



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

**RE: PART VIII - Construction of 2 Houses at Shanganny, Jenkinstown, Co
Kilkenny
*Planning & Development Acts 2000 - 2018
Planning & Development Regulations 2001 - 2018***

DATE: 19th 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 SHANGANNY, JENKINSTOWN, 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 19th March 2019

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

Construction of 2 no houses at
Shanganny, Jenkinstown, Co. Kilkenny

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

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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 Shanganny, Jenkinstown - 1 x 2 bed single storey and 1 x 3 bed single storey.

Currently there is a Local Authority cottage approx 100 years old on the site. The cottage is in a very poor state of repairs and not feasible for refurbishment. The total area of the site is 0.42hec and demolition of the existing house would allow for the opportunity to construct 2 new dwellings in its place, taking full advantage of the entire site. The proposal was put forward having regard to the needs of the social housing demand in the area. Universal design principles are incorporated as far as possible.

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 18th January, 2019. A Site Notice was displayed at the site location from Friday 18th 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

No external submissions were received. 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 and allocating the houses.

7. Kilkenny County Council's Intention Regarding Proposed Development

**Proposed Development: Part 8 Proposal
Construction of 2 no houses at Shanganny, Jenkinstown, 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 proposed revisions to plans as outlined and the recommendations made by the Planning and other Service Departments.

SIGNED

**Mary Mulholland
Director of Services**

Appendix A - Planning Report

Appendix B - Drawings

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



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

Part 8 Ref. No.: Part 8: 01/19

Development: Construction of two detached bungalows at Shanganny, Jenkinstown, Co. Kilkenny

Works include: upgrade of the existing entrance to the two bedroom bungalow, new entrance to the three bed bungalow, on-site wastewater treatment systems for both houses, as per the site suitability report recommendations, private wells, associated site works.

Referrals

- Environment – no objections, subject to construction in accordance with EPA 2009 Guidelines, see report dated 19th February 2019.
- Roads – recommends a number of conditions to be attached, see report dated 22nd January 2019.

Site History No recent on-site history.

Pre-planning

Pre-planning advice was to the Housing Section as per report dated 15th January 2019 in relation to the proposed development, which included advice relating to (a) the rural housing policy, (b) effluent disposal system, and (c) sightlines.

Site Notice

The site notice was visible and legible from the public road on inspection on 12th February 2019.

Third Party Submissions

No third party submissions have been received to date.

Kilkenny County Development Plan 2014-2020

The site is located within an Area Under Urban Influence as per the Council's Rural Housing Strategy, the policies for the Council's Rural Housing Policy are set out in section 3.5.2. Chapter 12 'Requirements for Developments' set out guidance in section 12.10 in relation to Rural Housing.

Assessment

Site location and description

The site is located in the rural area within the townland of Shanganny approximately 10km north of Kilkenny City. There is an existing habitable dwelling on the northern part of the site. The site is long and narrow in form and runs parallel to the public road; it is at the junction of two local roads, with trees along the road frontage on the southern part of the site. There is an existing field entrance at the southern part of the site. The site slopes downhill from north to south and the falls downhill away from the public road. There are existing dwellings located to the north and south-east of the site. An electricity wire traverses the site.

Proposed Development

The proposed development involves the demolition of an existing habitable dwelling on site and construction of two single storey dwellings on individual sites with each dwelling being served separately with on-site water and wastewater. The proposed two-bedroom dwelling has a proposed area of 76sq.m and a height of 4.95m. The proposed three bedroom dwelling has a stated area of 100sq.m and proposed height of 5.18m.

The proposed two bedroom dwelling on the northern part of the site is orientated with the rear of the dwelling facing the public road. The dwelling should be re-orientated to face the road, or an suitable elevation proposed to address the public road.

Rural Housing Policy

The site is located within an Area Under Urban Influence 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.

Services

Site characterisation forms were submitted for both sites. As per the site characterisation form for site A, a T-test value of 37.69 was recorded. For site B a T-test value of 37.28 was recorded. Proposed individual packaged wastewater treatment systems and polishing filters to serve the dwellings. The report received from the Environment Section, states no objections, subject to conditions.

Access

The site located at the junction of two local roads. Separate entrances are proposed to serve the dwellings. The dwelling to the north of the site will be served by the existing entrance onto the local secondary road LS5861. The dwelling on the southern area of the site will be accessed via a new entrance on to the local secondary road LS5862. Sightlines of 90m are proposed in both directions at the entrances for both dwellings. The report received from the Roads Design Section recommends a number of conditions.

Screening for Appropriate Assessment

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

EIA Conclusion

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.

**Part 8: 10/19
Recommendation**

In principle there are no objections to this proposal from a planning perspective subject to an appropriate elevation to the public road for the two-bedroom dwelling. It is recommended that the Part 8 application for the construction of two dwellings at Shanganny, Jenkinstown, Co. Kilkenny, be **Approved** by the Council subject to the requirements of the Environment and Roads Sections, and technical requirements at the detailed stage. *as detailed in the condition below*

Signed: *Claire Kelly*
Executive Planner

Date: 5/3/19.

Signed: *Devin Shee*
Senior Planner

Date: 6/3/19

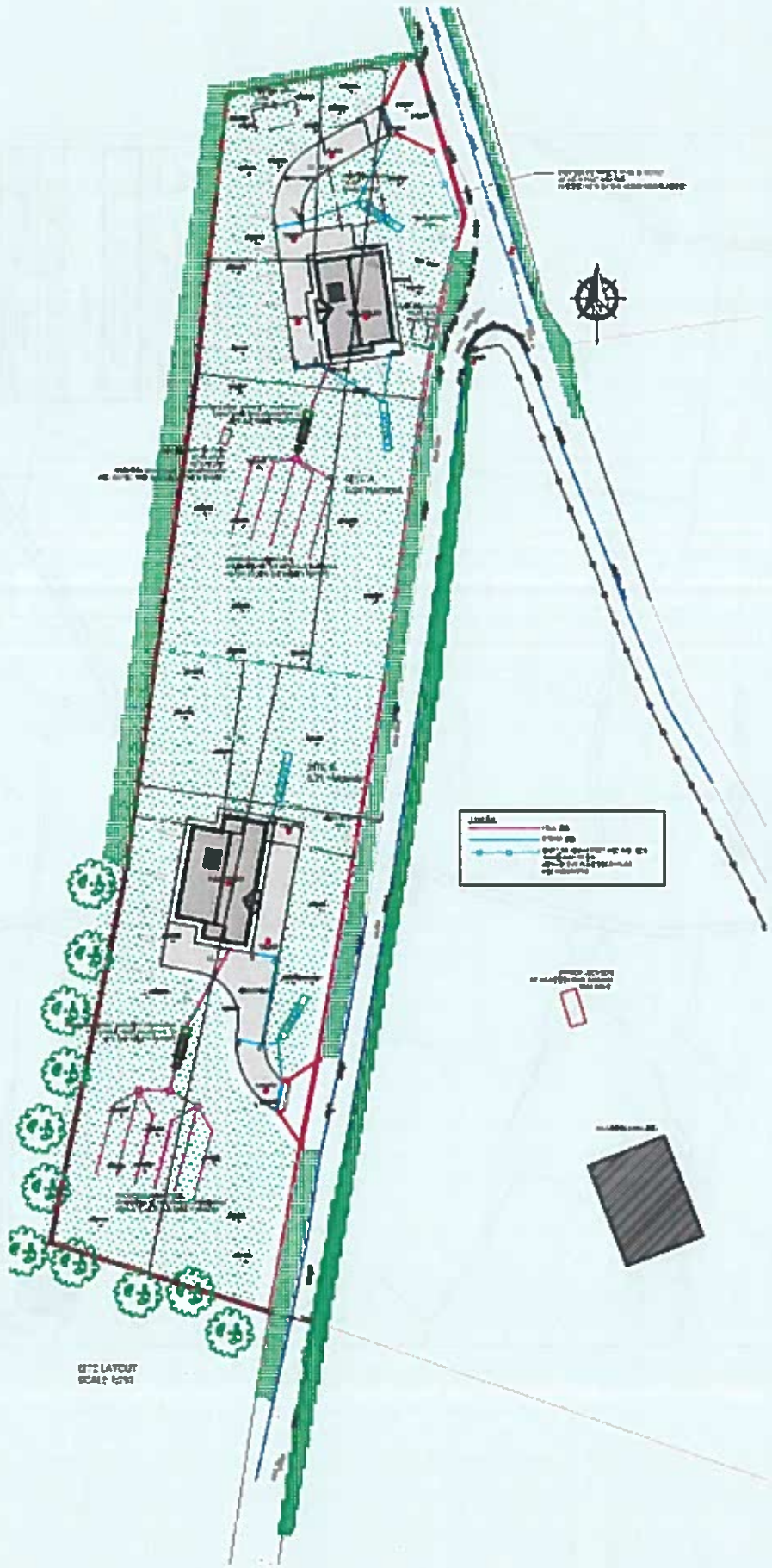
*1/ The development to be completed at Pauls Subon
Subject to the requirements of the environment section of
Kilkenny County Council, and the agreement of a revised rear
elevation of the dwelling on the northern portion of the site.*

Reason: To ensure a satisfactory standard of development.

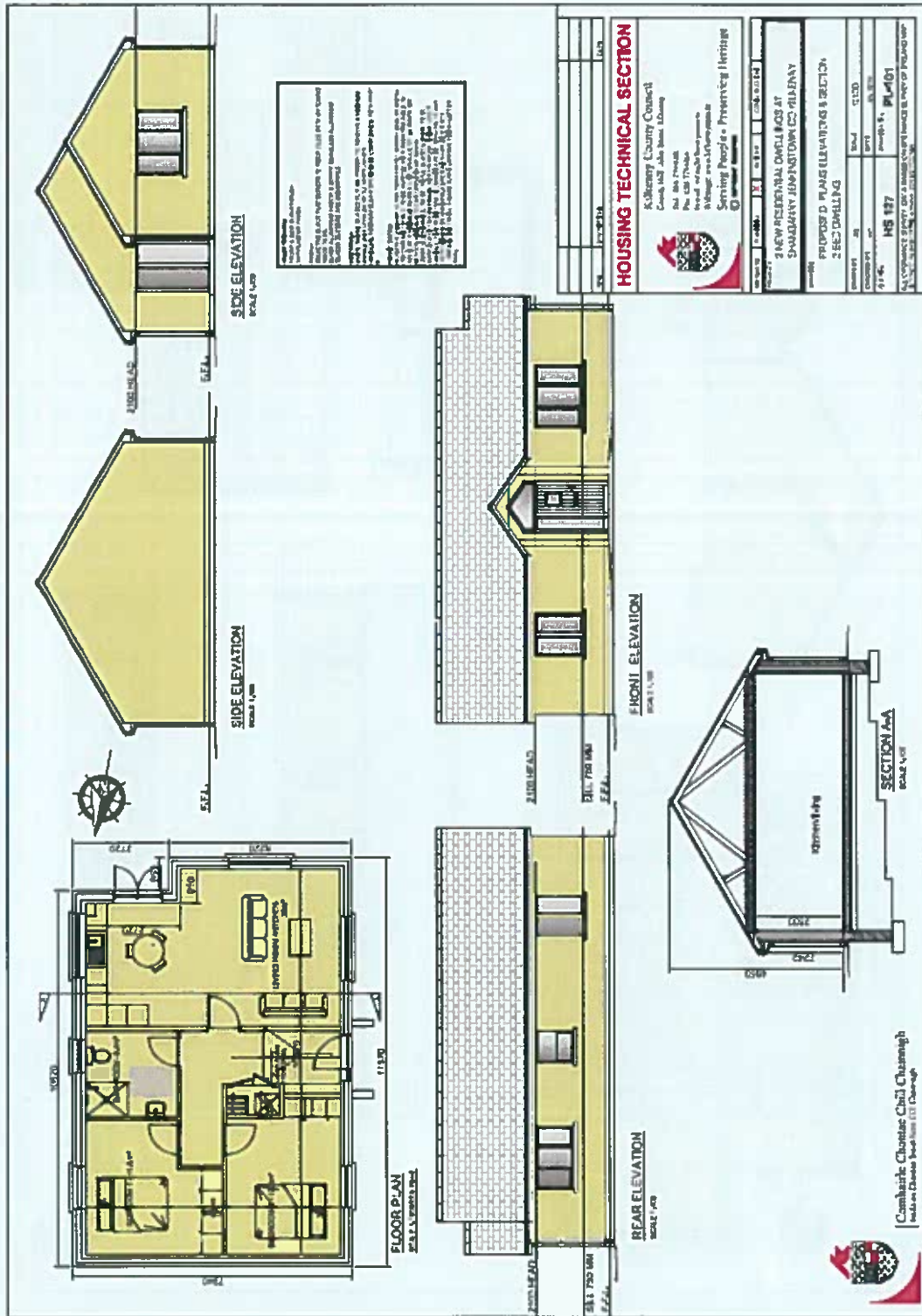
Site Location. South of Conahy Church.



Proposed Site Layout



2 bed House -- Proposed Details



3 bed House - Proposed Details

