



Comhairle Chontae Chill Chainnigh

Halla an Chontae Sraid Eoin Cill Chainnigh
R95 A39T

Poball agus Áiteanna Inbhuanaithe a Chruthú

Kilkenny County Council

County Hall John Street Kilkenny
R95 A39T

Kilkenny

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. Kilkenny 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. Kilkenny.

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

SIGNED



Ian Gardner
A/Director of Services

DATE

04/06/25

Appendix A -Planning Report

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



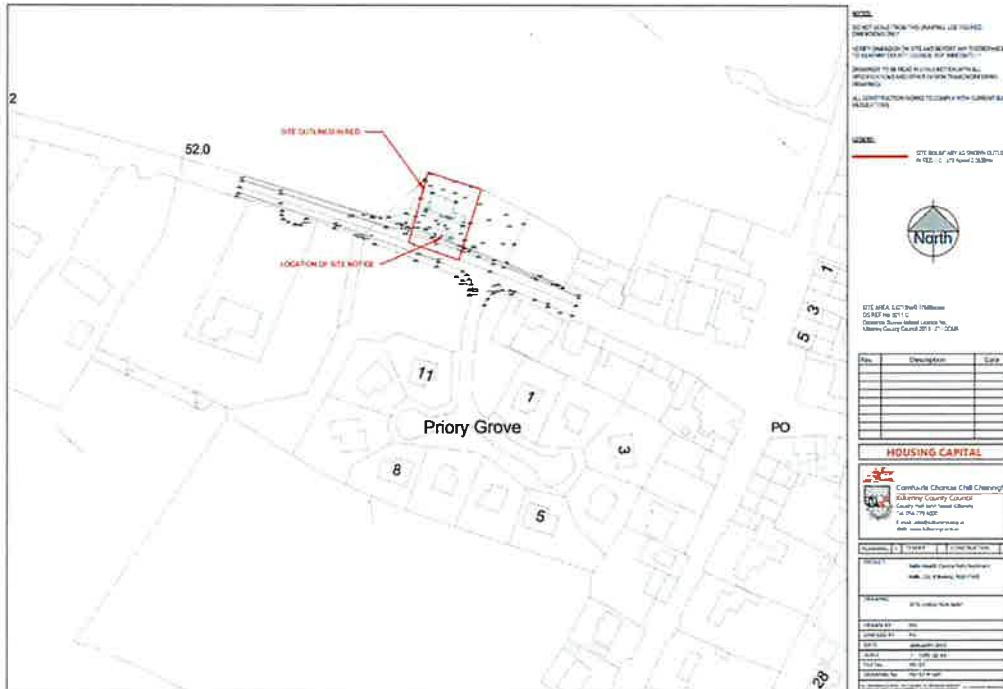
**Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended**

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 with 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:

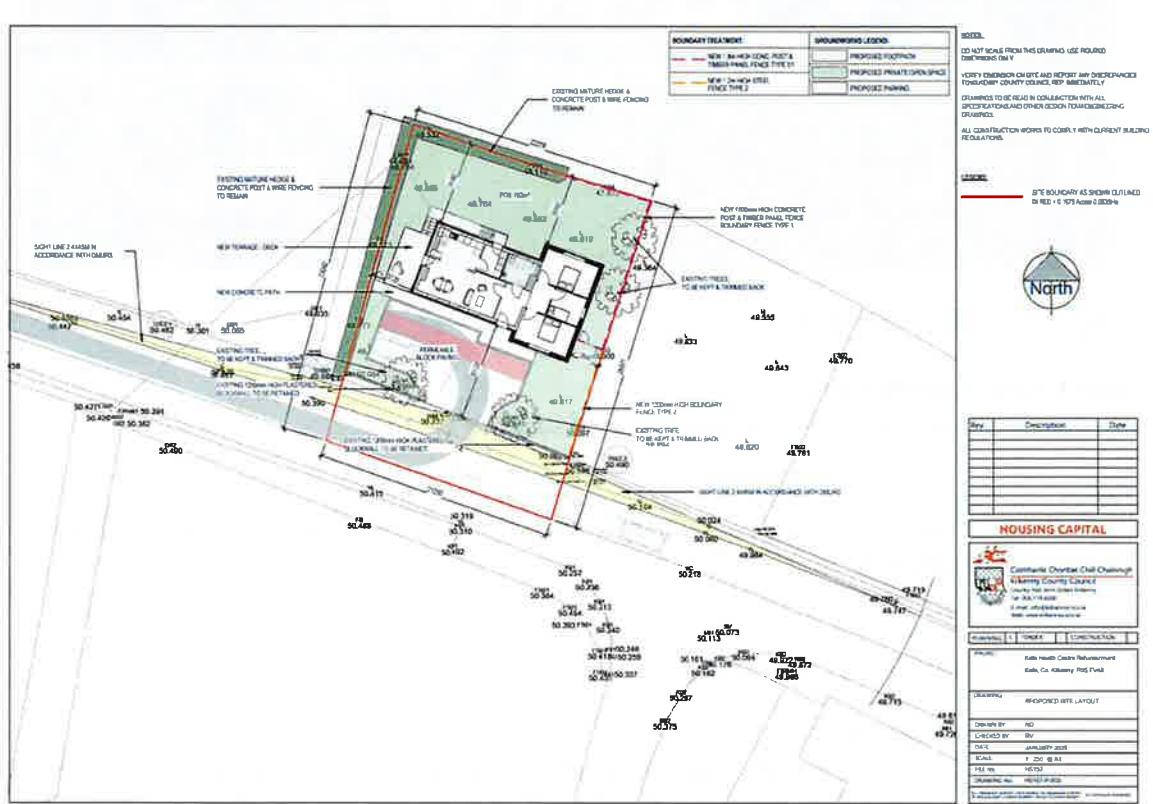
An asbestos survey has been completed on the existing building and shed and no asbestos was observed.

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.

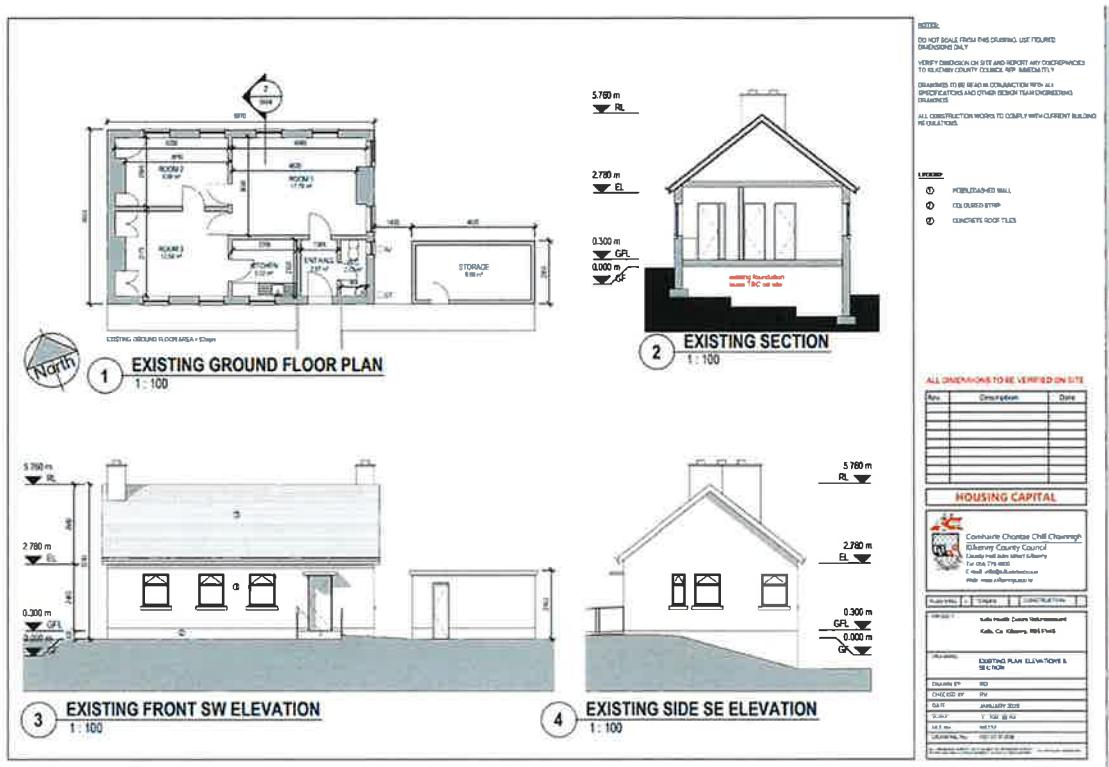
Drawings have been forwarded to Parks Section for assessment. The recommendation from the Executive Landscape Architect to minimise the impact of the concrete post and panel fence along the eastern boundary near the existing trees is to use an auger for digging holes and making clean cuts on any encountered roots. The spacing of the holes should allow for alternative rootspace to aid recovery. Additionally, it's advisable to avoid heavy traffic around the trees and use matting to distribute the weight.

The root protection area of the existing trees will be defined and suitably protected from vehicles and materials during the construction phase.

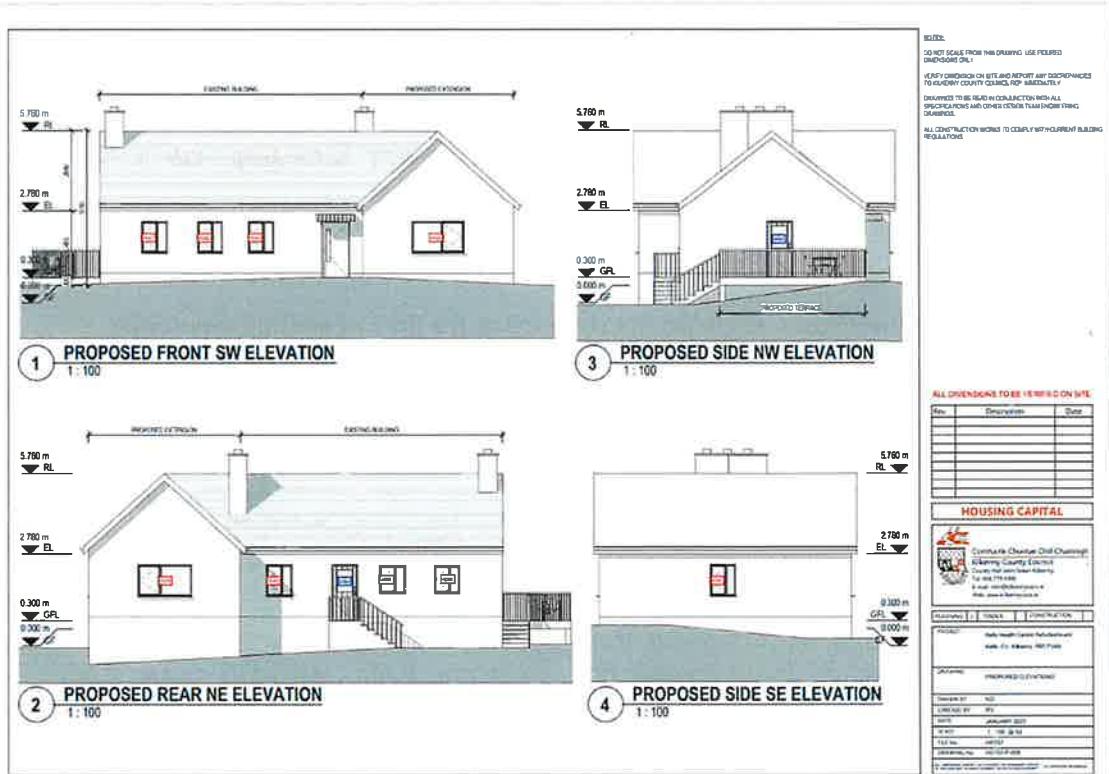
Drawings submitted:



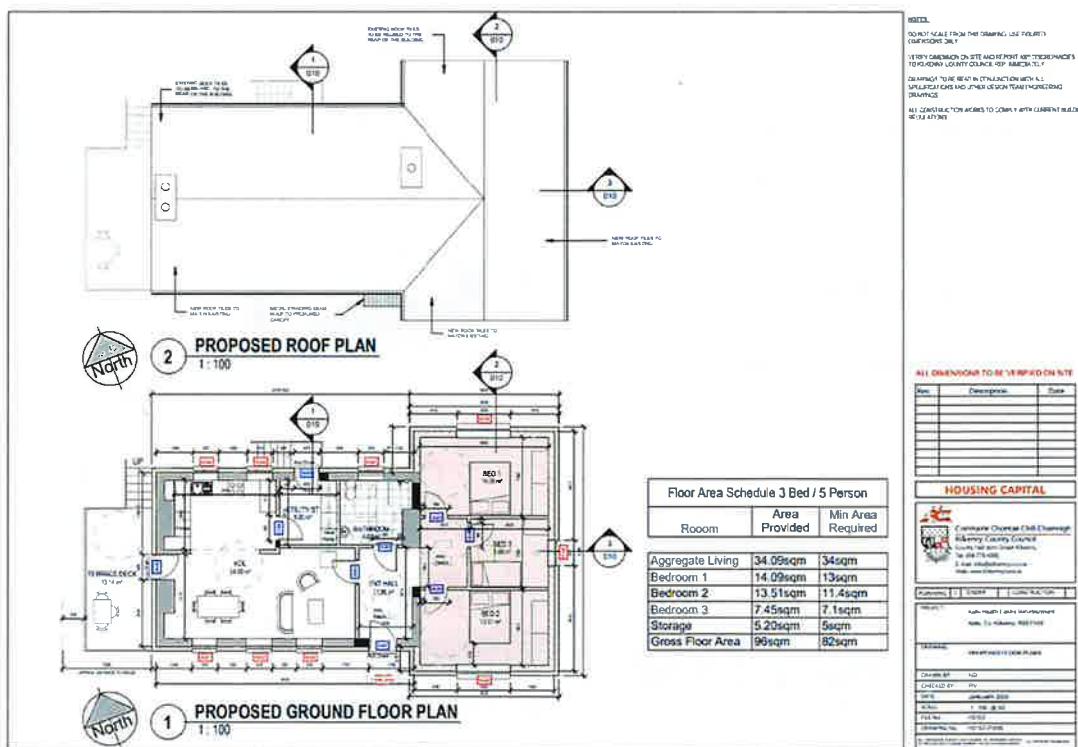
Proposed site layout plan



Existing building on site



Proposed elevations



Proposed floor plan

Referrals

Environment – response dated April 2025 states:

Asbestos report is clear.

We do not have any comments on the project at Kells.

Could you share me if you have the Recourse and Waste Management plan (RWMP) for the project.

If you do not have a RWMP, Please see the attached Best practice guidelines RWMP from EPA for your reference.

Municipal District Engineer – response not received at the time of writing this report.

Uisce Éireann/ Water Services – report dated 6th May 2025 states no objection in principle, and that the application is required to enter into a Connection Agreement with Uisce Eireann as per the following condition:

The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.

All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice. Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.

Reason: To provide adequate water and wastewater facilities.

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

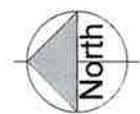
Appendix B – Drawings

NOTES:

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REF 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 30114-
Ordnance Survey Ireland Licence No.
Kilkenny County Council 2013/27/CCMA

Rev	Description	Date

HOUSING CAPITAL**PLANNING****LENDER****CONSTRUCTION**

PROJECT:
Kells Health Centre Revitalisation
Kells, Co. Kilkenny, R95 FV48

DRAWING:**SITE LOCATION MAP**

DRAWN BY: ND

CHECKED BY: RV

DATE: MARCH 2015

SCALE: 1:1000 @ A3

FILE NO.: HS157

DRAWING NO.: RFS 57-2-201

ALL ORDNANCE SURVEY DATA BASED ON DOP 1:250,000 SCALE SURVEY © GOVERNMENT OF IRELAND MAP Licence Number 10000000000000000000000000000000



NOTES.

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

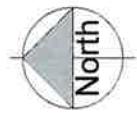
VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES

PRAMMUS TO BE READ IN CONFIRMATION INITIALLY

**ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING
REGULATIONS**

LEGEND

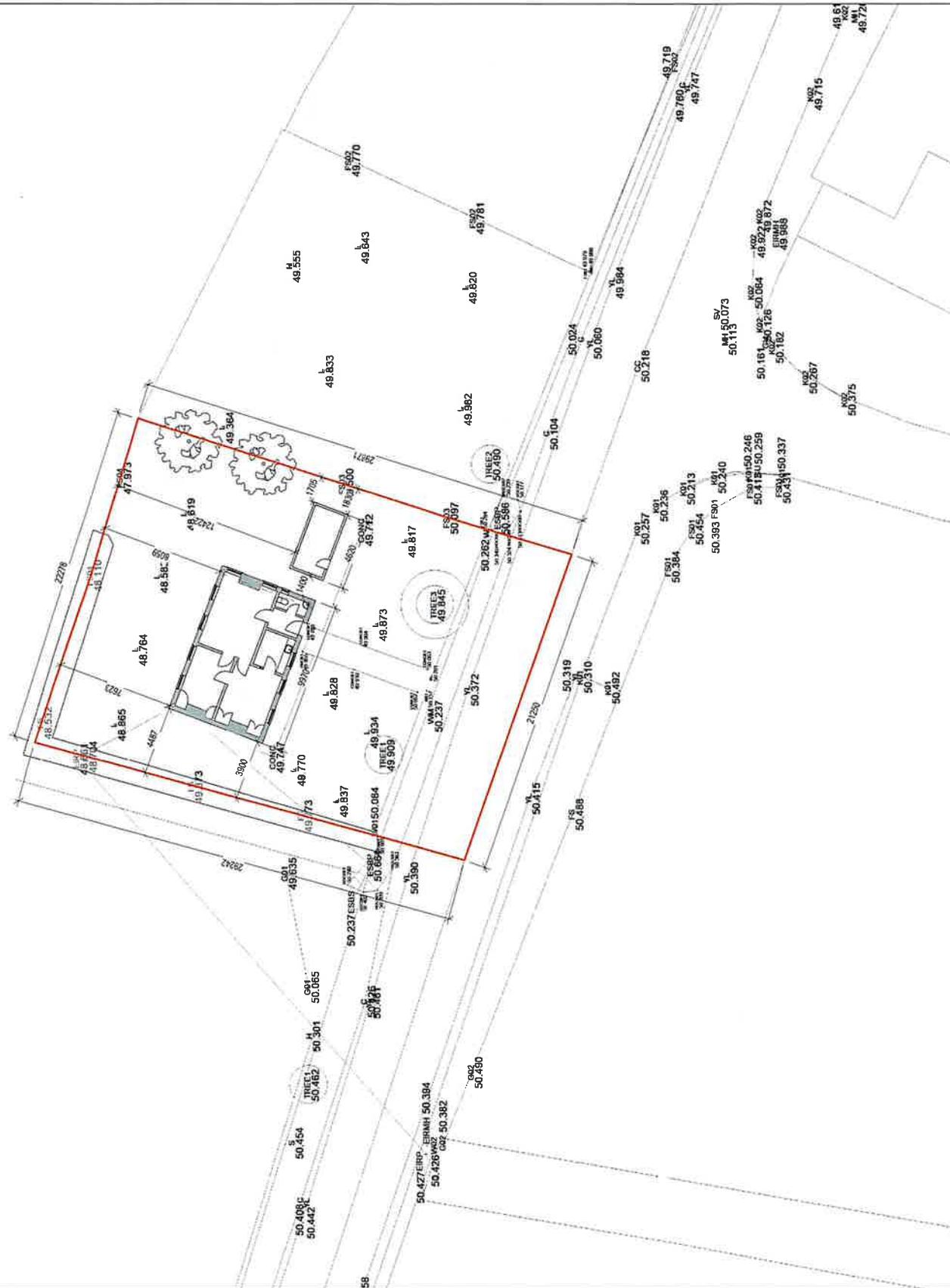
SITE BOUNDARY AS SHOWN OUTLINED
IN RED - 0.162 Acre(s) 0.0630 Ha.



HOUSING CAPITAL

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
 County Hall, John Street, Kilkenny
 Tel: 056 779 4000

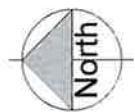
Web: www.kilkennycco.ie			
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		CONSTRUCTION	
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<p>DRAWING NO: HS157-P-002</p> <p>DESCRIPTION: Site Plan, Drawing No. HS157-P-002, Kelle Health Centre Renovation, Kells, Co. Kilkenny.</p>			
<p>DRAWN BY: ND</p> <p>CHECKED BY: RV</p> <p>DATE: MARCH 2025</p> <p>SCALE: 1:250 @ A3</p> <p>FILE NO: HS157</p>			
<p>EXISTING SITE LAYOUT</p>			



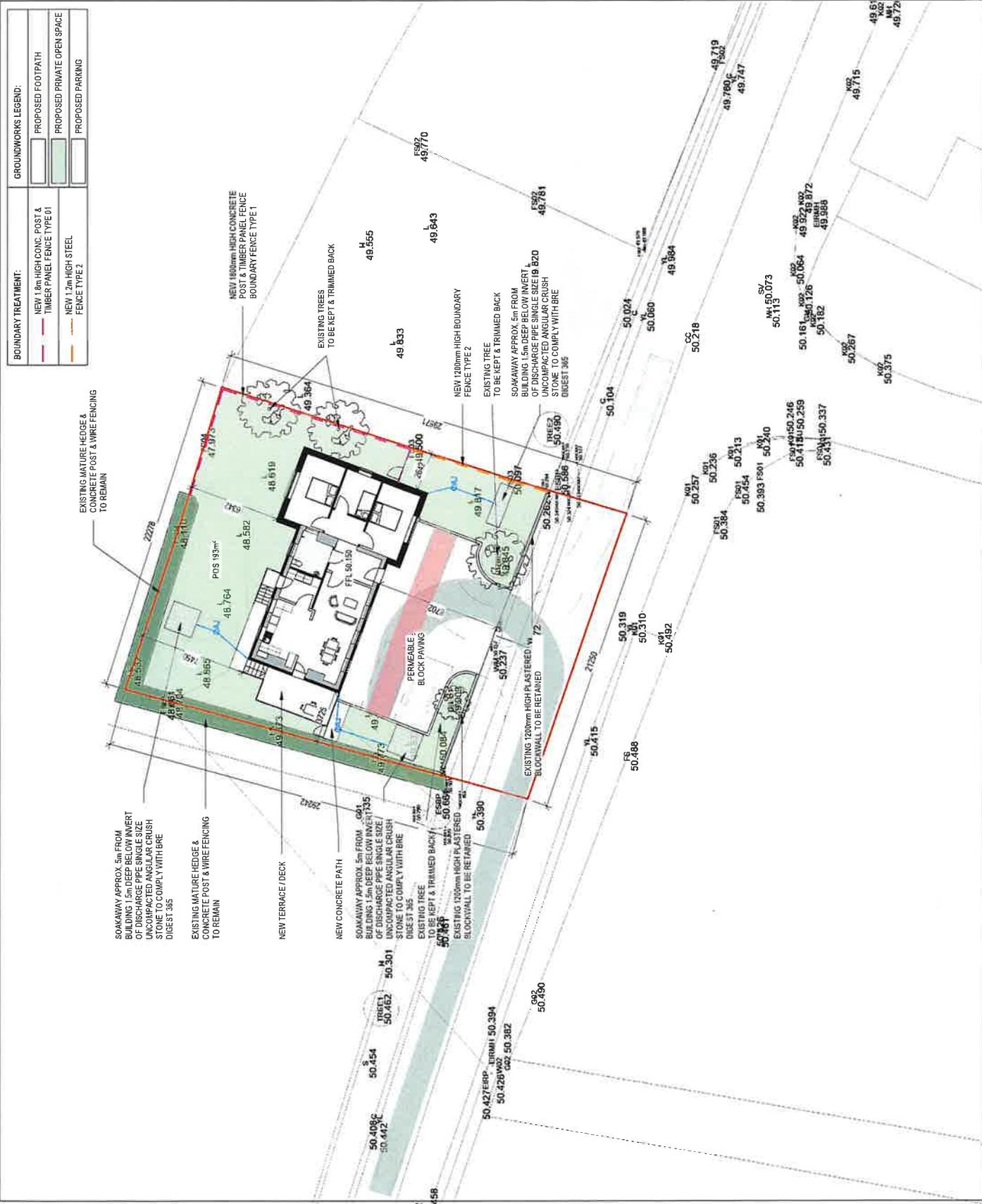
NOTES:

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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 Acres/0.0639ha

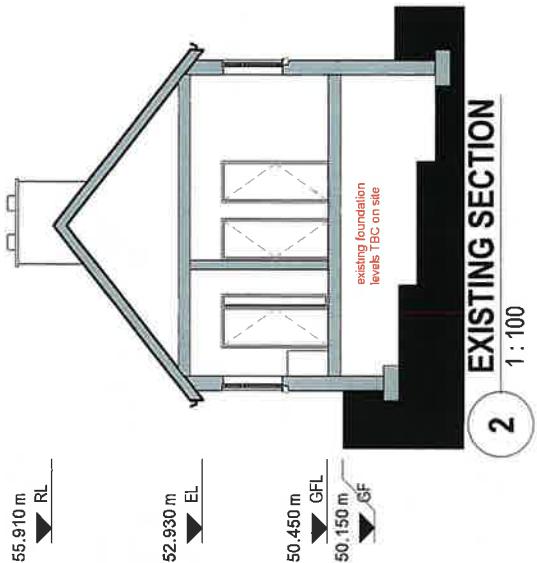
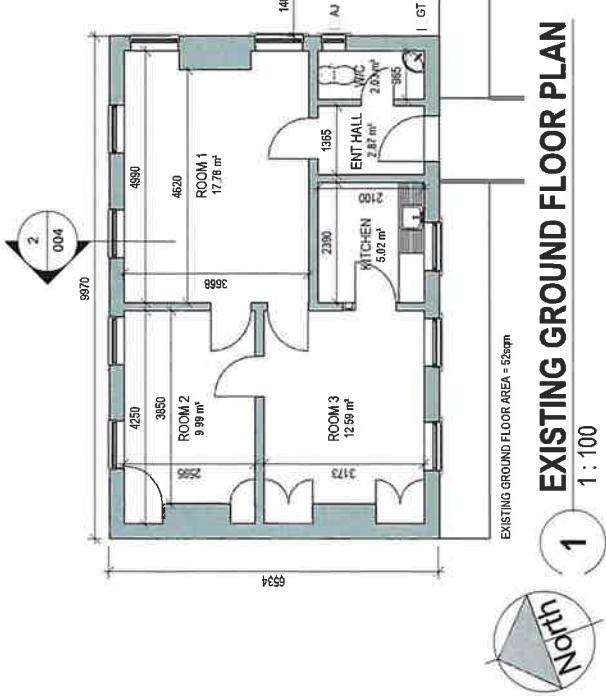


HOUSING CAPITAL



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ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.



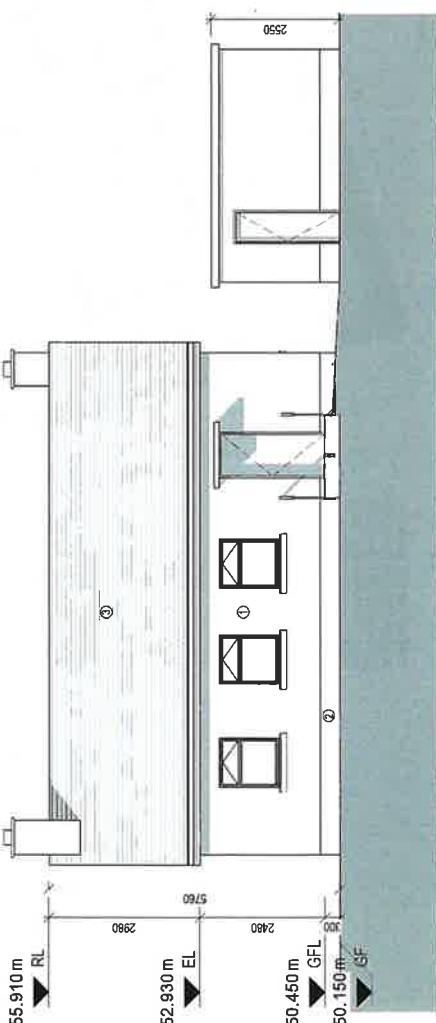
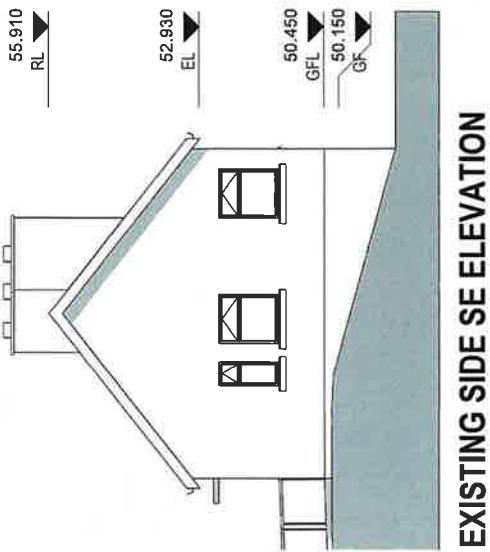
Rev.	Description	Date

HOUSING CAPITAL

Comhairle Chontae Chill Chainnigh
County Hall, John Street, Kilkenny
Tel: 056 / 914000
E-mail: info@kilkennycc.ie
Web: www.kilkennycc.ie

PLANNING	X	TENDER	CONSTRUCTION
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PROJECT: Kilkis Health Centre Rehabilitation
Kilkis, Co. Kilkenny, R65 F48
DRAWN BY: ND
CHECKED BY: RV
DATE: MARCH 2025
SCALE: 1:100 @ A3
FILE No. HS157
DRAWING No. HS157-P-004
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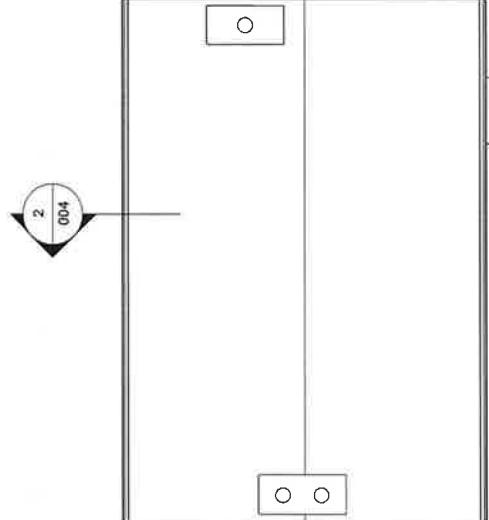
VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REPAIR IMMEDIATELY.

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

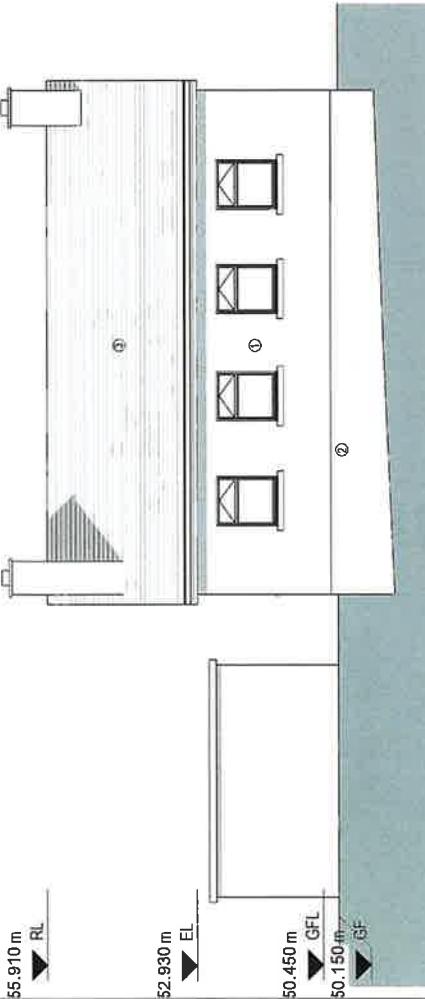
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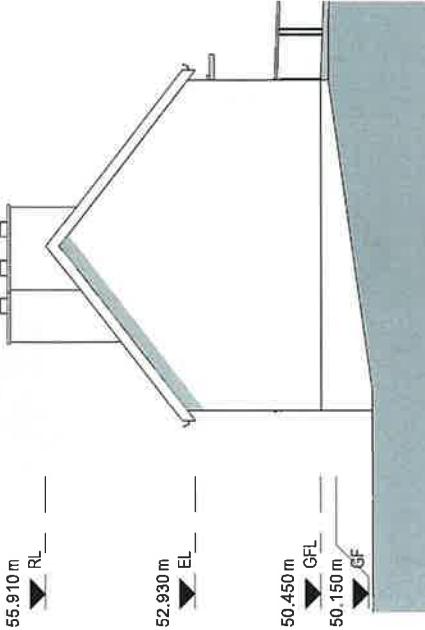
- ① PEBBLEDASHED WALL
- ② COLOURED STRIP
- ③ CONCRETE ROOF TILES



1 EXISTING ROOF PLAN
1 : 100



2 EXISTING REAR NE ELEVATION
1 : 100



3 EXISTING SIDE NW ELEVATION
1 : 100

ALL DIMENSIONS TO BE VERIFIED ON SITE		
Rev.	Description	Date

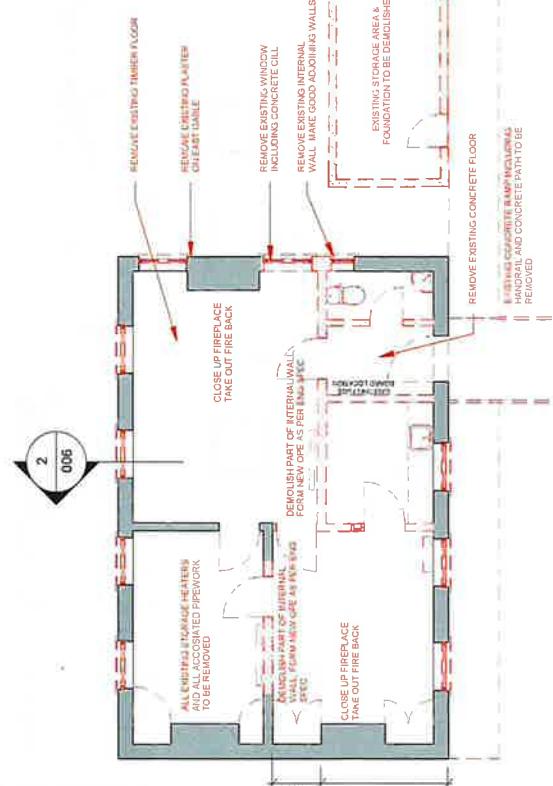
PLANNING	TENDER	CONSTRUCTION
PROJECT:	Kells Health Centre Rehabilitation	
	Kells, Co. Kilkenny, R85 FV48	
DRAWING:	EXISTING PLAN & ELEVATIONS	
DRAWN BY:	ND	
CHECKED BY:	RV	
DATE:	MARCH 2025	
SCALE:	1:100 @ A3	
FILE NO:	HS157	
DRAWING NO:	HS157-7-A05	

ALL ORIGINS CAPTURED BY SPECTRUM SURVEY SYSTEM ©2025 KELLEN ENGINEERING LTD

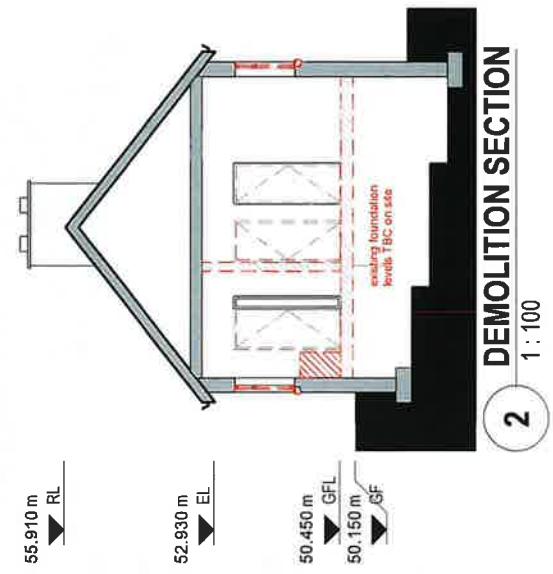
NOTES:

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ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS



DEMOLITION GROUND FLOOR PLAN
1 : 100

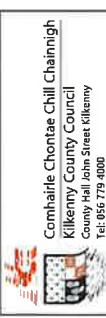


DEMOLITION SECTION
2 1 : 100

ALL DIMENSIONS TO BE VERIFIED ON SITE

Rev.	Description	Date

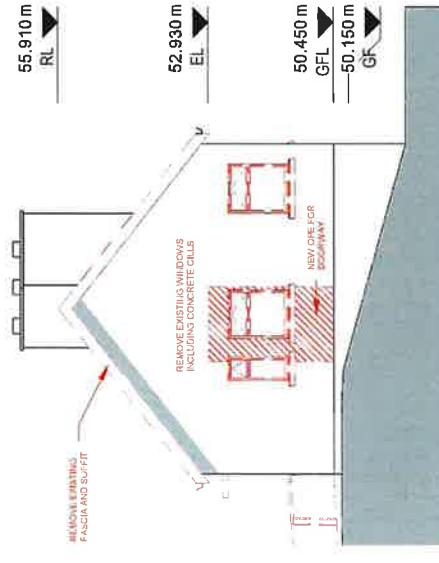
HOUSING CAPITAL



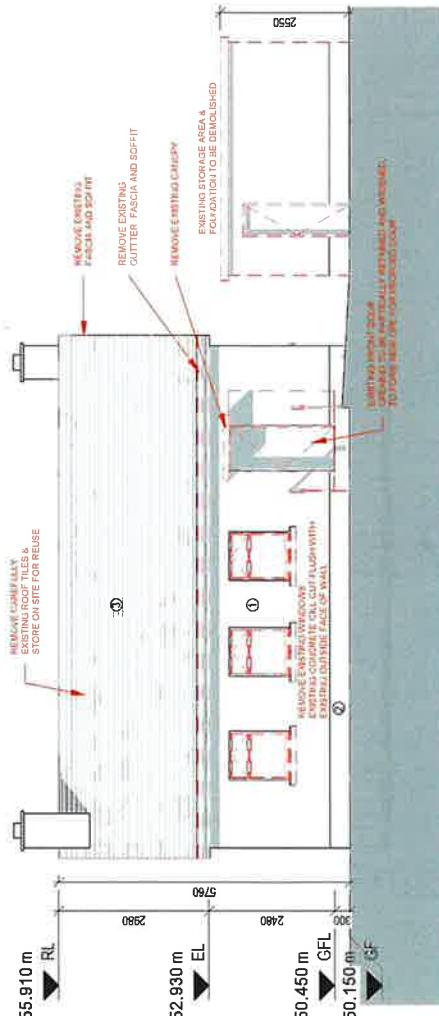
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PROJECT:	Kells Health Centre Rehabilitation	ND	Kells Co. Kilkenny, RBS FV46

DRAWING BY:	ND
CHECKED BY:	RV
DATE:	MARCH 2025
SCALE:	1 : 100 @ A3
FILE No:	HS157
DRAWING No:	HS157-P-006

LEADER DRAWING NUMBER: HS157-P-006
DATE DRAWN: MARCH 2025
DRAWN BY: ND
CHECKED BY: RV
APPROVED BY: Kilkenny County Council
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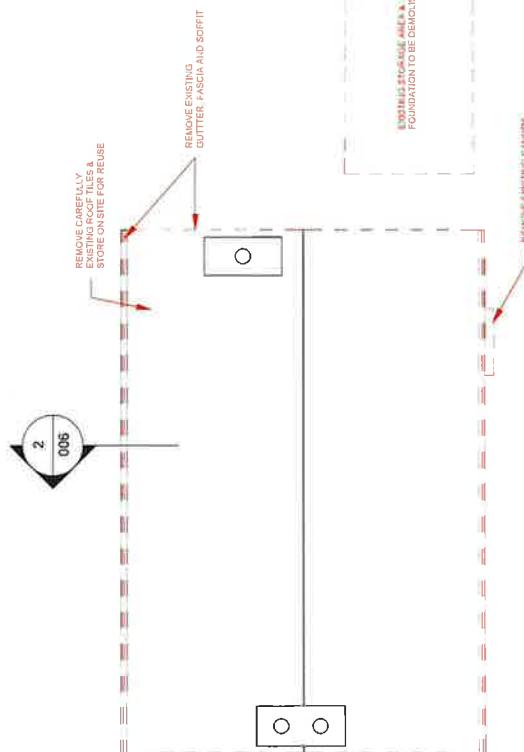
DEMOLITION SIDE SE ELEVATION
3 1 : 100



DEMOLITION FRONT SW ELEVATION
4 1 : 100

NOTES:

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DEMOLITION ROOF PLAN

1 : 100

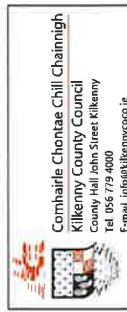


ALL DIMENSIONS TO BE VERIFIED ON SITE

Rev	Description	Date

Rev	Description	Date

HOUSING CAPITAL



PLANNING	TENDER	CONSTRUCTION

PROJECT:	Kells Health Centre Rehabilitation
FILE No.	H8157

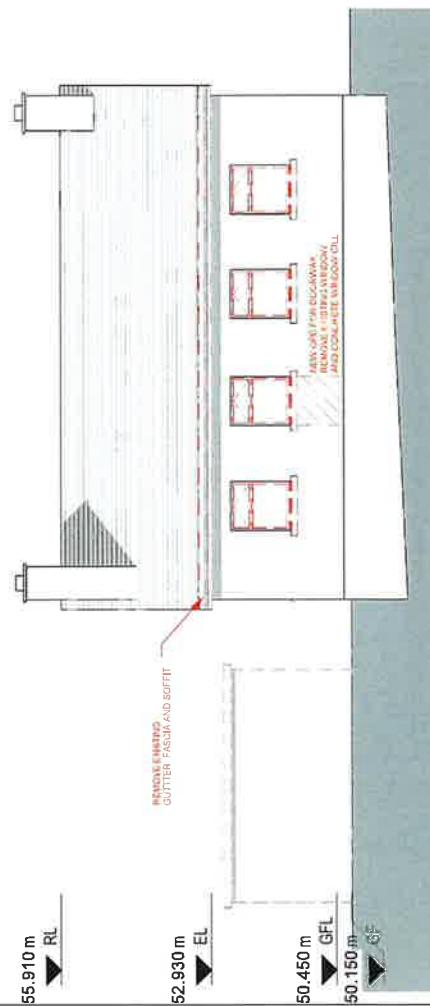
DRAWING: DEMOLITION PLAN AND ELEVATIONS

DRAWING NO:	ND
CHECKED BY:	RV
DATE:	MARCH 2025
SCALE:	1:100 @ A3
FILE NO:	H8157

DRAWING NUMBER DATA AND ORIGINATOR'S SURVEY SCOPE OF WORK ELEMENT
 "DEMOLITION SIDE NW ELEVATION" DRAWN BY: KELLY, LUCAS & CO. LTD. DATE: MARCH 2025

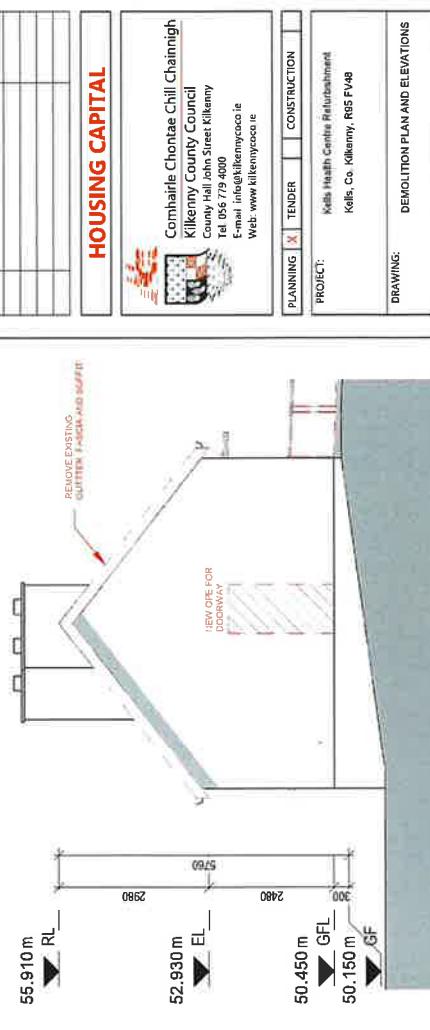
DEMOLITION SIDE NW ELEVATION

3 1 : 100



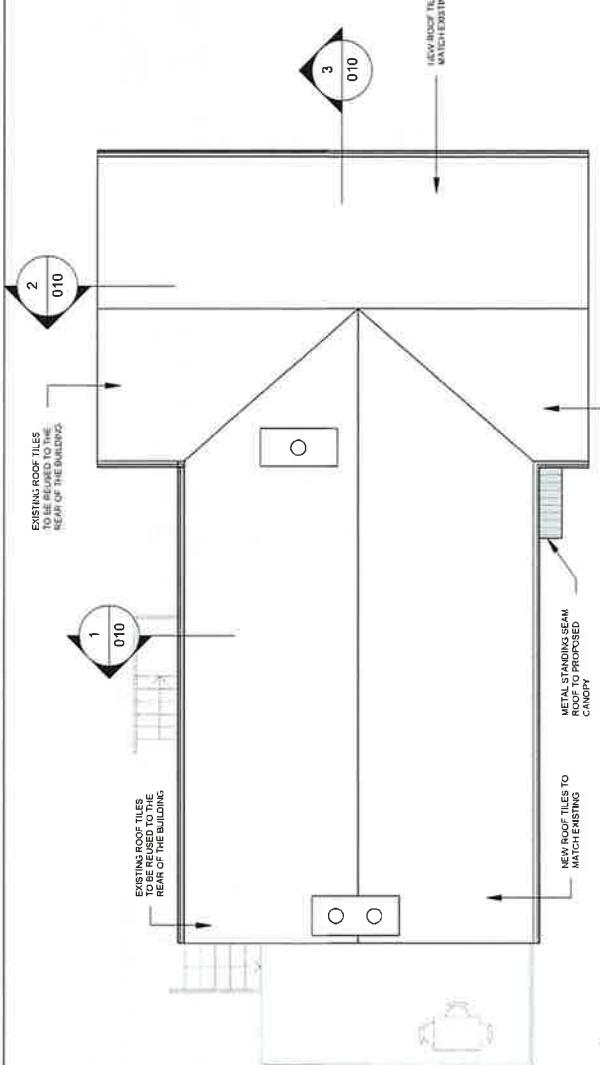
DEMOLITION REAR NE ELEVATION

2 1 : 100



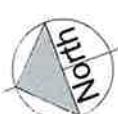
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 ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.



PROPOSED ROOF PLAN

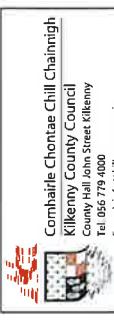
2
1 : 100



ALL DIMENSIONS TO BE VERIFIED ON SITE

Rev.	Description	Date

HOUSING CAPITAL



Comhairle Chontae Chill Chainnigh
 County Hall, 2nd Street, Kilkenny
 Tel: 056 7794000
 E-mail: www.kilkennycoco.ie
 Web: www.kilkennycoco.ie

PLANNING TENDER CONSTRUCTION

PROJECT: Kilkis Health Centre Refurbishment

Kilkis, Co. Kilkenny, RS5 F408

DRAWING: PROPOSED FLOOR PLANS

DRAWN BY: ND

CHECKED BY: RV

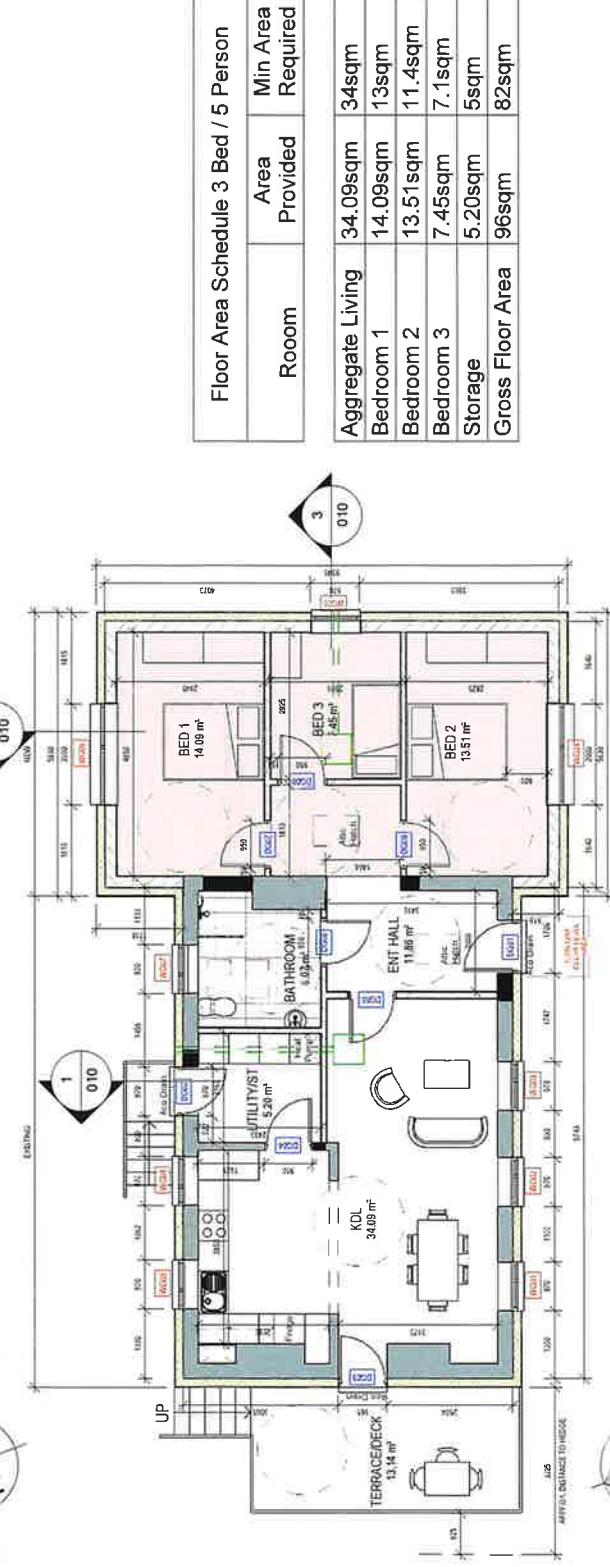
DATE: MARCH 2025

SCALE: 1:100 @ A3

FILE No: HS157

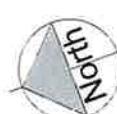
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PROPOSED GROUND FLOOR PLAN

1
1 : 100



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

ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

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SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS

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ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS

REGULATIONS

PROPOSED EXTENSION

EXISTING BUILDING

570 m

2980 m

52.930 m

RL

EL

50.450 m

300 m

50.150 m

WC1

WC2

WC3

WC4

WC5

PROPOSED FRONT SW ELEVATION

1 : 100

PROPOSED SIDE NW ELEVATION

3 1 : 100

2

The figure is an architectural site plan of a building footprint. The footprint is L-shaped, extending from the left towards the center. A vertical extension, labeled 'PROPOSED TERRACE', is planned to be added to the right side of the main structure. This terrace will be supported by a series of parallel stairs leading down to a lower level. The plan includes several levels indicated by arrows: 'RL' (Reference Level) at the top left, 'EL' (Elevation) near the bottom center, and 'GFL' (Ground Floor Level) at the bottom right. There are also elevation markers '55.910m' at the top left, '52.930m' at the bottom center, and '50.450m' and '50.150m' at the bottom right. A north arrow is located in the top right corner.

PROPOSED SIDE NW ELEVATION

1 : 100

2

The diagram illustrates the proposed extension of an existing building. The 'EXISTING BUILDING' is a long, single-story structure with a grey roof and white walls. A vertical line labeled 'PROPOSED EXTENSION' extends from its left side, forming a new section. This extension is a two-story structure with a grey roof and light blue walls. It features a central entrance on the ground floor and a staircase leading to the upper floor. The 'PROPOSED EXTENSION' is 55.910m wide and 50.450m deep. The 'EXISTING BUILDING' is 50.150m deep. The entire building complex is 156.060m wide and 50.450m deep. A north arrow points upwards.

PROPOSED REAR NE ELEVATION

1 : 100

The diagram shows a cross-section of a building's interior. On the left, there is a vertical stack of four rectangular boxes. To the right of this stack, a vertical line extends upwards, ending in a horizontal line that spans the width of the building. This horizontal line has two vertical markers: one at the top labeled "55.910 m RL ▶" and one at the bottom labeled "52.930 m EL ▶". On the far right, another vertical line extends upwards from the base of the building, ending in a horizontal line that spans the width of the building. This horizontal line has three vertical markers: one at the top labeled "50.450 m GFL ▶", one in the middle labeled "-50.150 m Gf", and one at the bottom labeled "50.150 m Gf".

PROPOSED SIDE SE ELEVATION

2

HOUSING CAPITAL

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

PLANNING	TENDER	CONSTRUCTION
PROJECT: Kells Health Centre Rehabilitation Kells, Co. Kilkenny. Ref FV48		

PROPOSED ELEVATIONS	
DRAWN BY:	ND
CHECKED BY:	RV
DATE:	MARCH 2025
SCALE:	1 : 100 @ A3
FILE NO.	HS157-P-2009
DRAWINGS No.	HS157-P-2009
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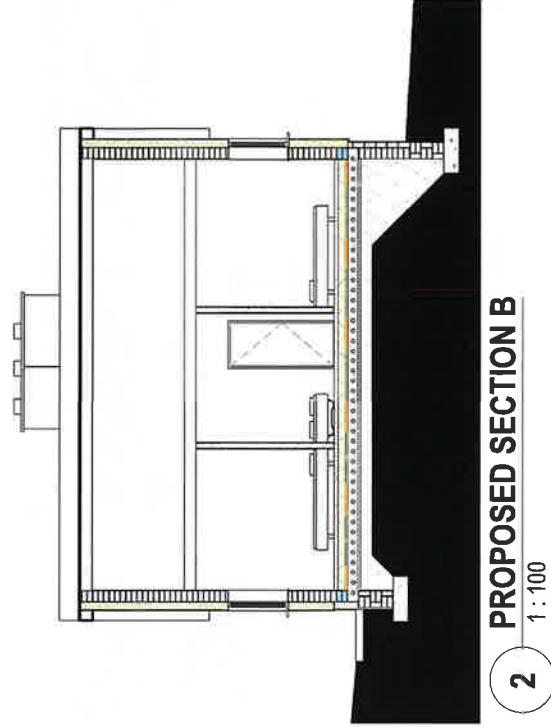
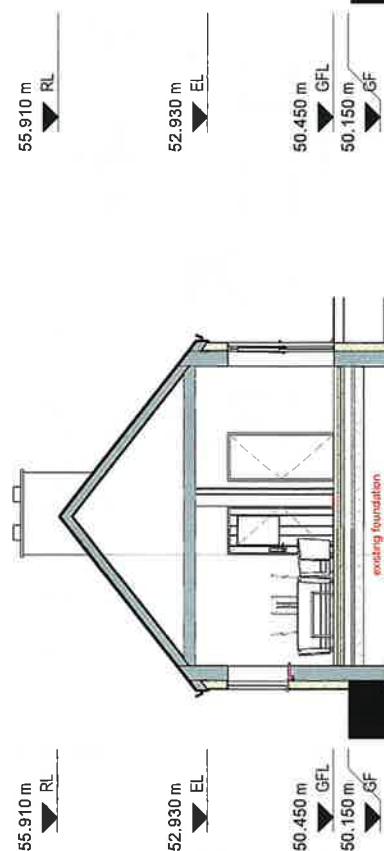
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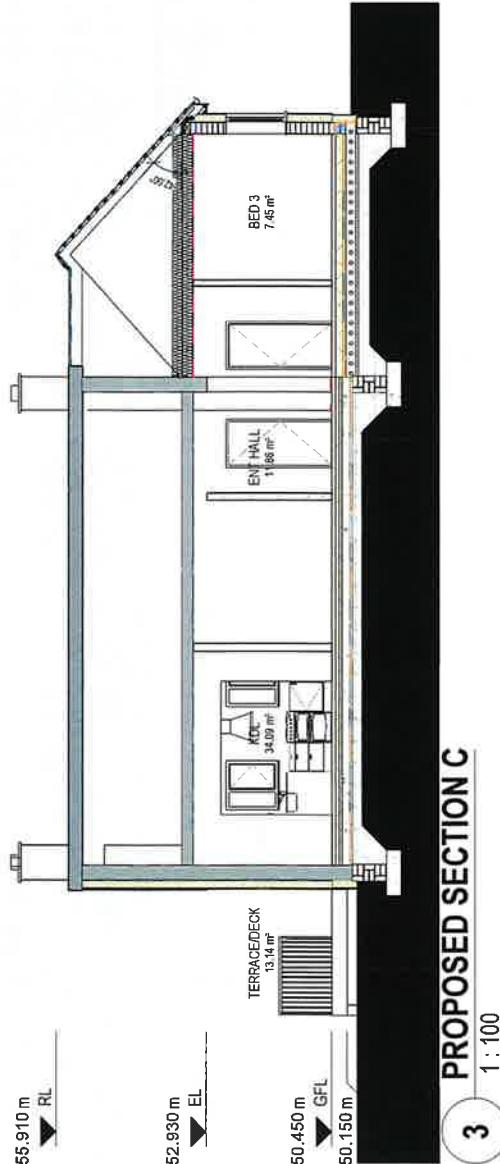
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ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.



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: 056 779 4000 E-mail: info@kilkennycc.ie Web: www.kilkennycc.ie	PLANNING	TENDER	
CONSTRUCTION			
PROJECT: Kells Health Centre Rehabilitation Kells, Co. Kilkenny, R55 FV48			
DRAWN IN	ND	CHECKED BY:	RV
DATE	MARCH 2025	SCALE:	1 : 100 @ A3
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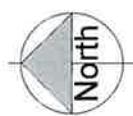
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LEGEND:

SITE BOUNDARY AS SHOWN OUTLINED
IN RED = 0.1579 Acres/0.063Ha



Rev.	Description	Date

HOUSING CAPITAL

	Comhairle Chontae Chill Chainnigh County Hall John Street Kilkenny Tel: 056 779 0000 Email: info@kilkennyco.ie Web: www.kilkennyco.ie
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PLANNING	TENDER	CONSTRUCTION

PROJECT:
Kilk Health Centre Rehabilitation
Kilk Co. Kilkenny, R15 F148

DRAWN BY:	ND
CHECKED BY:	RV
DATE:	MARCH 2025
SCALE:	1:500 @ A3
FILE NO:	HS157
DRAWNING NO:	HS157-Z-Q1

ALL ORGANIC SURFACE DATA BASED ON GRADIENTS SURVEY & CROWN OF ROAD LINE DRAWN

