



## Comhairle Chontae Chill Chainnigh

Halla an Chontae Sraid Eoin Cill Chainnigh  
R95 A39T

Pobail agus Aiteanna Inbhuanaíthe 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:** 4<sup>th</sup> 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 3<sup>rd</sup> 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 16<sup>th</sup> 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.



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The proposal was put forward having regard to the social housing demand in Kells, which is currently (first preference approved applications dated 25<sup>th</sup> 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 4<sup>th</sup> April, 2025. A Site Notice was displayed at the site location from Friday 4<sup>th</sup> 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 4<sup>th</sup> April 2025 and 2<sup>nd</sup> May 2025 inclusive.

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## **6. Details of Submissions Received**

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

An observation was received from Uisce Eireann dated 6<sup>th</sup> 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

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## **Appendix A –Planning Report**

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



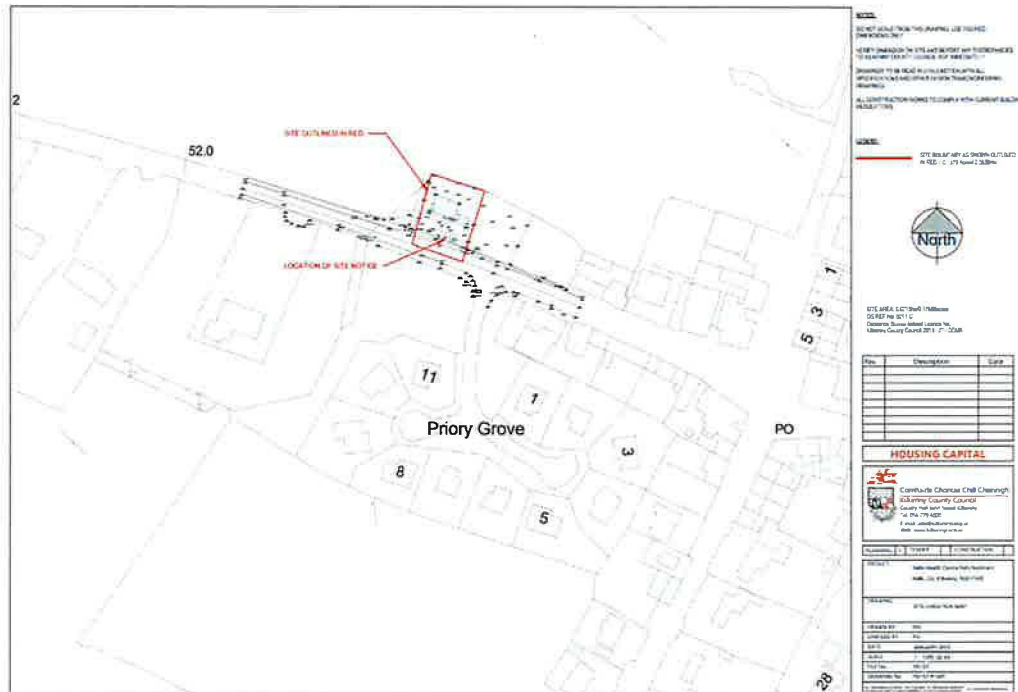
**Planning & Development Act 2000, as amended  
Planning & Development Regulations 2001, as amended**

**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**

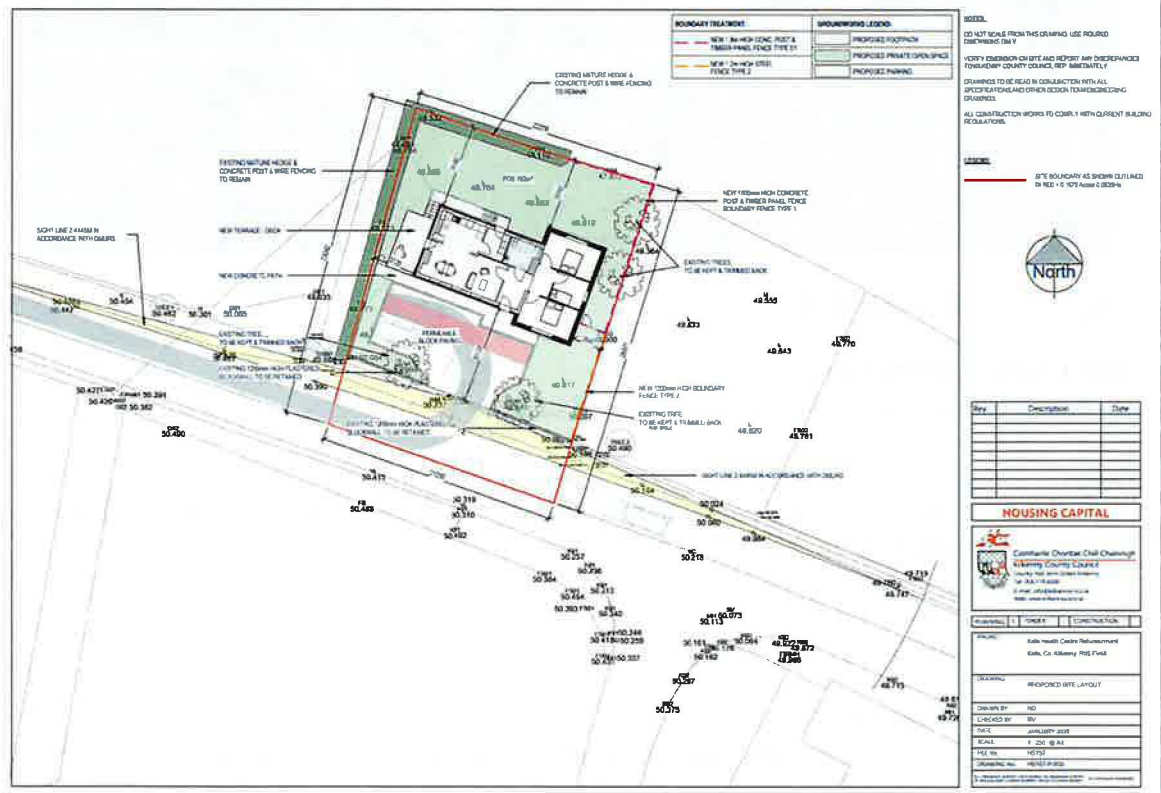
The documentation submitted with the application states:

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

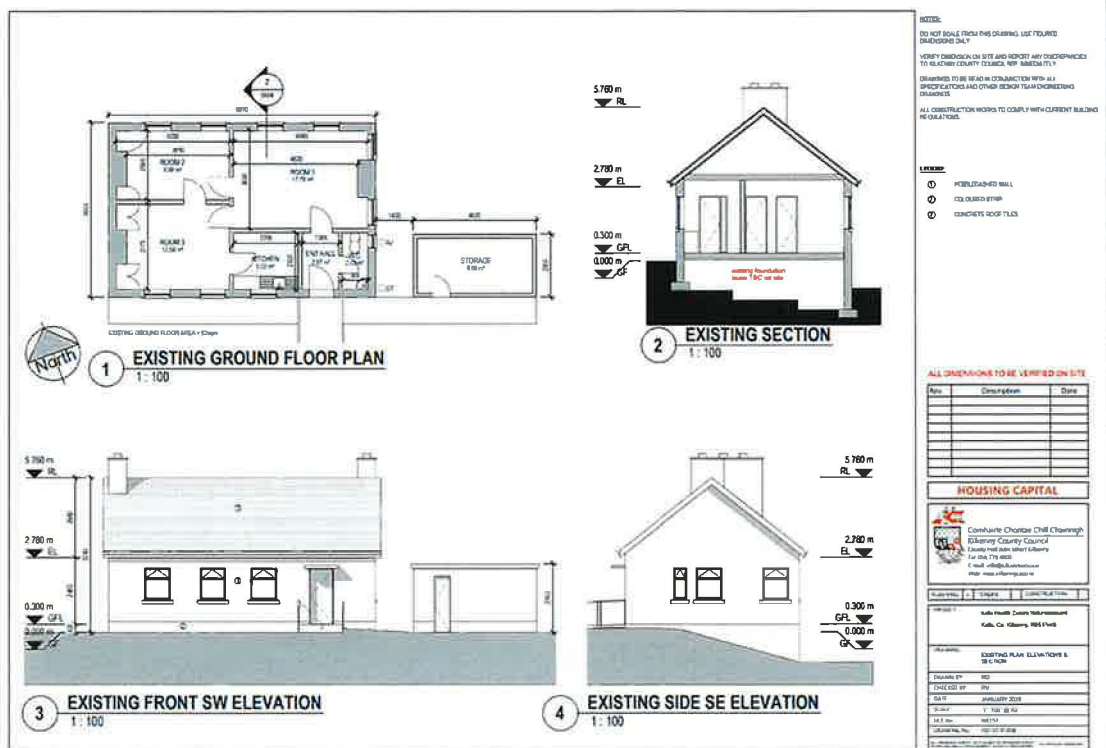
*Stormwater will be managed within the curtilage of the site by soakaways which have been shown on the site layout. These will be designed in accordance with BRE Digest 365 – Soakaway Design. Soakaways will serve an area of less than 100m<sup>2</sup> and will be constructed with single size uncompacted 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 root space 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.

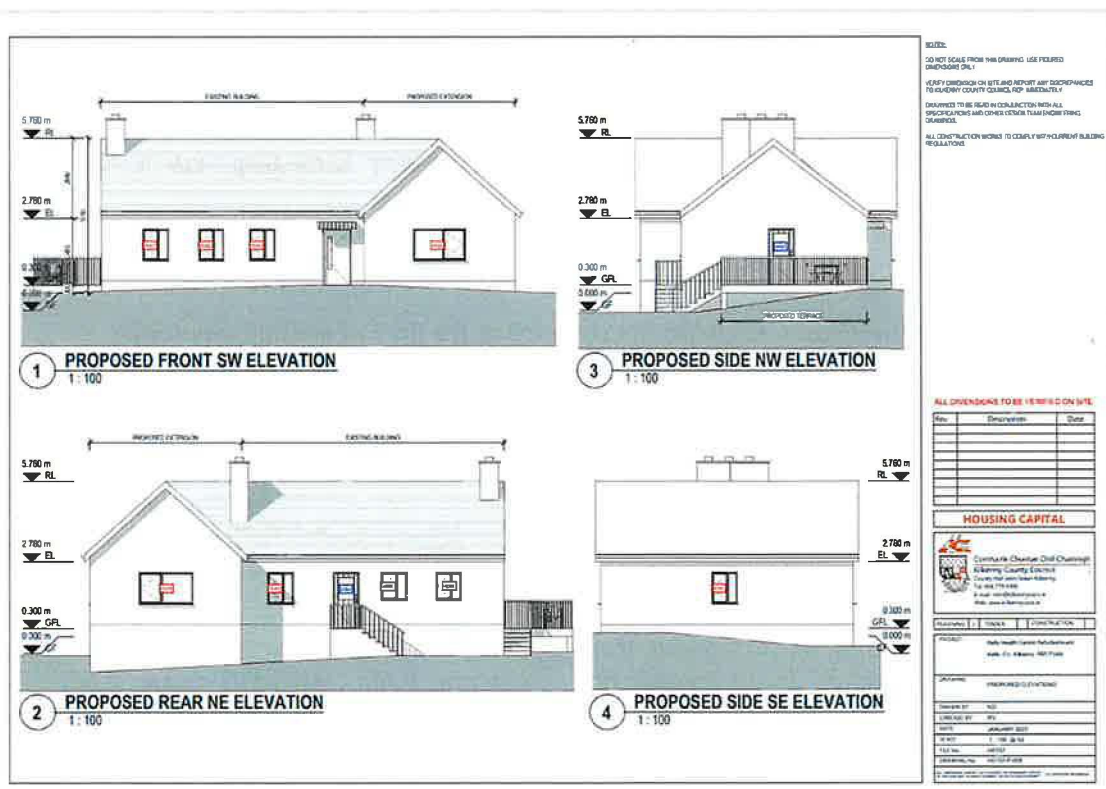
Drawings submitted:



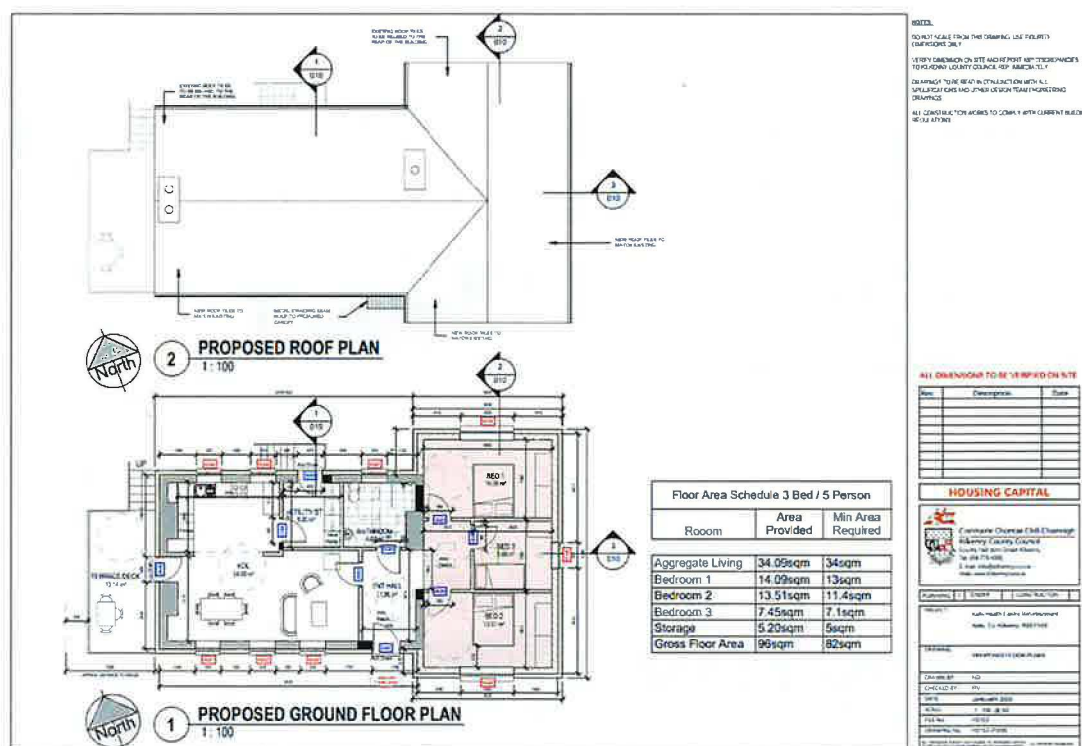
Proposed site layout plan



Existing building on site







### Proposed 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 6<sup>th</sup> 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.



30<sup>th</sup> May 2025

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C. Kelly, Executive Planner



30<sup>th</sup> May 2025

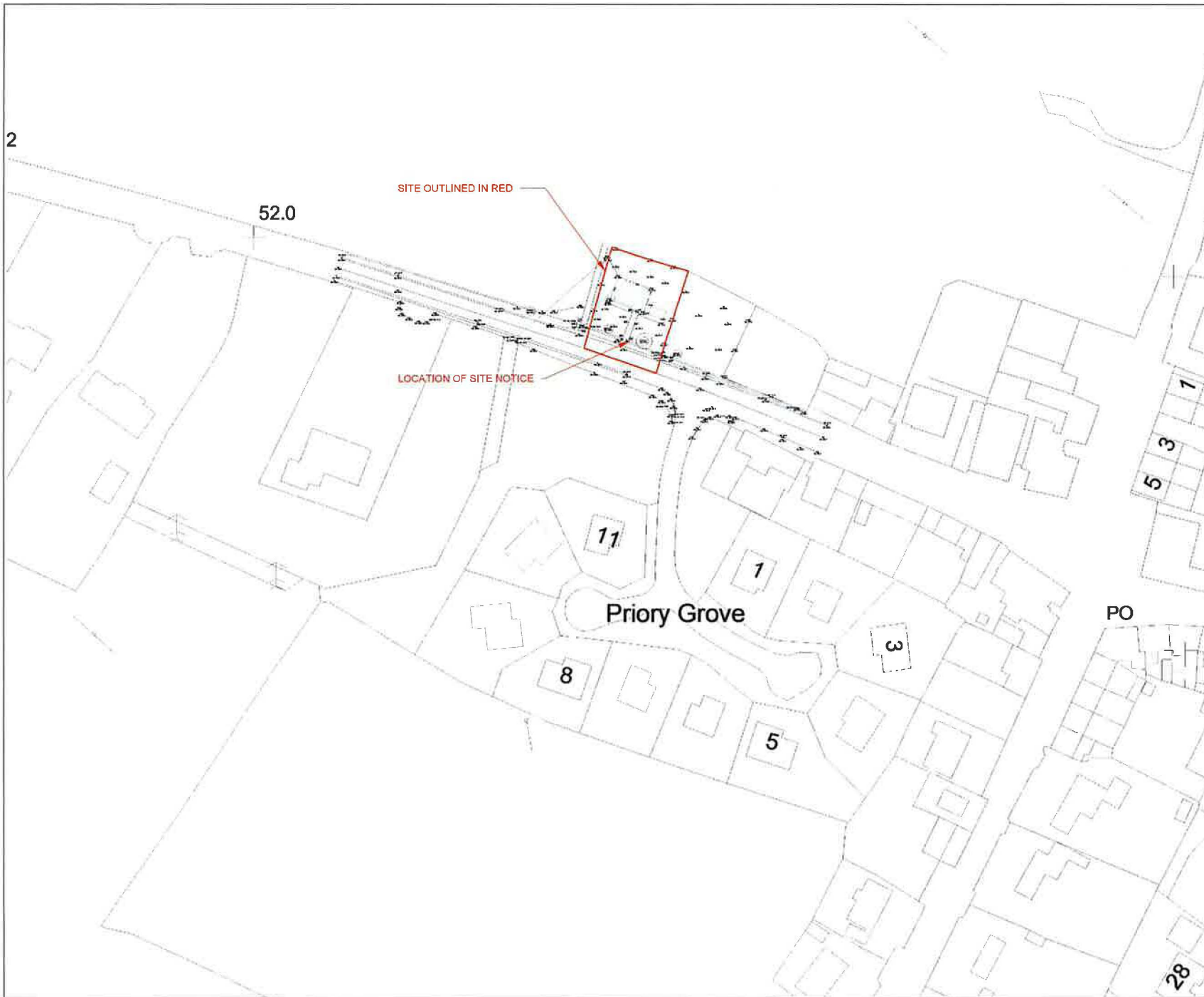
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N. Louw, Senior Executive Planner



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## **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 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/0.17668acres  
OS REF No. 5011-C  
Ordnance Survey Ireland Licence No.  
Kilkenny County Council 2013/27 /CCMA

Rev.	Description	Date

#### HOUSING CAPITAL



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Web: [www.kilkennycoco.ie](http://www.kilkennycoco.ie)

PLANNING	<input checked="" type="checkbox"/> TENDER	CONSTRUCTION
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PROJECT:	Kells Health Centre Refurbishment Kells, Co. Kilkenny, R95 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

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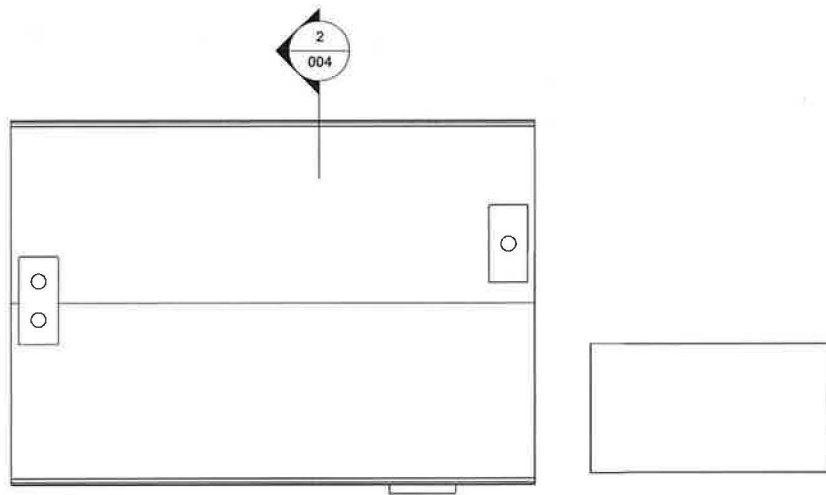






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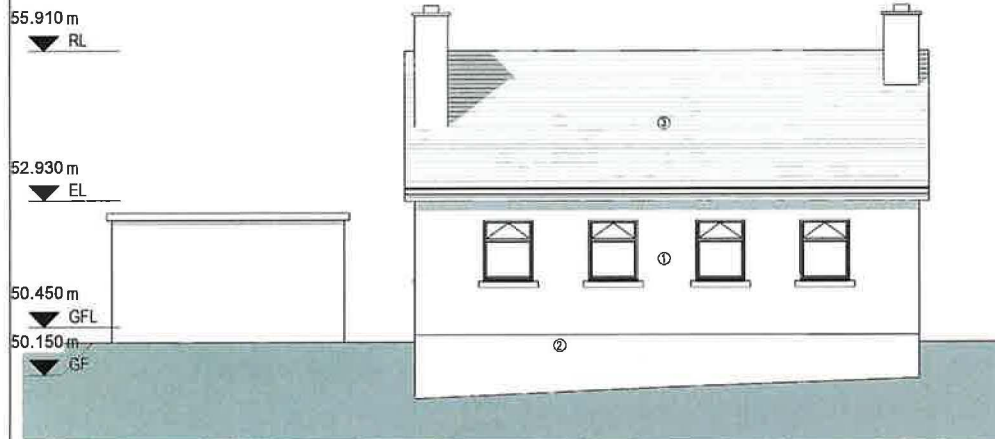




1

## EXISTING ROOF PLAN

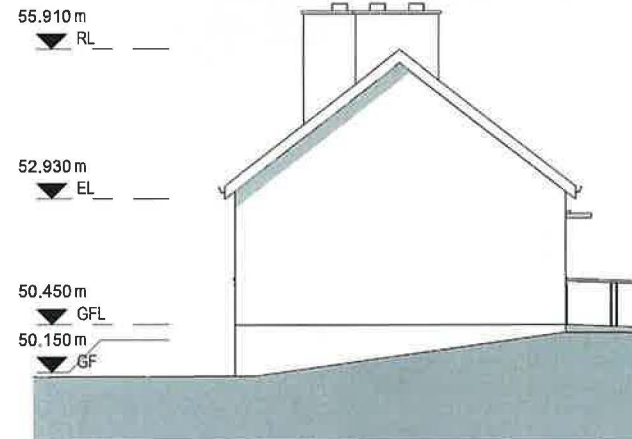
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2

## EXISTING REAR NE ELEVATION

1:100



3

## EXISTING SIDE NW ELEVATION

1:100

### NOTES:

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### LEGEND:

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

ALL DIMENSIONS TO BE VERIFIED ON SITE

Rev.	Description	Date

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PLANNING	<input checked="" type="checkbox"/> TENDER	CONSTRUCTION
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PROJECT: Kells Health Centre Refurbishment  
Kells, Co. Kilkenny, R95 FV48

DRAWING: EXISTING PLAN & ELEVATIONS

DRAWN BY: ND

CHECKED BY: RV

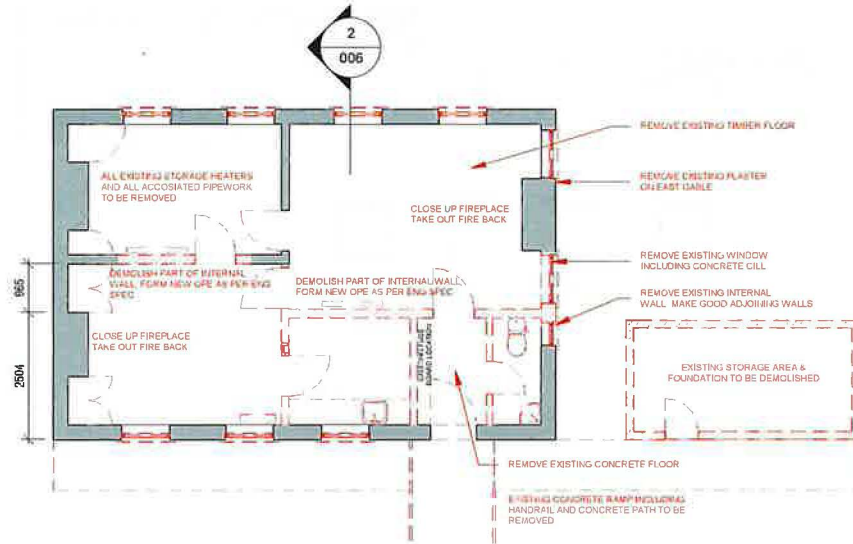
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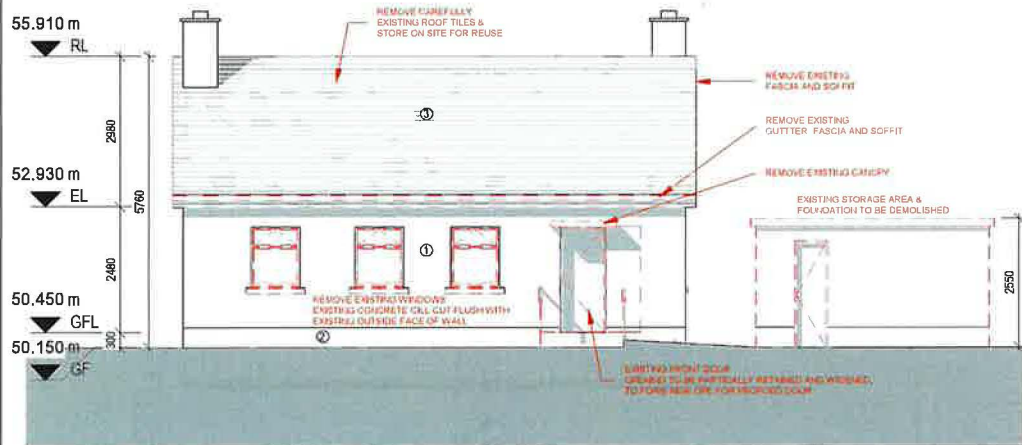
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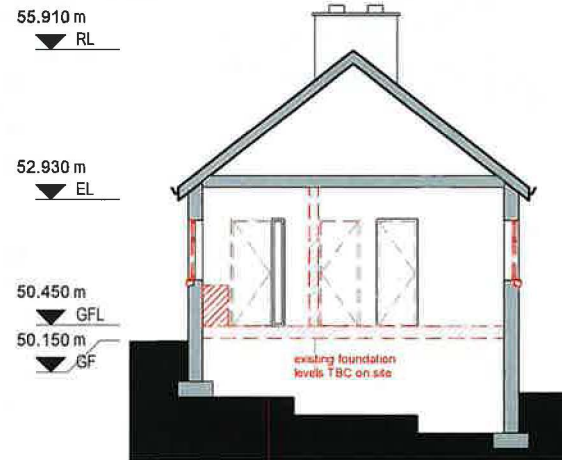
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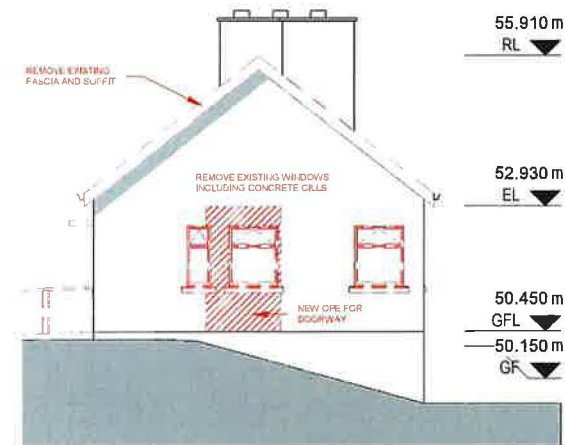
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**3 DEMOLITION FRONT SW ELEVATION**  
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**2 DEMOLITION SECTION**  
1 : 100



**4 DEMOLITION SIDE SE ELEVATION**  
1 : 100

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#### LEGEND:

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ALL DIMENSIONS TO BE VERIFIED ON SITE

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PLANNING	<input checked="" type="checkbox"/> TENDER	CONSTRUCTION
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PROJECT:	Kells Health Centre Refurbishment Kells, Co. Kilkenny, R95 FV48
DRAWING:	DEMOLITION PLAN, ELEVATIONS & SECTION
DRAWN BY:	ND
CHECKED BY:	RV
DATE:	MARCH 2025
SCALE:	1 : 100 @ A3
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DRAWING No.	HS157-P-006
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ALL DIMENSIONS TO BE VERIFIED ON SITE

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PLANNING	X	TENDER		CONSTRUCTION
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PROJECT: Kells Health Centre Refurbishment  
Kells, Co. Kilkenny, R95 FV48

**DRAWING:** DEMOLITION PLAN AND ELEVATIONS

DRAWN BY: ND

CHECKED BY:	RV
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DATE: MARCH 2025

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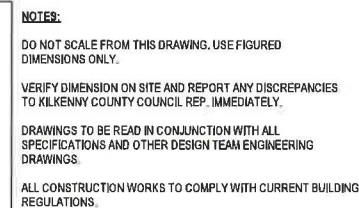
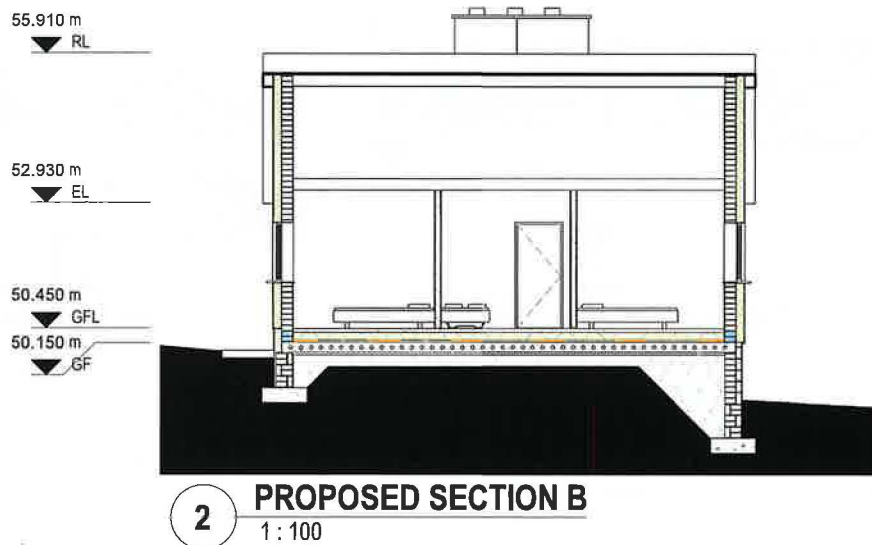






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PLANNING	X	TENDER		CONSTRUCTION
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PROJECT: Kells Health Centre Refurbishment  
Kells, Co. Kilkenny, R95 FV48

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DRAWN BY: ND

CHECKED BY: RV

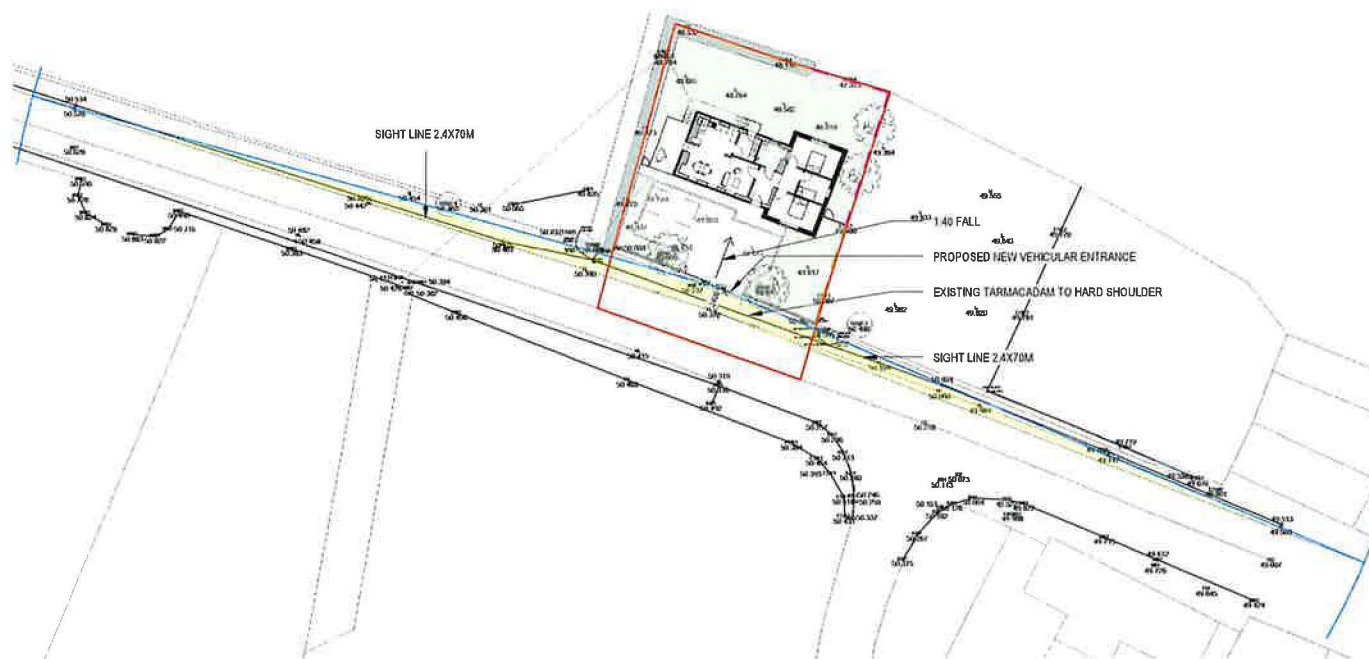
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— SITE BOUNDARY AS SHOWN OUTLINED IN RED = 0.1579 Acres/0.0639Ha



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PLANNING	<input checked="" type="checkbox"/> TENDER	CONSTRUCTION
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PROJECT:	Kells Health Centre Refurbishment Kells, Co. Kilkeny, R95 FV48
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DRAWN BY:	ND
CHECKED BY:	RV
DATE:	MARCH 2025
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