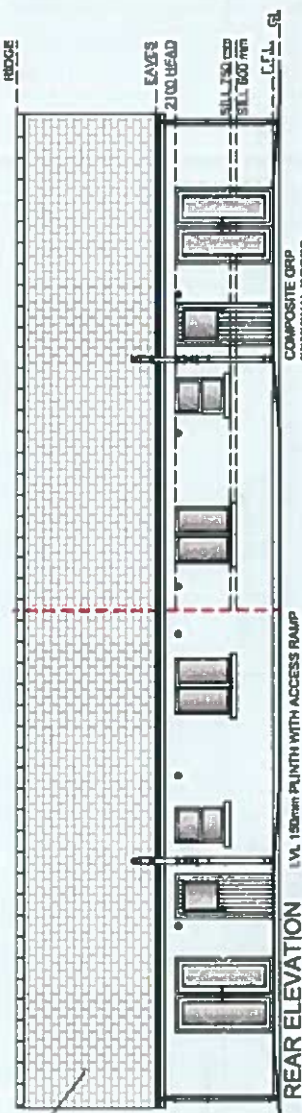
6. The contractor shall ensure that the construction does not cause any damage to the surrounding property or environment.

7. The contractor shall be responsible for the disposal of all construction waste in accordance with local regulations.

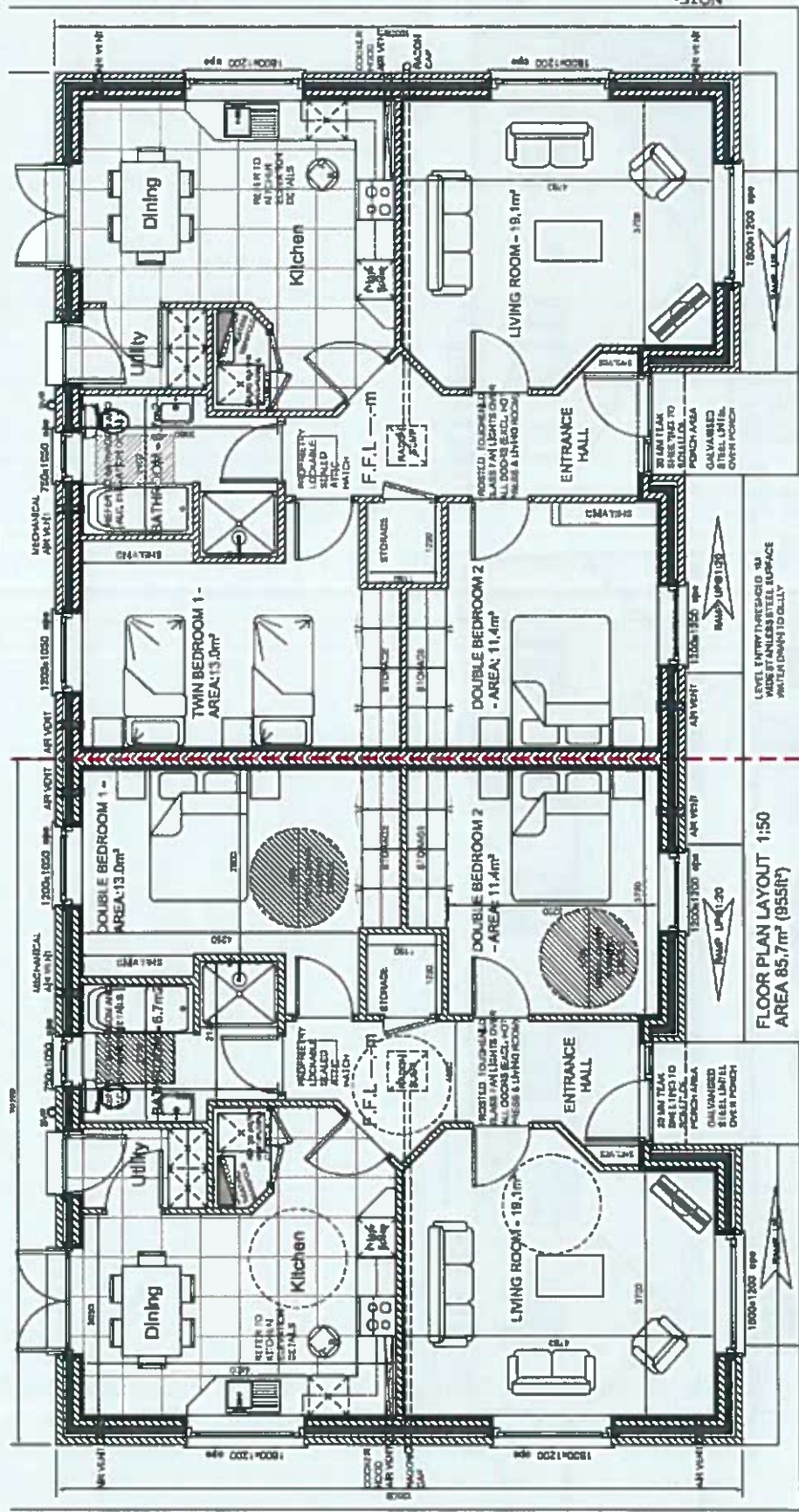
8. The contractor shall ensure that the construction is completed within the agreed-upon schedule.

9. The contractor shall be responsible for the final inspection and certification of the completed work.

10. The contractor shall be responsible for the maintenance and repair of the construction until the final acceptance.



Material	Quantity	Unit
Concrete	1.50	m <sup>3</sup>
Steel	1.50	kg
Brick	1.50	nos
Roofing	1.50	m <sup>2</sup>
Paint	1.50	liters
Other	1.50	nos



NOTE:  
 INTERNAL DIMENSIONS ARE BLOCKWORK STRUCTURE AND EXCLUDE INTERNAL  
 10 MM SAND AND CEMENT PLASTER LAYER AND 50MM INSULATION BOARD.  
 EXTERNAL WALL THICKNESS (380 MM) EXCLUDES SAME.

FLOOR PLAN LAYOUT 1:50  
 AREA 85,7m<sup>2</sup> (925sqft)

Chromac Chill Chastmigh  
 at Street East City Chastmigh