



Comhairle Chontae Chill Chainnigh

Halla an Chontae Sraid Eoin Cill Chainnigh
R95 A39T

Pobail agus Áiteanna Inbhuanaithe a Chruthú

Kilkenny County Council

County Hall John Street Kilkenny
R95 A39T



Creating Sustainable Communities and Places

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

**RE: PART VIII - CHANGE OF USE OF EXISTING HEALTH CENTRE BUILDING
INTO A THREE BEDROOM DWELLING, KELLS, CO. KILKENNY**
Planning & Development Acts as amended
Planning & Development Regulations as amended

DATE: 4th June 2025.

Dear Councillor,

In accordance with Section 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 - The change of use of the existing single storey Health Centre building into a three-bedroom dwelling. Works include the demolition of an existing shed, the construction of a single storey extension and a proposed new vehicular entrance at Kells, 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 2021- 2027.

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.

Lar Power
Chief Executive



KILKENNY COUNTY COUNCIL

REPORT – Dated 3rd June, 2025

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

**The change of use of the existing single storey
Health Centre building into a three-bedroom
dwelling. Works include the demolition of an
existing shed, the construction of a single storey
extension and a proposed new vehicular entrance
at Kells, Co. Kilkenny.**

**For consideration by the Elected Members
of Kilkenny County Council
at monthly meeting to be held
on 16th June, 2025**

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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, any 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 site is located on the northern side of the western approach into Kells, Co. Kilkenny and is located within the settlement boundary as per the current development plan.

The proposal put forward on public display provides for the change of use of the existing single storey Health Centre building into a three-bedroom dwelling. Works include the demolition of an existing shed, the construction of a single storey extension and a proposed new vehicular entrance.

As a single-storey, three-bedroom dwelling, the layout will be wheelchair accessible to Universal Design standards. A level access terrace is provided to the side of the building and off-street car parking is provided for two vehicles.

This proposal makes use of an existing, vacant building in Kells as small-scale regeneration to provide an additional housing unit in the village.

The proposal was put forward having regard to the social housing demand in Kells, which is currently (first preference approved applications dated 25th April 2025) :-

Kells		
1 bed	5	50%
2 bed	3	30%
3 bed	2	20%
Total	10	

This 3-bedroom dwelling will also be of benefit to people in the greater Callan area that require an accessible home.

3. Pre-Part 8

As part of the planning application process the Housing Section was advised of planning requirements through a formal pre-Part 8 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 4th April, 2025. A Site Notice was displayed at the site location from Friday 4th April, 2025.

5. Consultation

Details of the proposals were put on display on the Consult website: <https://consult.kilkenny.ie>, the Planning Department, Kilkenny County Council and the Municipal District Area Office in Callan between the dates 4th April 2025 and 2nd May 2025 inclusive.

6. Details of Submissions Received

No third-party submissions were received from members of the public before the closing date of the 16th May, 2025.

An observation was received from Uisce Eireann dated 6th May 2025 stating that they have no objection in principle, and that the applicant is required to enter into a Connection Agreement with Uisce Eireann.

There is an existing water and wastewater connection to the old Health Centre, however Uisce Eireann had previously refused an application for two dwellings on the site.

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

The proposed re-use of an existing vacant building complies with the policy objectives of the Kilkenny City and County Development Plan 2021-2027.

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

8. Kilkenney County Council's Intention Regarding Proposed Development

Proposed Development: Part 8 Proposal

The change of use of the existing single storey Health Centre building into a three-bedroom dwelling. Works include the demolition of an existing shed, the construction of a single storey extension and a proposed new vehicular entrance at Kells, Co. Kilkenney.

I recommend that Kilkenney 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



Ian Gardner
A/Director of Services

DATE

04/06/25

Appendix A –Planning Report

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



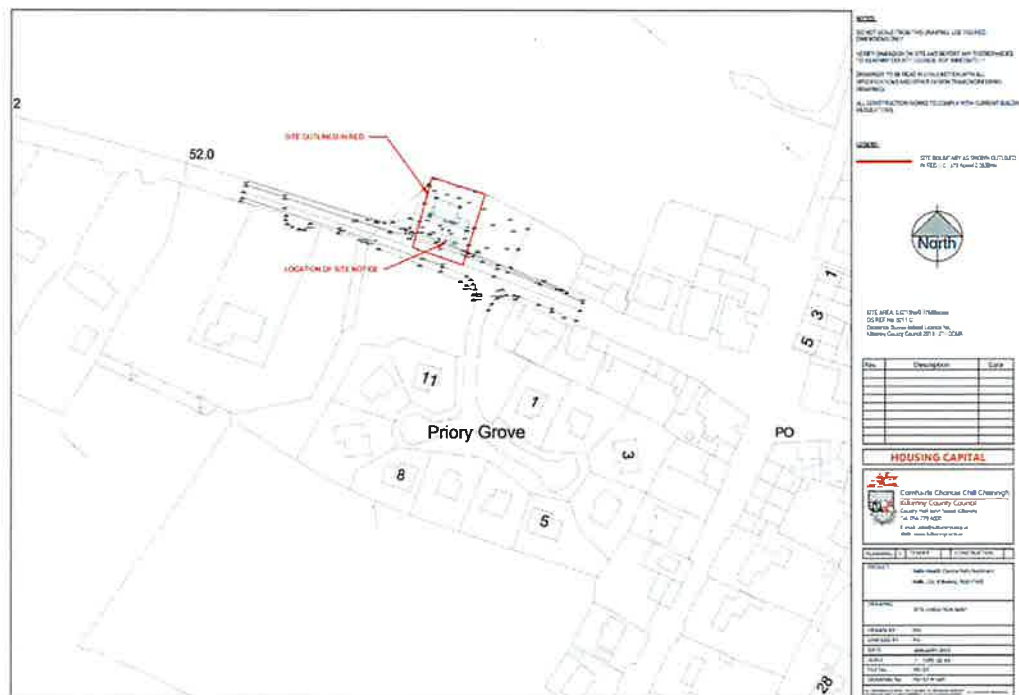
**Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended**

Part 8 Ref. No.: Part 8: 04/ 25

Development: The proposed development will consist of the change of use of the existing single storey Health Centre building into a three-bedroom dwelling. Works include the demolition of an existing shed, the construction of a single storey extension, a proposed new vehicular entrance and all associated site development works, at the Old Health Centre, Kells, Co. Kilkenny R95FV48.

Site Location and Description

The site is located on the northern side of the regional road R697 on the western approach into Kells, Co. Kilkenny, and is located within the settlement boundary as per the current development plan. The King's River is located to the north of the site. The site is not located within a flood risk area or the designated area of the River Barrow and River Nore SAC or the River Nore SPA. There is an existing single storey building on site.



Site Location Map submitted



Existing view on R697

Image of the site submitted

Third Party Submissions

No third party submissions have been received to date.

Policy

The site is located within the development boundary for Kells as per the *Kilkenny City and County Development Plan 2021 – 2027*.

Site History

No recent on-site history.

Proposed Development

The proposed development will consist of the change of use of the existing single storey Health Centre building into a three-bedroom dwelling. Works include the demolition of an existing shed, the construction of a single storey extension, a proposed new vehicular entrance and all associated site development works, at the Old Health Centre, Kells, Co. Kilkenny R95FV48.

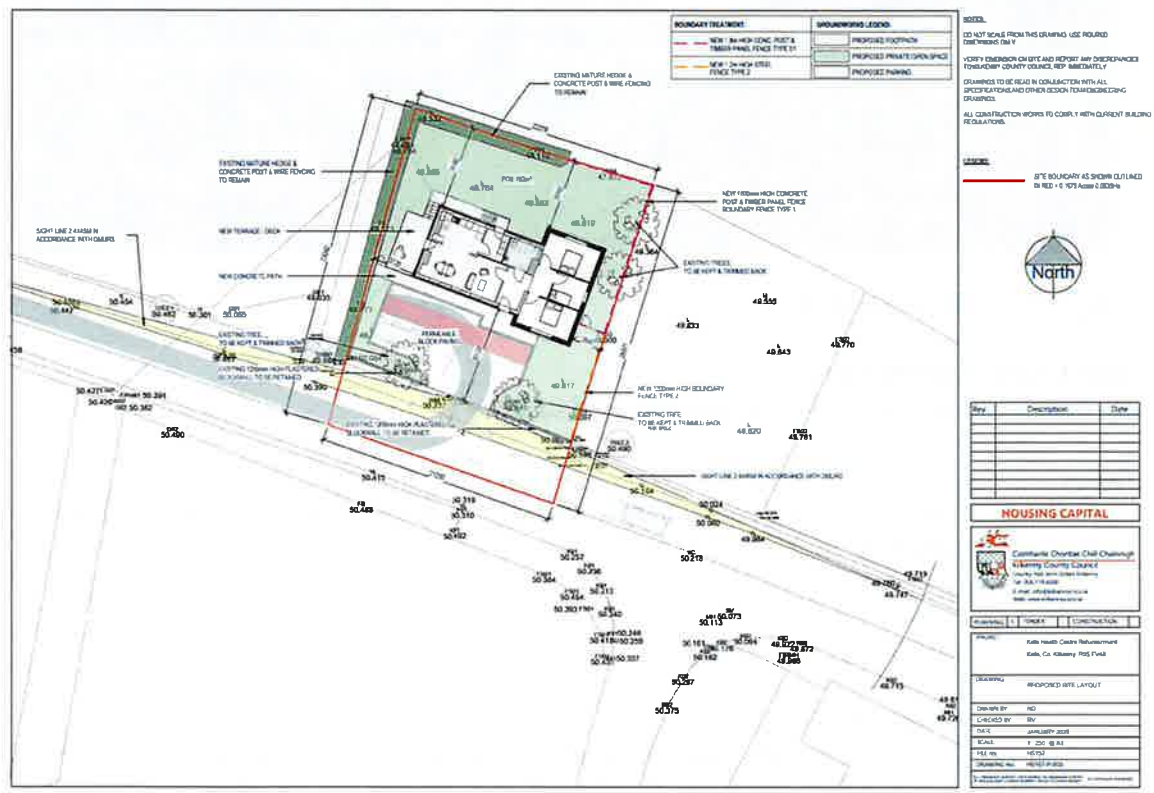
Documentation submitted

The documentation submitted with the application states:

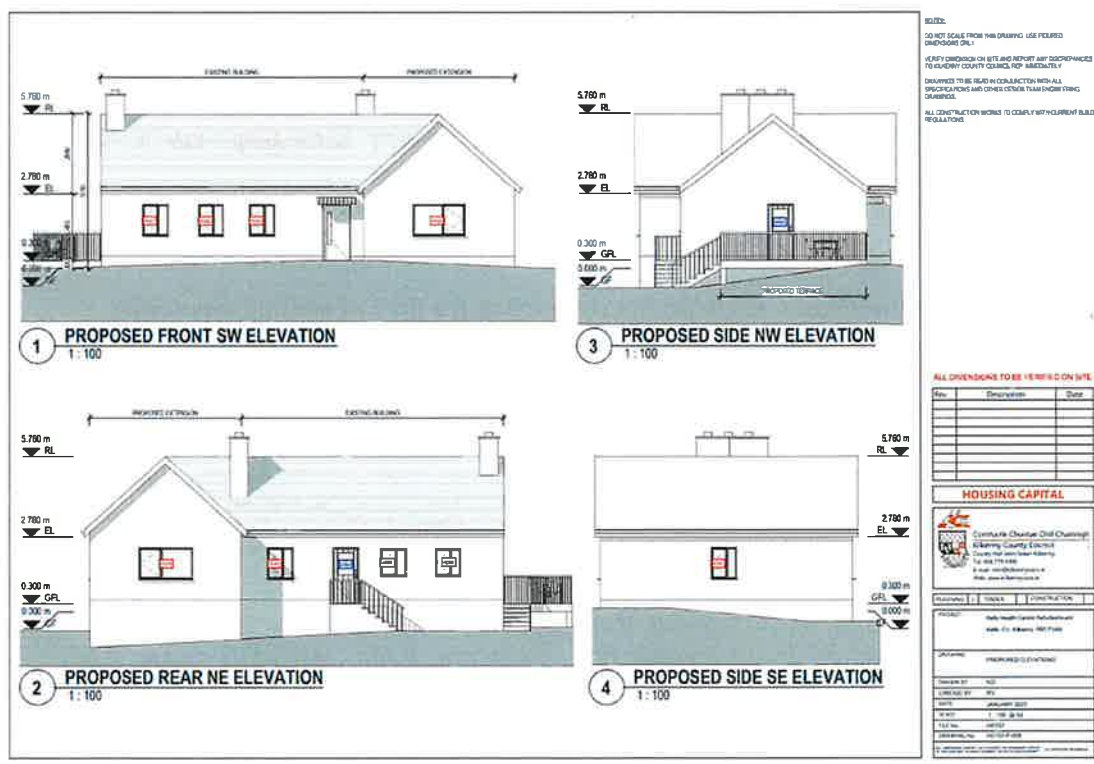
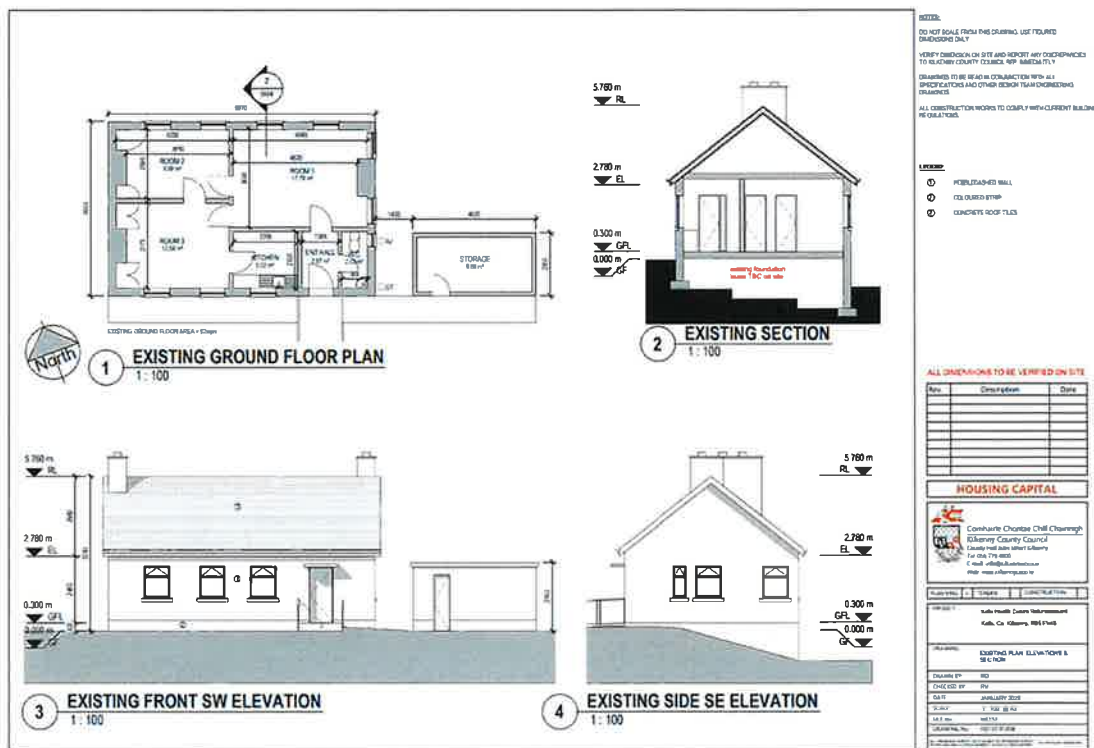
An asbestos survey has been completed on the existing building and shed and no asbestos was observed.

Stormwater will be managed within the curtilage of the site by soakaways which have been shown on the site layout. These will be designed in accordance with BRE Digest 365 – Soakaway Design. Soakaways will serve an area of less than 100m² and will be constructed with single size uncompacted angular crushed stone. They will be located minimum 5m from buildings and roads.

Drawings submitted:



Proposed site layout plan



Screening for Appropriate Assessment

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

Environmental Impact Assessment (EIA)

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 Environmental Impact Assessment Report (EIAR) is not required.

Conclusion and Recommendation

Having considered the documentation submitted, referral response, and relevant policies I consider that the proposed development is in accordance with the proper planning and sustainable development of the area.

It is recommended that the Part 8 application for “the change of use of the existing single storey Health Centre building into a three-bedroom dwelling. Works include the demolition of an existing shed, the construction of a single storey extension, a proposed new vehicular entrance and all associated site development works, at the Old Health Centre, Kells, Co. Kilkenny R95FV48”, be approved by the Council subject to the drawings and details submitted with this Part 8 proposal, including conditions from Uisce Eireann, submission in advance of works for a Resource and Waste Management Plan with the Environment Section and any recommendations received from the Municipal District Engineer.



30th May 2025

C. Kelly, Executive Planner



30th May 2025

N. Louw, Senior Executive Planner

Appendix B – Drawings

NOTES:

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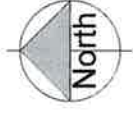
VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP IMMEDIATELY.

DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.

ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

LEGEND:

SITE BOUNDARY AS SHOWN OUTLINED IN RED = 0.1579 Acres (0.0639Ha)



SITE AREA 0.0715ha (0.1768acres)
OS REF No. S011-C
Ordnance Survey Ireland Licence No.
Kilkenny County Council 2013/27/CCMA

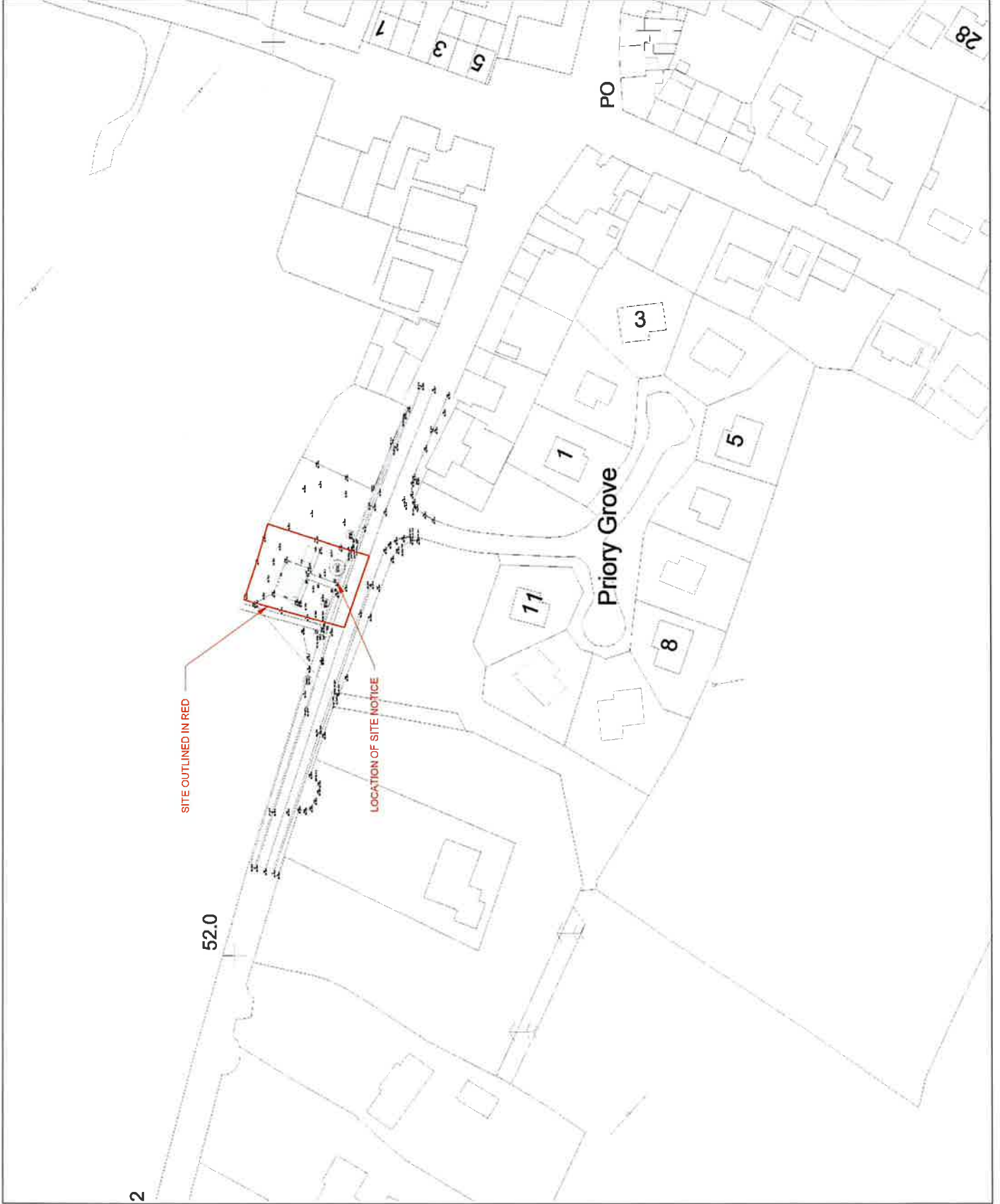
Rev.	Description	Date

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PLANNING	DESIGN	CONSTRUCTION
PROJECT:		
Kells Health Centre Relinquishment		
Kells, Co. Kilkenny, R55 FV48		
DRAWING:		
SITE LOCATION MAP		
DRAWN BY: ND		
CHECKED BY: RV		
DATE: MARCH 2025		
SCALE: 1:1000 @ A3		
FILE No: HS157		
DRAWING No: HS157-P-001		
ALL ORDNANCE SURVEY DATA BASED ON ORDNANCE SURVEY 1:50,000 MAP SERIES NUMBER 731/07/05 (2011/12/2012)		



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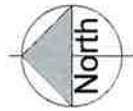
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LEGEND:

SITE BOUNDARY AS SHOWN OUTLINED IN RED = 0.1573 Acre @ 0.633Ha



Rev.	Description	Date

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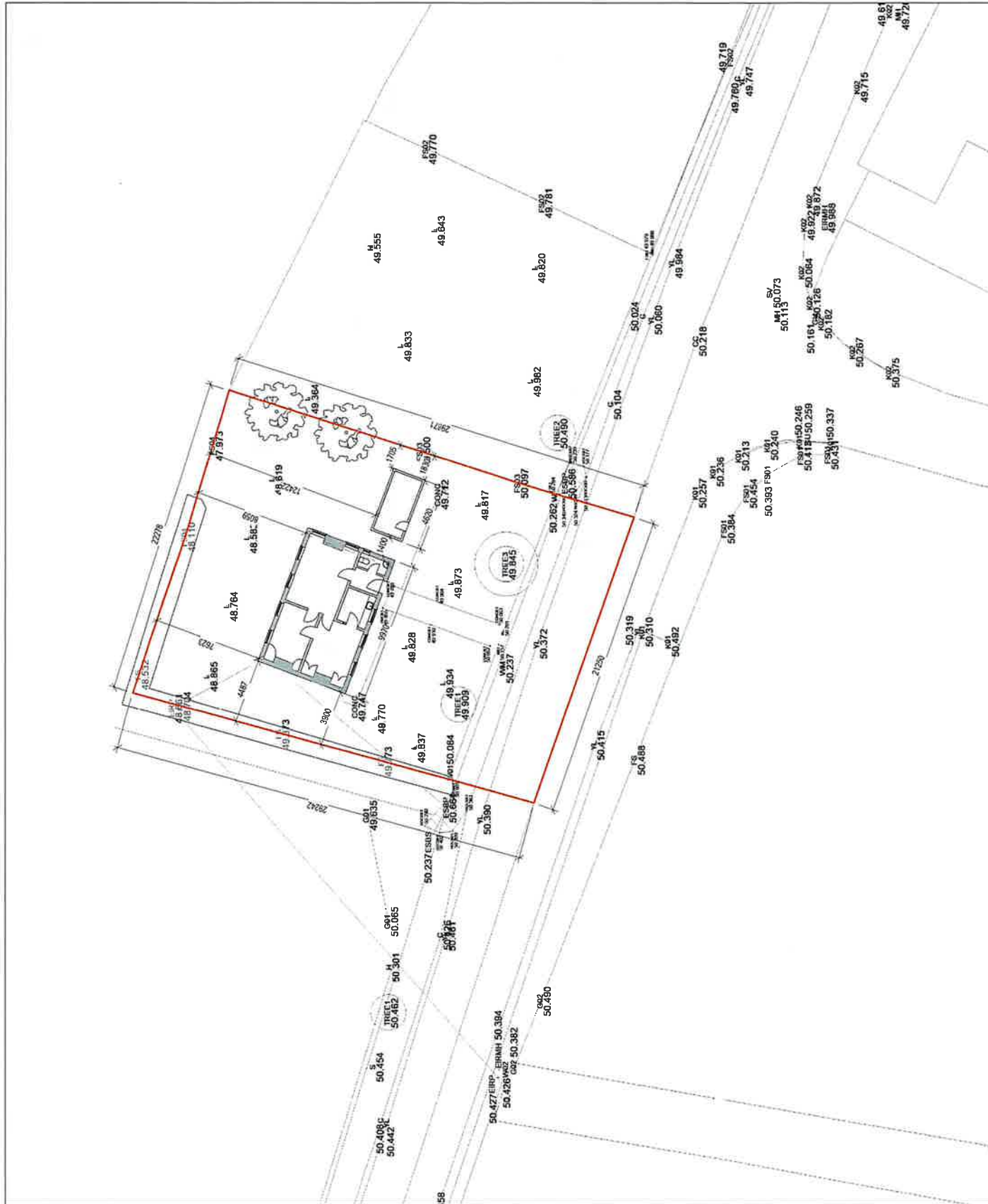
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County Hall John Street Kilkenny
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E-mail: info@kilkennycc.ie
Web: www.kilkennycc.ie

PLANNING	TENDER	CONSTRUCTION
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PROJECT: Kells Health Centre Refurbishment
Kells Co. Kilkenny, R55 PV46

DRAWING: EXISTING SITE LAYOUT
DRAWN BY: ND
CHECKED BY: RV
DATE: MARCH 2025
SCALE: 1:250 @ A3
FILE No. HS157
DRAWING No. HS157-P-002

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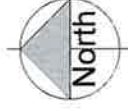


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LEGEND:

SITE BOUNDARY AS SHOWN OUTLINED IN RED = 0.1578 Acres/0.0638Ha



BOUNDARY TREATMENT:		GROUNDWORKS LEGEND:	
	NEW 1.8m HIGH CONC. POST & TIMBER PANEL FENCE TYPE 01		PROPOSED FOOTPATH
	NEW 1.2m HIGH STEEL FENCE TYPE 2		PROPOSED PRIVATE OPEN SPACE
			PROPOSED PARKING

EXISTING MATURE HEDGE & CONCRETE POST & WIRE FENCING TO REMAIN

SOAKAWAY APPROX. 5m FROM BUILDING 1.5m DEEP BELOW INVERT OF DISCHARGE PIPE SINGLE SIZE UNCOMPACTED ANGULAR CRUSH STONE TO COMPLY WITH BRE DIRECT 385

EXISTING MATURE HEDGE & CONCRETE POST & WIRE FENCING TO REMAIN

NEW TERRACE / DECK

NEW CONCRETE PATH

SOAKAWAY APPROX. 5m FROM BUILDING 1.5m DEEP BELOW INVERT OF DISCHARGE PIPE SINGLE SIZE UNCOMPACTED ANGULAR CRUSH STONE TO COMPLY WITH BRE DIRECT 385

EXISTING TREE TO BE KEPT & TRIMMED BACK

EXISTING 1200mm HIGH PLASTERED BLOCKWALL TO BE RETAINED

EXISTING 1200mm HIGH PLASTERED BLOCKWALL TO BE RETAINED

EXISTING 1200mm HIGH PLASTERED BLOCKWALL TO BE RETAINED

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EXISTING 1200mm HIGH PLASTERED BLOCKWALL TO BE RETAINED

EXISTING 1200mm HIGH PLASTERED BLOCKWALL TO BE RETAINED

Rev.	Description	Date
1	Soakaway Locations Added	20/03/25

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PLANNING	TENDER	CONSTRUCTION
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PROJECT: Kells Health Centre Relativism
 Kells, Co. Kilkenny, R65 FV48

DRAWING	PROPOSED SITE LAYOUT
DRAWN BY:	ND
CHECKED BY:	RV
DATE:	MARCH 2025
SCALE:	1:250 @ A3
FILE No.	HS157
DRAWING No.	HS157-P-003

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 ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

LEGEND:

- ① PEBBLE-DASHED WALL
- ② COLOURED STRIP
- ③ CONCRETE ROOF TILES

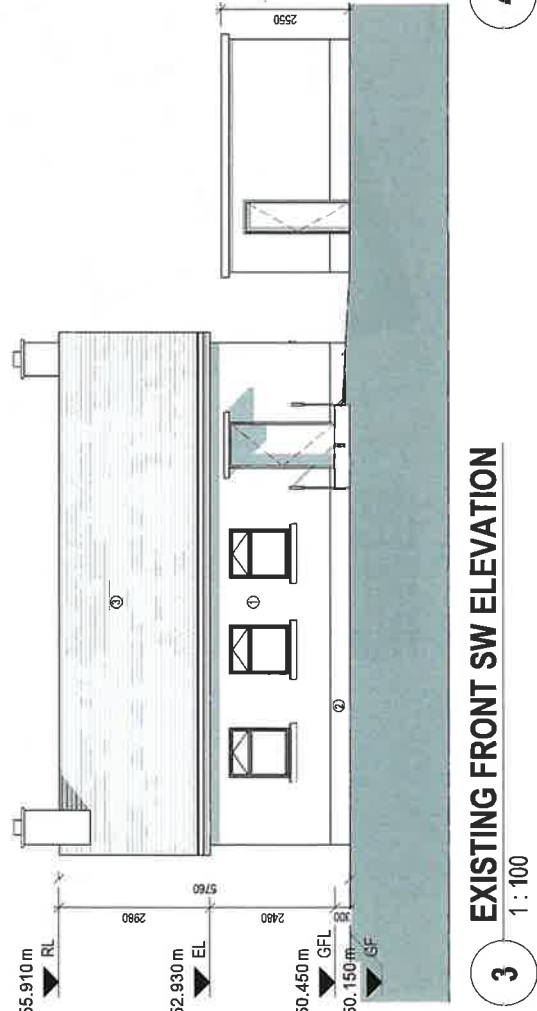
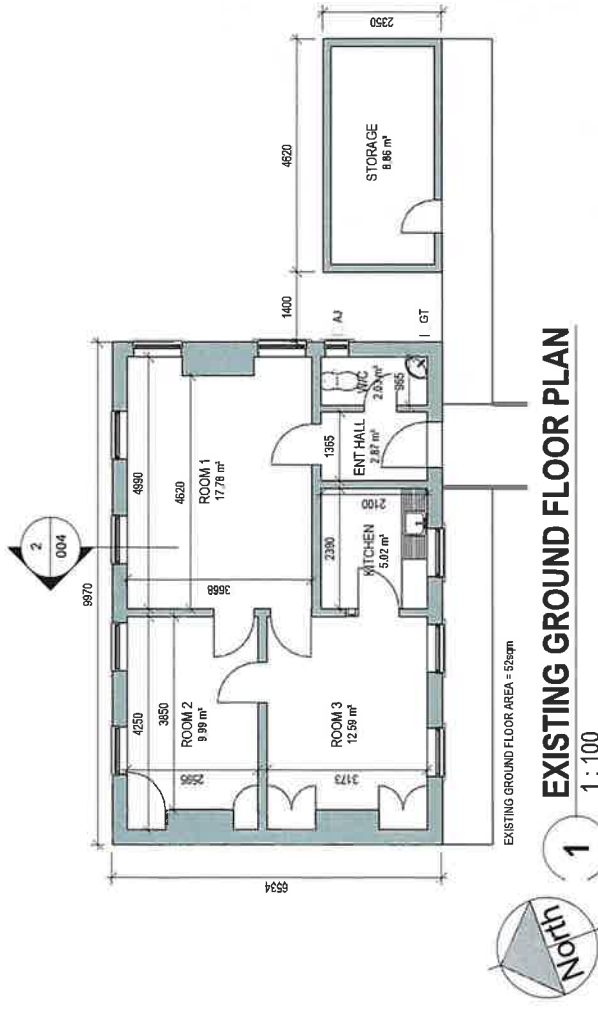
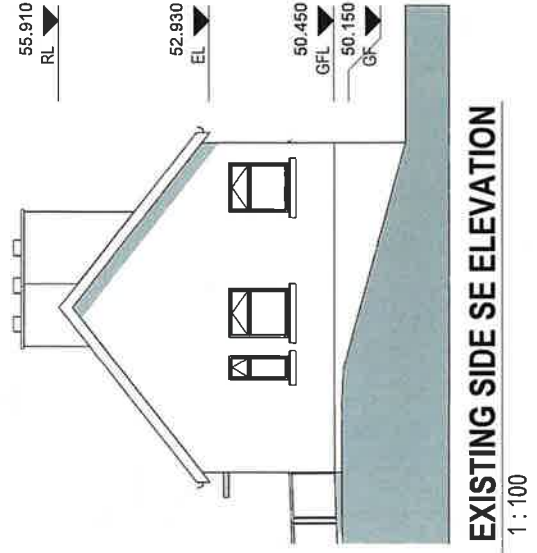
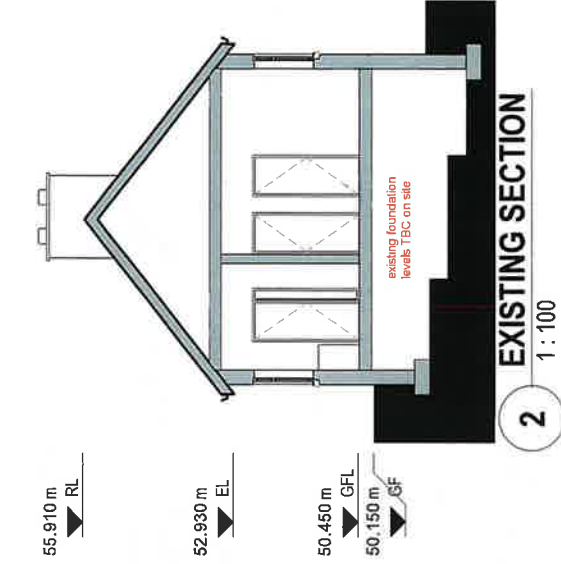
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Rev.	Description	Date

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PLANNING	TENDER	CONSTRUCTION
PROJECT:	Kells Health Centre Relinquishment Kells, Co. Kilkenny, R65 FV49	
DRAWING:	EXISTING PLAN, ELEVATIONS & SECTION	
DRAWN BY:	ND	RV
CHECKED BY:	RV	
DATE:	MARCH 2025	
SCALE:	1 : 100 @ A3	
FILE NO.	HS157	
DRAWING NO.	HS157-P-004	
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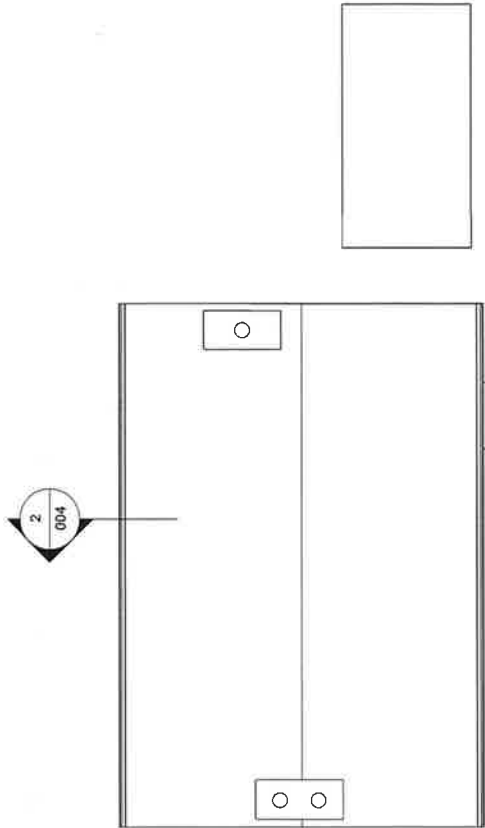
ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

LEGEND:

- ① PEBBLEDASHED WALL
- ② COLOURED STRIP
- ③ CONCRETE ROOF TILES

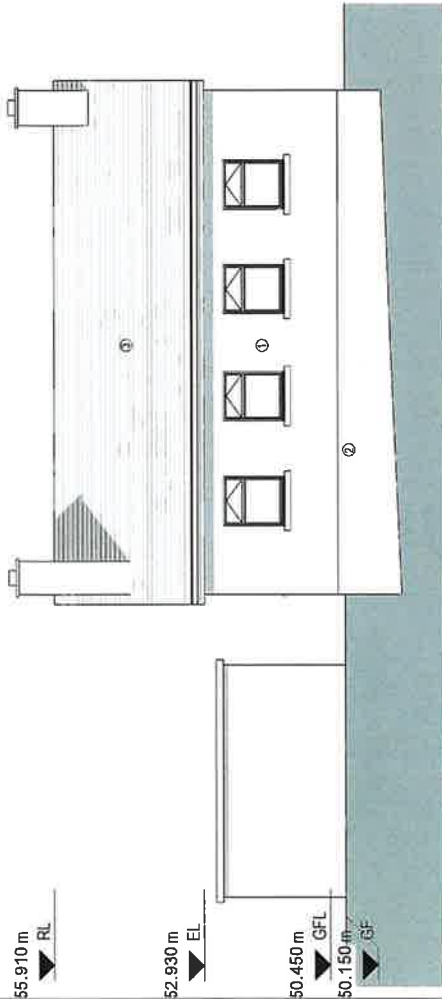
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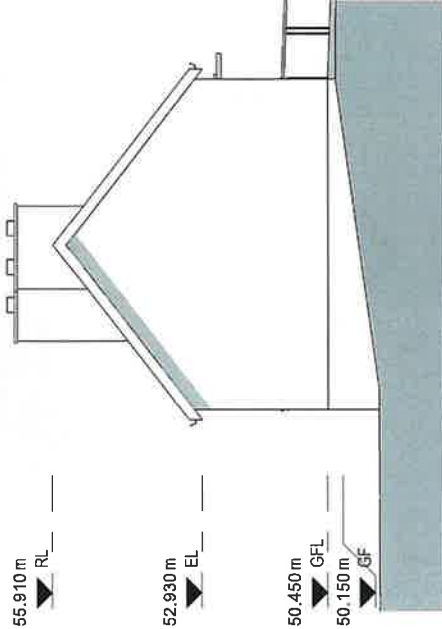
2 EXISTING REAR NE ELEVATION

1 : 100



3 EXISTING SIDE NW ELEVATION

1 : 100



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Rev.	Description	Date

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PLANNING	TENDER	CONSTRUCTION
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PROJECT: Kells Health Centre Refurbishment
Kells, Co. Kilkenny, R55 FV48

DRAWING: EXISTING PLAN & ELEVATIONS

DRAWN BY:	ND
CHECKED BY:	RV
DATE:	MARCH 2025
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FILE No:	HS157
DRAWING No:	HS157-P-005
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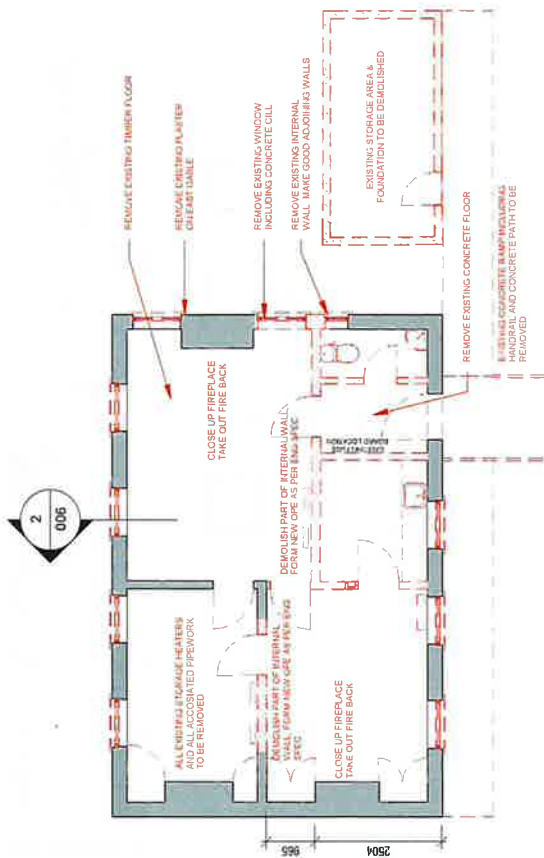
ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

LEGEND:

- 1 PEBBLEDASHED WALL
- 2 COLOURED STRIP
- 3 CONCRETE ROOF TILES

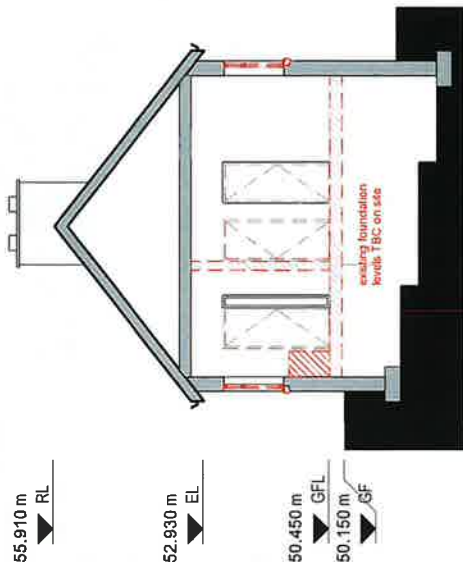
DEMOLITION GROUND FLOOR PLAN

1 1:100



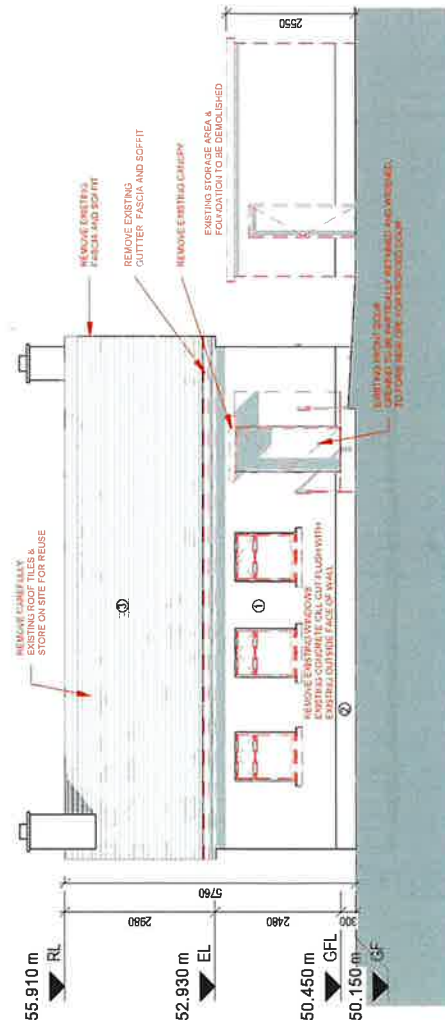
DEMOLITION SECTION

2 1:100



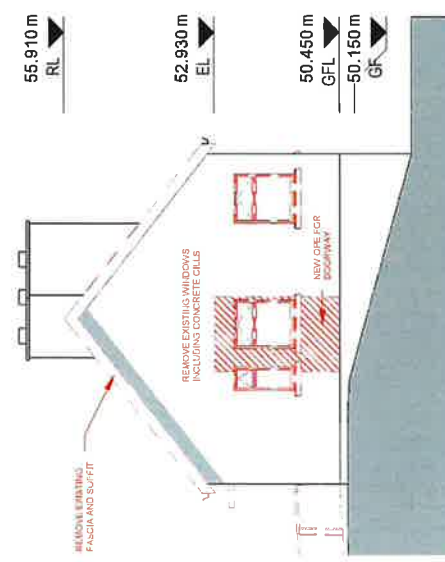
DEMOLITION FRONT SW ELEVATION

3 1:100



DEMOLITION SIDE SE ELEVATION

4 1:100



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PLANNING	TENDER	CONSTRUCTION
PROJECT:	Kells Health Centre Rehabilitation	
	Kells, Co. Kilkenny, R65 FV46	
DRAWING	DEMOLITION PLAN ELEVATIONS & SECTION	
DRAWN BY:	ND	
CHECKED BY:	RV	
DATE:	MARCH 2025	
SCALE:	1:100 @ A3	
FILE No:	HS157	
DRAWING No:	HS157-P-006	
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Rev.	Description	Date



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Email: info@kilkennycoco.ie
Web: www.kilkennycoco.ie

PLANNING

TENDER

CONSTRUCTION

PROJECT:

Kells Health Centre Refurbishment
Kells, Co. Kilkenny, R65 FV48

DRAWING:

DEMOLITION PLAN AND ELEVATIONS

DRAWN BY:

ND

CHECKED BY:

RV

DATE:

MARCH 2025

SCALE:

1 : 100 @ A3

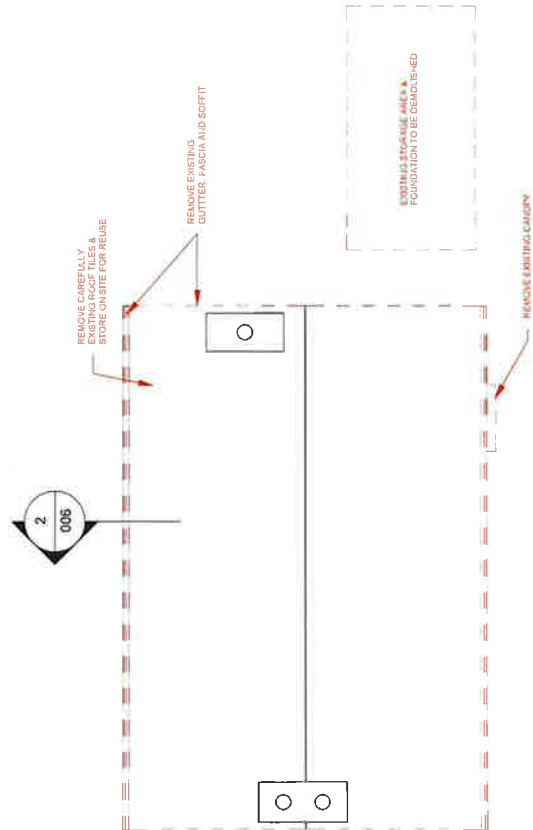
FILE No.

HS157

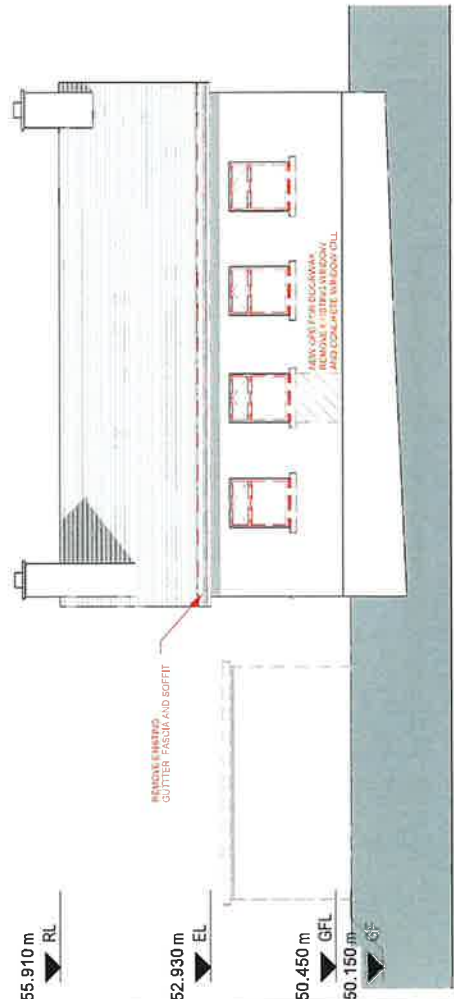
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HS157-P-007

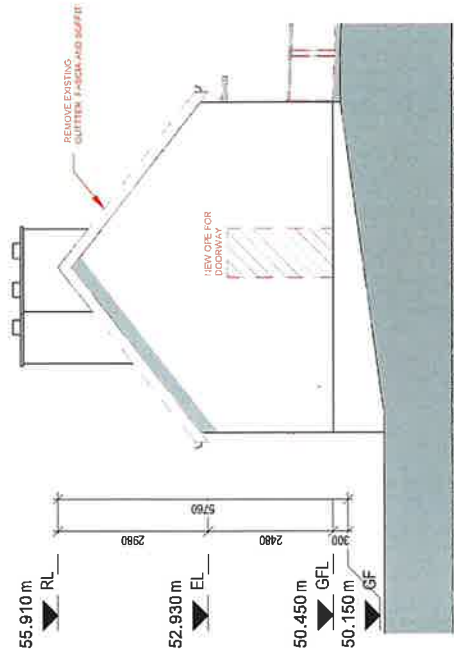
ALL DIMENSIONS SHOWN ARE BASED ON DIMENSION SURVEY OF BUILDING MAP LICENSE NUMBER: 181072C-046160007



1 DEMOLITION ROOF PLAN
1 : 100



2 DEMOLITION REAR NE ELEVATION
1 : 100



3 DEMOLITION SIDE NW ELEVATION
1 : 100

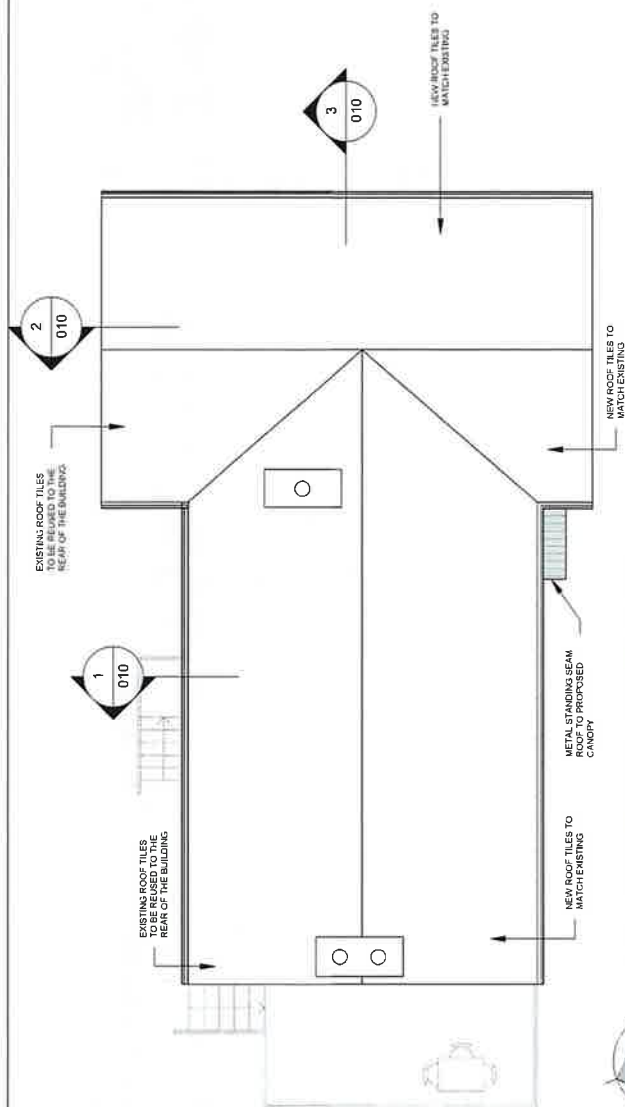
NOTES:

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES
TO KIL KENNY COUNTY COUNCIL REP IMMEDIATELY

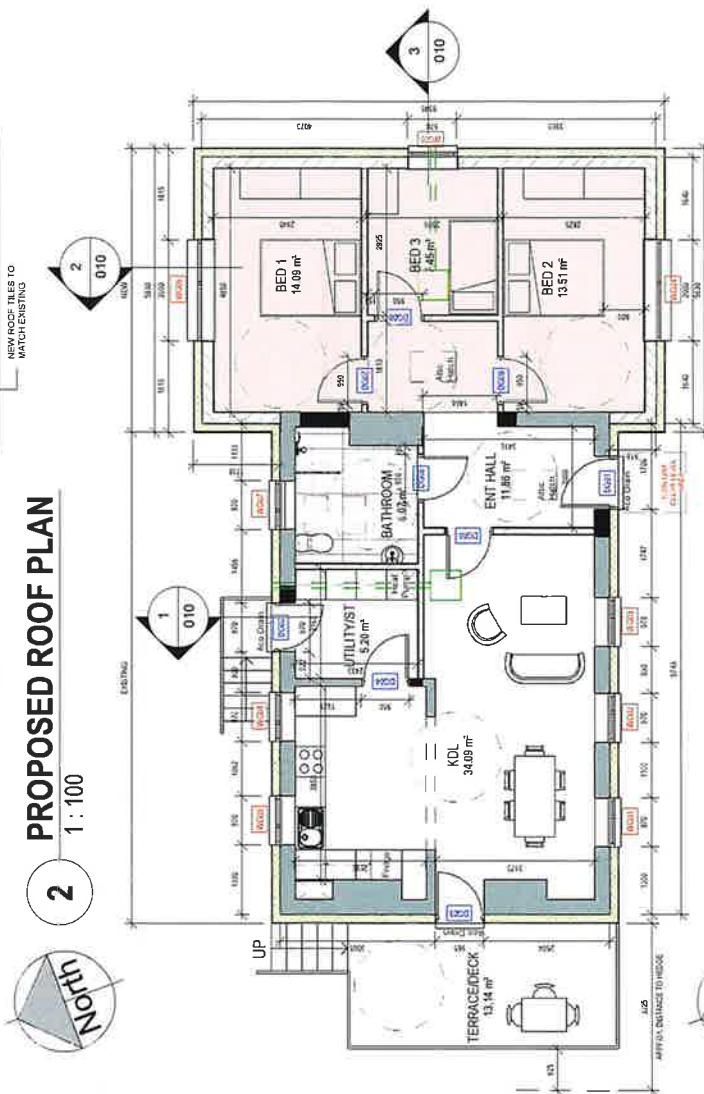
DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.

ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.



PROPOSED ROOF PLAN

1 : 100



PROPOSED GROUND FLOOR PLAN

1 : 100

Floor Area Schedule 3 Bed / 5 Person			
Room	Area Provided	Min Area Required	
Aggregate Living	34.09sqm	34sqm	
Bedroom 1	14.09sqm	13sqm	
Bedroom 2	13.51sqm	11.4sqm	
Bedroom 3	7.45sqm	7.1sqm	
Storage	5.20sqm	5sqm	
Gross Floor Area	96sqm	82sqm	

[illegible]

HOUSING CAPITAL



Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel 056 779 4000
E-mail info@kilkennycoco.ie
Web: www.kilkennycoco.ie

PLANNING	✕	TENDER	CONSTRUCTION
PROJECT: Kells Health Centre Refurbishment Kells, Co. Wick, RPS P/V48			
DRAWING: PROPOSED FLOOR PLANS			
DRAWN BY: ND			
CHECKED BY: RV			
DATE: MARCH 2025			
SCALE: 1:100 @ A3			
FILE No. HS157			
DRAWING No. HS157-P-008			
ALL DRAWINGS EXCEPT 1:1000 SCALE DRAWINGS TO BE SUBMITTED TO THE LOCAL AUTHORITY FOR APPROVAL. ALL DRAWINGS TO BE SUBMITTED TO THE LOCAL AUTHORITY FOR APPROVAL.			

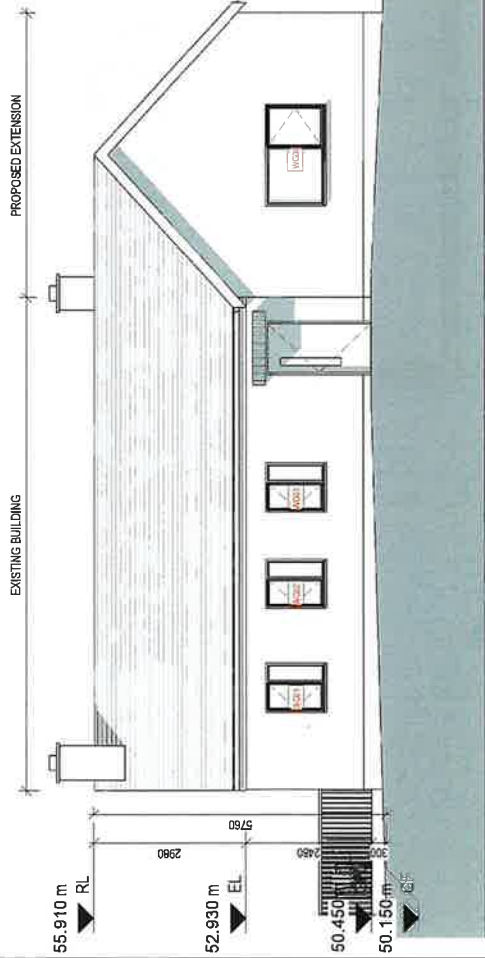
NOTES:

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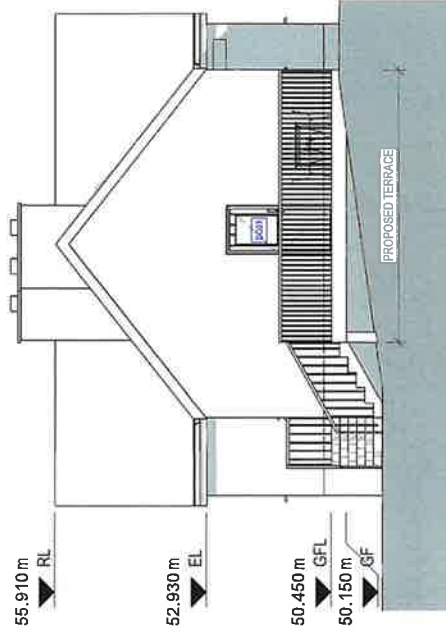
VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP IMMEDIATELY.

DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.

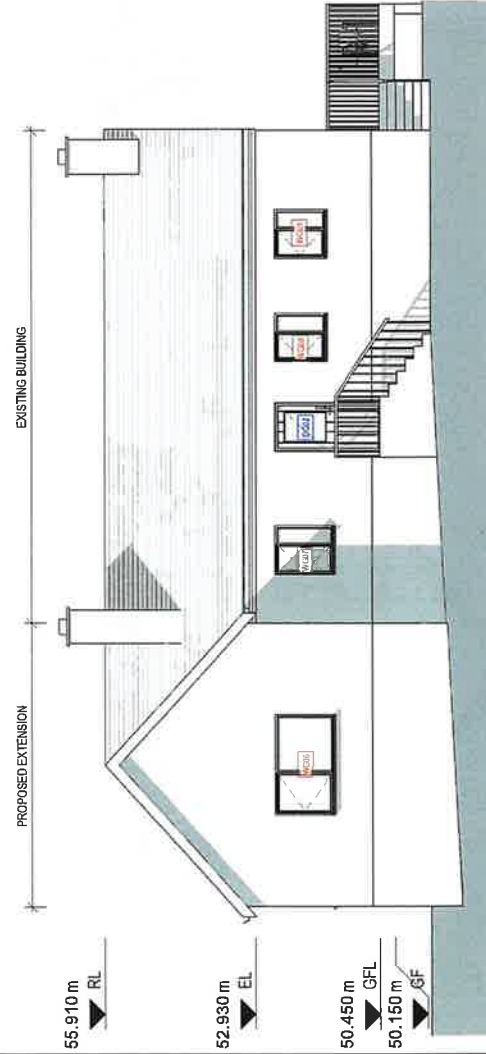
ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.



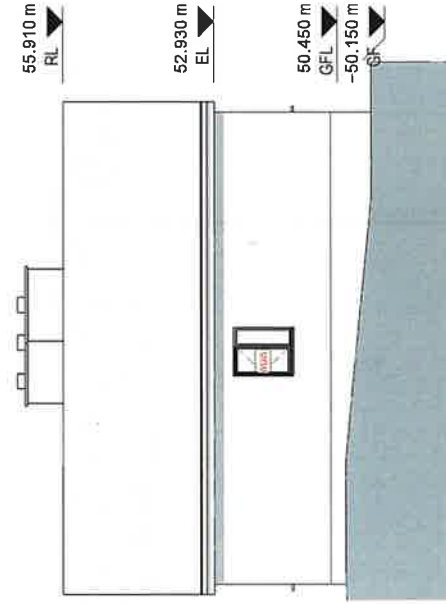
1 1 : 100



3 1 : 100



2 1 : 100



4 1 : 100

ALL DIMENSIONS TO BE VERIFIED ON SITE

Rev.	Description	Date

HOUSING CAPITAL

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
 County Hall John Street Kilkenny
 Tel 056 779 4000
 E-mail info@kilkennycoco.ie
 Web: www.kilkennycoco.ie

PLANNING	TENDER	CONSTRUCTION
PROJECT:		
Kells Health Centre Refurbishment		
Kells, Co. Kilkenny, R65 FV48		
DRAWING:		
PROPOSED ELEVATIONS		
DRAWN BY: ND		
CHECKED BY: RV		
DATE: MARCH 2023		
SCALE: 1 : 100 @ A3		
FILE No: HS157		
DRAWING No: HS157-P-009		
BY: LORNA MCLELLAN		
BY: LORNA MCLELLAN		

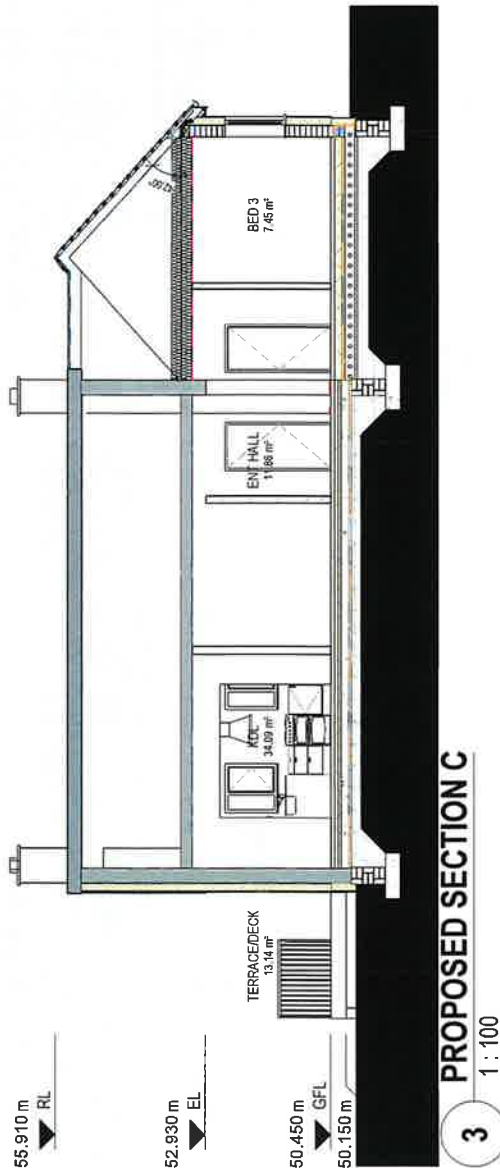
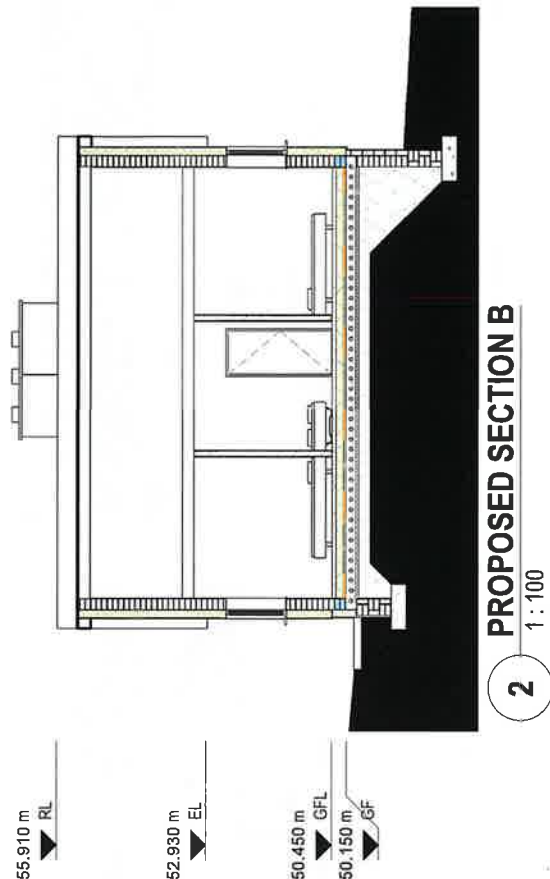
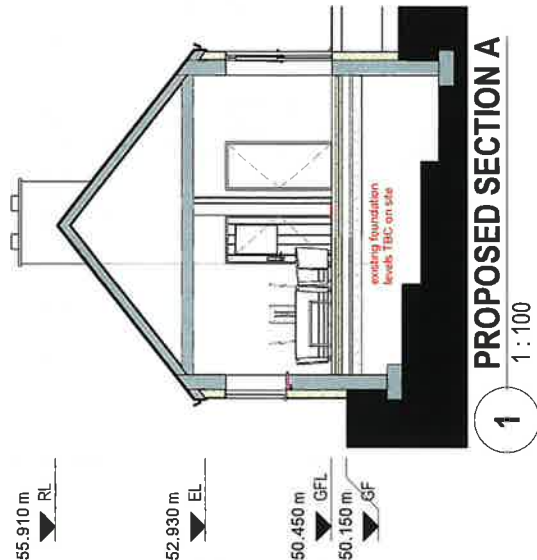
NOTES:

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VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.

DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.

ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.



ALL DIMENSIONS TO BE VERIFIED ON SITE

Rev	Description	Date

HOUSING CAPITAL



Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel: 051 857 4100
Email: info@kilkennycc.ie
Web: www.kilkennycc.ie

PLANNING	TENDER	CONSTRUCTION
PROJECT:	Kells Health Centre Refurbishment	
DRAWING:	Kells, Co. Kilkenny, R05 FV48	
DRAWN BY:	ND	
CHECKED BY:	RV	
DATE:	MARCH 2025	
SCALE:	1 : 100 @ A3	
FILE No.	HS157	
DRAWING No.	HS157-010	
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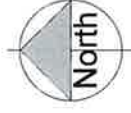
VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.

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ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

LEGEND:

SITE BOUNDARY AS SHOWN OUTLINED IN RED = 0.1579 Acre (0.0539Ha)



Rev.	Description	Date

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Kilkenny County Council
County Hall John Street Kilkenny
Tel: 056 779 4000
E-mail: info@kilkennycc.ie
Web: www.kilkennycc.ie

PLANNING	TENDER	CONSTRUCTION
PROJECT:		
Kells Health Centre Relubricant Kells, Co. Kilkenny, R65 FV48		
DRAWING:		
PROPOSED SIGHTLINES		
DRAWN BY: ND		
CHECKED BY: RV		
DATE: MARCH 2025		
SCALE: 1:500 @ A3		
FILE No: HS157		
DRAWING No: HS157-T-011		
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED IN THIS DRAWING TO BE IN ACCORDANCE WITH THE I.S. 883:2014 STANDARD		