



Comhairle Chontae Chill Chainnigh

Halla an Chontae Sraid Eoin Cill Chainnigh
R95 A39T

Pobail agus Áiteanna 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 - The demolition of existing single storey side and rear extensions (approx. 18.5sqm), the demolition of a shed to the rear of the site (approx. 34sqm) and the construction of a new part 2 storey, part single storey extension (77sqm) to provide a 4-bedroom house with an accessible ground floor bedroom, bathroom & living accommodation, a new Domestic waste water treatment system and percolation area with all associated site works at 18 Skeagh, Callan, Co. Kilkenny, R95 A9X8.

*Planning & Development Acts as amended
Planning & Development Regulations as amended*

DATE: 11th July 2025

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 - The demolition of existing single storey side and rear extensions (approx. 18.5sqm), the demolition of a shed to the rear of the site (approx. 34sqm) and the construction of a new part 2 storey, part single storey extension (77sqm) to provide a 4-bedroom house with an accessible ground floor bedroom, bathroom & living accommodation, a new domestic waste water treatment system and percolation area with all associated site works at 18 Skeagh, Callan, Co. Kilkenny, R95 A9X8.

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 July, 2025

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

The demolition of existing single storey side and rear extensions (approx. 18.5sqm), the demolition of a shed to the rear of the site (approx. 34sqm) and the construction of a new part 2 storey, part single storey extension (77sqm) to provide a 4-bedroom house with an accessible ground floor bedroom, bathroom & living accommodation, a new Domestic waste water treatment system and percolation area with all associated site works.

At

18 Skeaugh, Callan, Co. Kilkenny, R95 A9X8

For consideration by the Elected Members

of Kilkenny County Council

at monthly meeting to be held

on 21st July, 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 approximately 1.5 km to the north western side of Callan Town centre on a cul-de-sac just off the local primary road L1014.

The proposal put forward on public display provides for the demolition of existing single storey side and rear extensions (approx. 18.5sqm), the demolition of a shed to the rear of the site (approx. 34sqm) and the construction of a new part 2 storey, part single storey extension (77sqm) to provide a 4-bedroom house with an accessible ground floor bedroom, bathroom & living accommodation, a new domestic waste water treatment system and percolation area with all associated site works at 18 Skeagh, Callan, Co. Kilkenny, R95 A9X8

As a part two-storey part single storey, four-bedroom dwelling, the layout will be wheelchair accessible to Universal Design standards at ground floor level.

A new wastewater treatment system and percolation area has been designed in accordance with the EPA Code of Practice for Domestic Waste Water Treatment Systems 2021.

This proposal makes use of an existing, vacant building near Callan town as small-scale regeneration to provide an additional housing unit in the area.

The proposal was put forward having regard to the social housing demand in the Callan Area, which is currently as highlighted in fig.1 below.

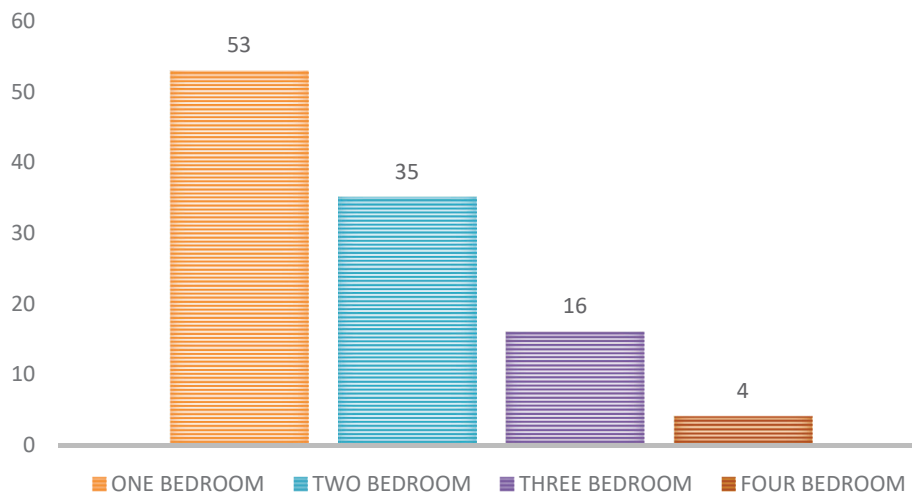


Fig.1 Callan first preference approved applications (Total = 108 Applications)

This 4-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 16th May, 2025. A Site Notice was displayed at the site location from Friday 16th May, 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 16th May 2025 and 13th June 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 26th June 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 connection on the site which will be re-used and a new wastewater treatment system and percolation area are proposed as part of the development, all details of which were included in the consultation documentation.

Recommendations were made by the Environment section of Kilkenny County Council at pre-planning stage, and these have been included in the Part 8 application.

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 proposed development includes the demolition of existing single storey side and rear extensions (approx. 18.5sqm), the demolition of a shed to the rear of the site (approx. 34sqm) and the construction of a new part 2 storey, part single storey extension (77sqm) to provide a 4-bedroom house with an accessible ground floor bedroom, bathroom & living accommodation, a new Domestic waste water treatment system and percolation area with all associated site works.

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

04/07/25

Appendix A -Planning Report

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



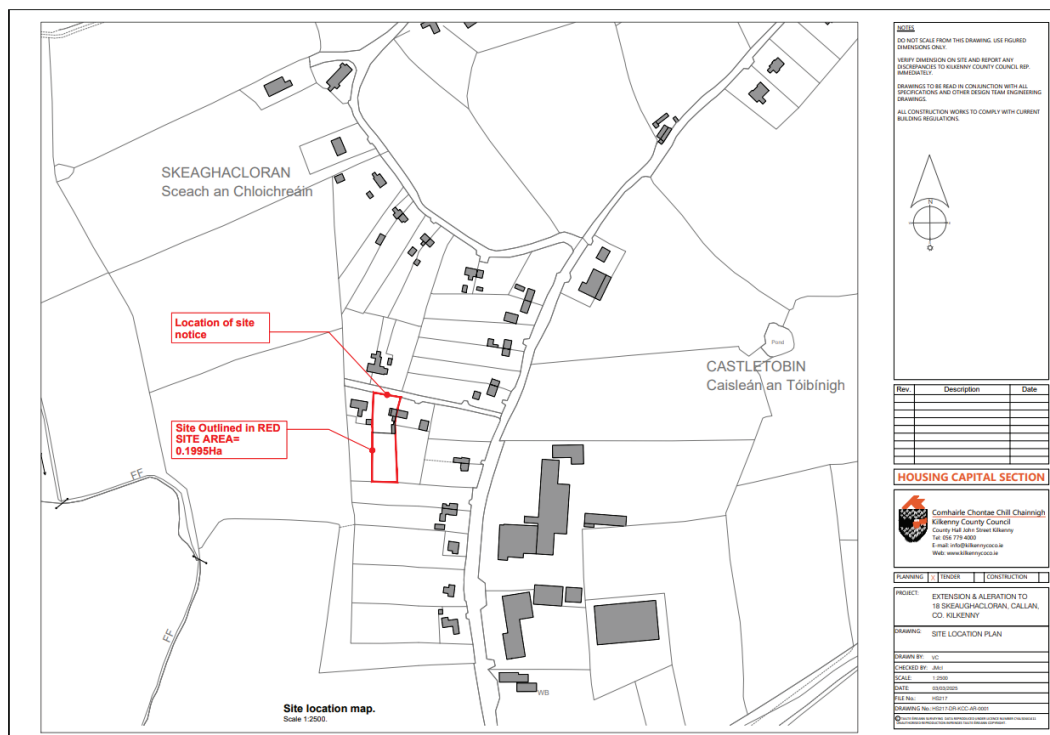
**Planning and Development Act 2000, as amended
Planning and Development Regulations 2001, as amended**

Part 8 Ref. No.: Part 8: 03/ 25

Development: The proposed development will consist of the demolition of existing single storey side and rear extensions (approx. 18.5sqm), the demolition of a shed to the rear of the site (approx. 34sqm) and the construction of a new part 2 storey, part single storey extension (77sqm) to provide a 4-bedroom house with an accessible ground floor bedroom, bathroom and living accommodation, a new domestic waste water treatment system and percolation area with all associated site works at 18 Skeaugh, Callan, Co. Kilkenny, R95 A9X8.

Site Location and Description

The site is located to the north of Callan town, and is located in the rural area to the west side of the national road N76. The site is accessed via a cul-de-sac local road L-5045. There is an existing two-storey semi-detached dwelling on site.



Site Location Map submitted



Front elevation of dwelling



Side extension to be demolished



Rear Extension to be demolished

Images of the site submitted



Rear Shed to be demolished

Third Party Submissions

No third-party submissions have been received to date; closing date for submissions was 27th June 2025.

Policy

The site and existing dwelling are located within the rural area as per the *Kilkenny City and County Development Plan 2021 – 2027*.

Site History

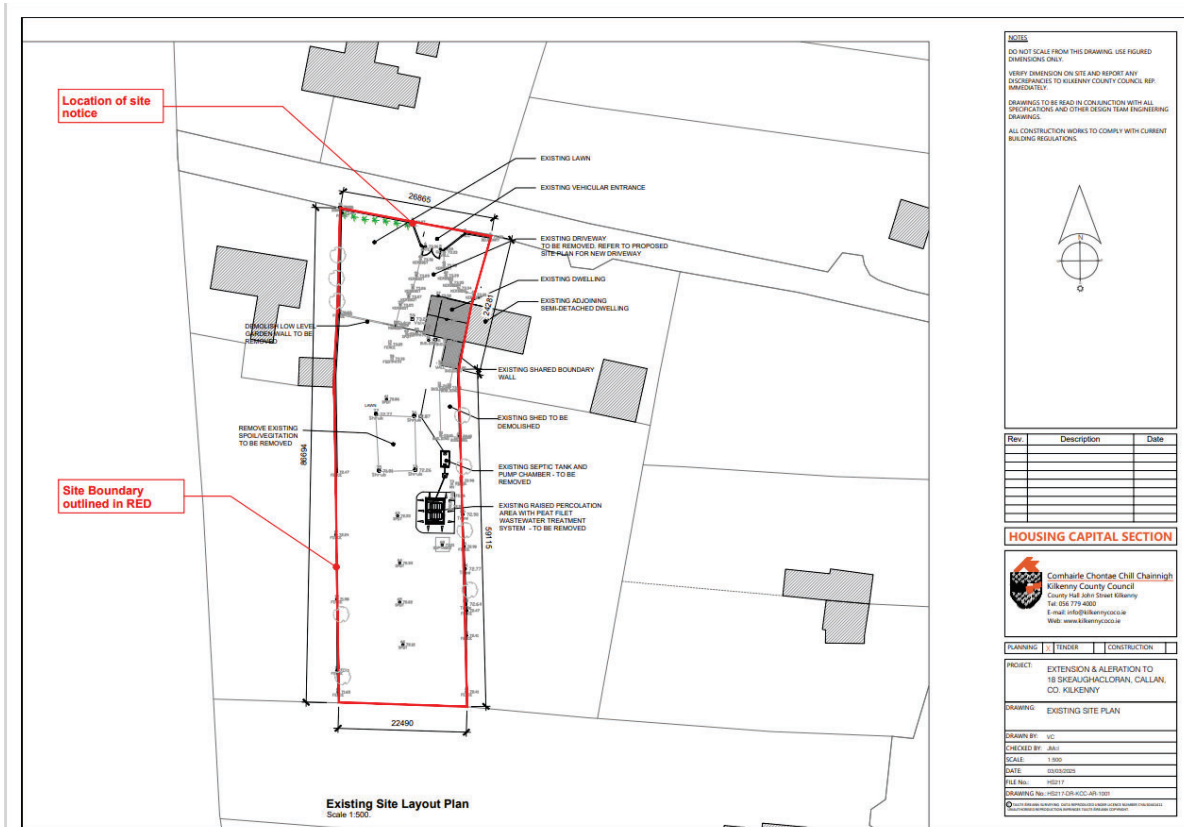
No recent on-site history.

Proposed Development

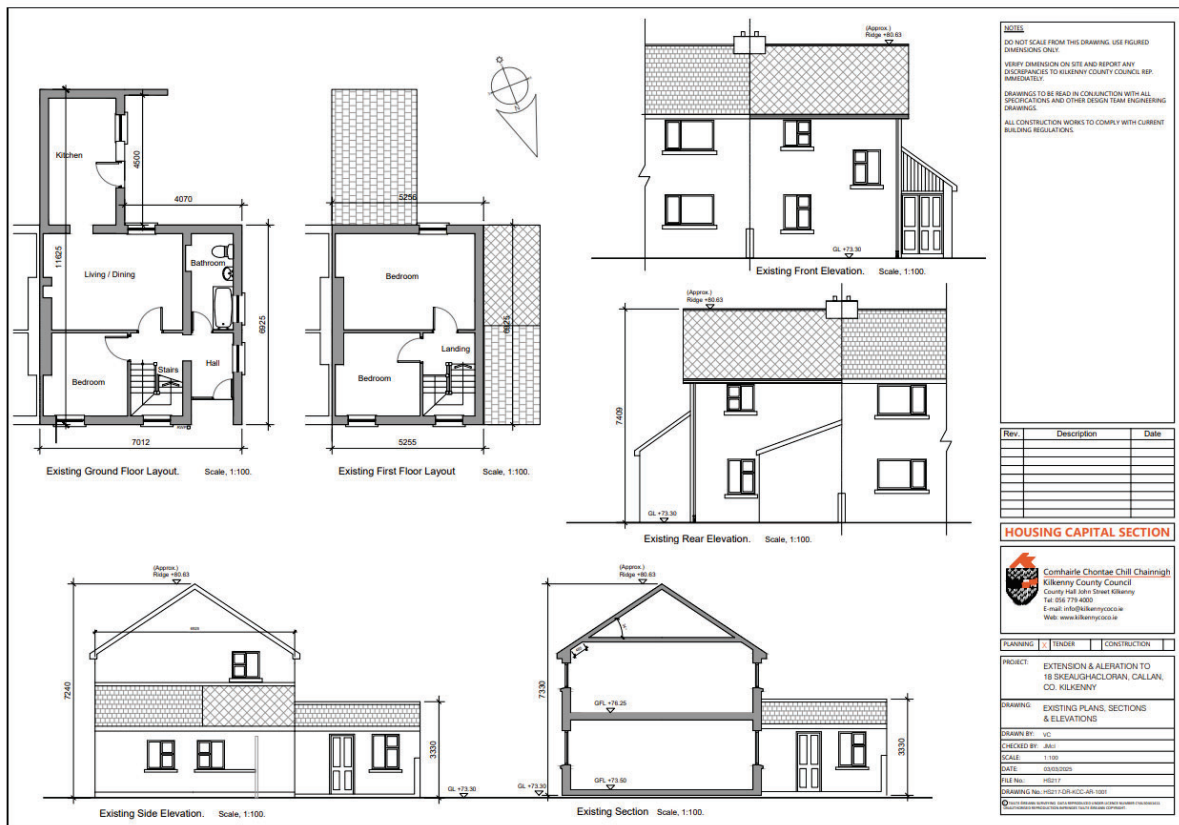
The proposed development will consist of the following:

- The demolition of existing single storey side and rear extensions (approx. 18.5sqm), the demolition of a shed to the rear of the site (approx. 34sqm), and
- The construction of a new part two-storey, part single-storey extension (77sqm) to provide a 4-bedroom house with an accessible ground floor bedroom, bathroom and living accommodation, and
- A new domestic waste water treatment system and percolation area with all associated site works.

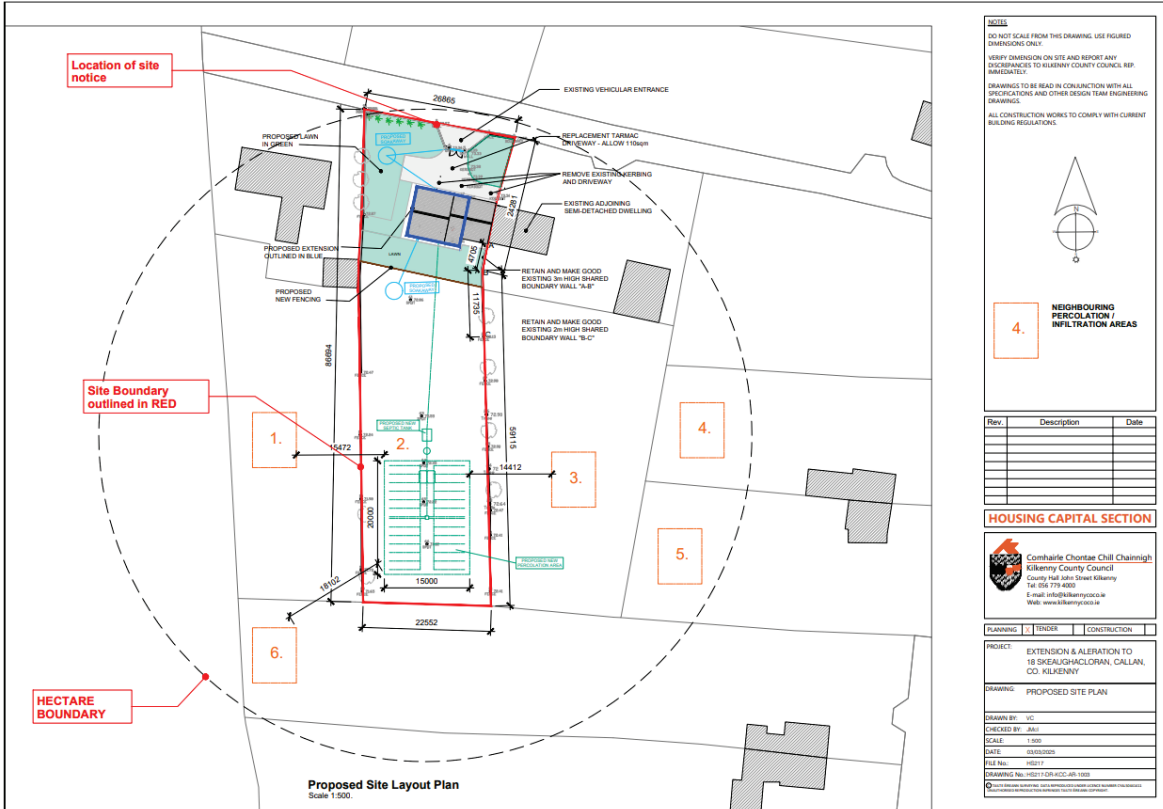
Drawings submitted



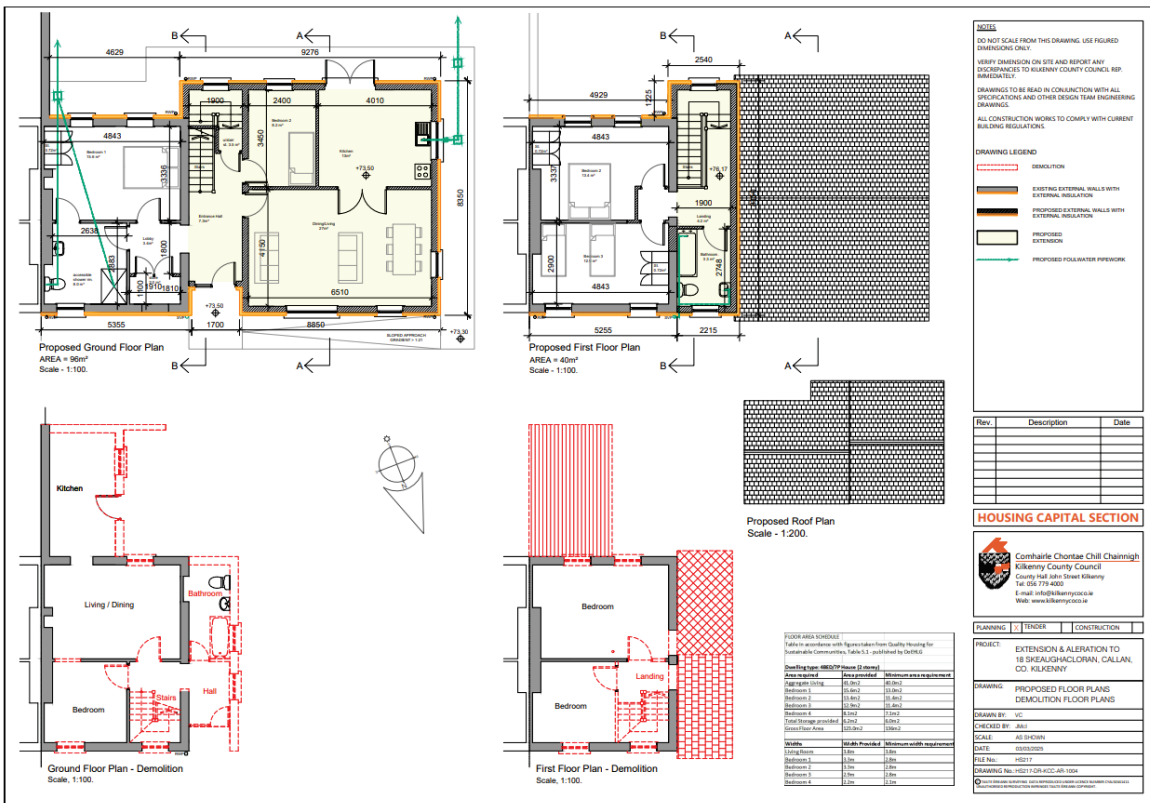
Existing site layout plan



Existing dwelling



Proposed site layout plan



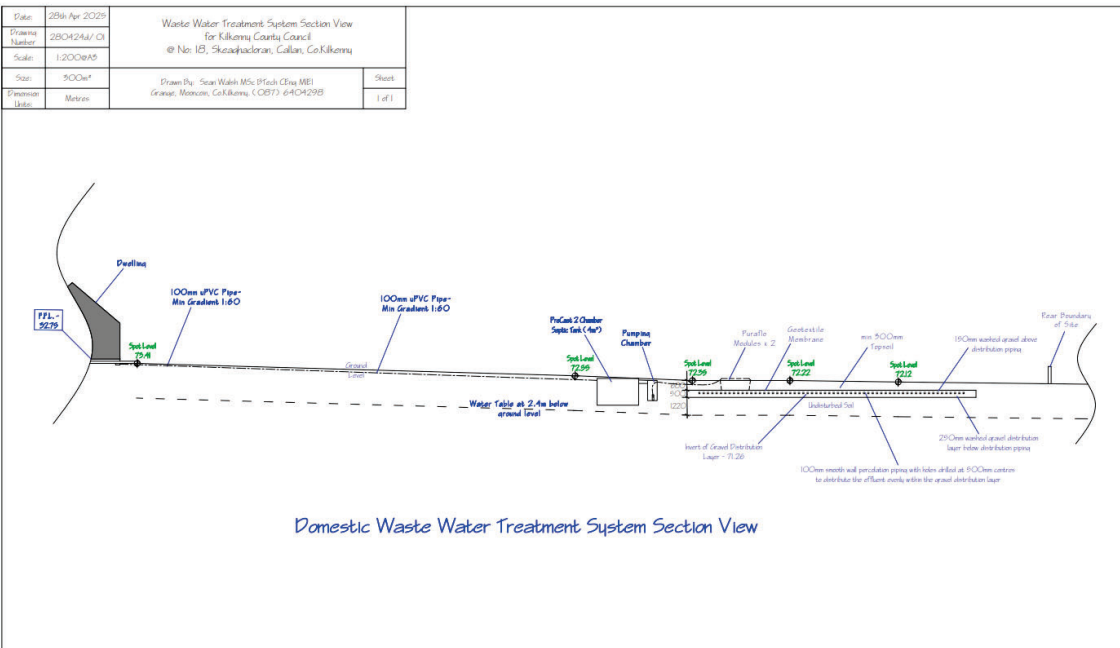
Proposed floor plans



Proposed elevations

Documentation submitted

The documentation submitted with the application includes a site characterisation form which recorded a depth of 2.4m below ground level to the water table, and a modified subsurface percolation value of 52.34, and modified surface percolation value of 54.58; a secondary treatment system and soil polishing filter is proposed.



Proposed wastewater treatment system section

Referrals

Uisce Éireann/ Water Services – report dated 26th June 2025 states as follows:

The applicant has not included a proposal for a new water / wastewater connection in this planning application. Furthermore, it is anticipated that there will be no adverse impact on any assets or sources belonging to Uisce Éireann.

Condition recommended:

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.

Environment – a report from the Environment section has not been received at the time of writing this report. The pre-planning report recommended that the proposing section would contact the Environment Section for comments “with particular regard to waste management for demolition and adequacy of the wastewater treatment system”. The application now includes for upgrading of the wastewater treatment system. The documents submitted also include proposals in relation to an asbestos survey and waste disposal with proposals as follows:

Following an asbestos survey, Asbestos cement slates were identified on the roof areas of the house. All asbestos removal work shall be carried out in accordance with S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.

All construction waste shall be removed from the site in accordance with the Waste Management Act 1996 (as amended) and associated regulations. All waste shall be handled by permitted waste haulage contractors and disposed of at licensed facilities. This shall be addressed at Tender / Construction stage of the proposed project.

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)

An examination of the nature, size and location of the proposed development has been carried out by the planning authority which determined that there is no real likelihood of significant effects on the environment arising from the proposed development, and 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 demolition of existing single-storey side and rear extensions the demolition of a shed to the rear of the site, and the construction of a new part two-storey, part single-storey extension (77sqm) to provide a 4-bedroom house with an accessible ground floor bedroom, bathroom and living accommodation, a new domestic waste water treatment system and percolation area with all associated site works at 18 Skeagh, Callan, Co. Kilkenny, R95 A9X8, be approved by the Council subject to (a) the drawings and details submitted with this part 8 proposal, (b) Uisce Eireann condition, (c) avoidance of impacts on any nesting birds or bats in the structures for demolition, and (d) any recommendations received from the Environment Section.



30th June 2025

C. Kelly, Executive Planner

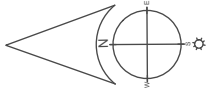
A. O' Connor 30/6/'25

A. O' Connor, 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 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.



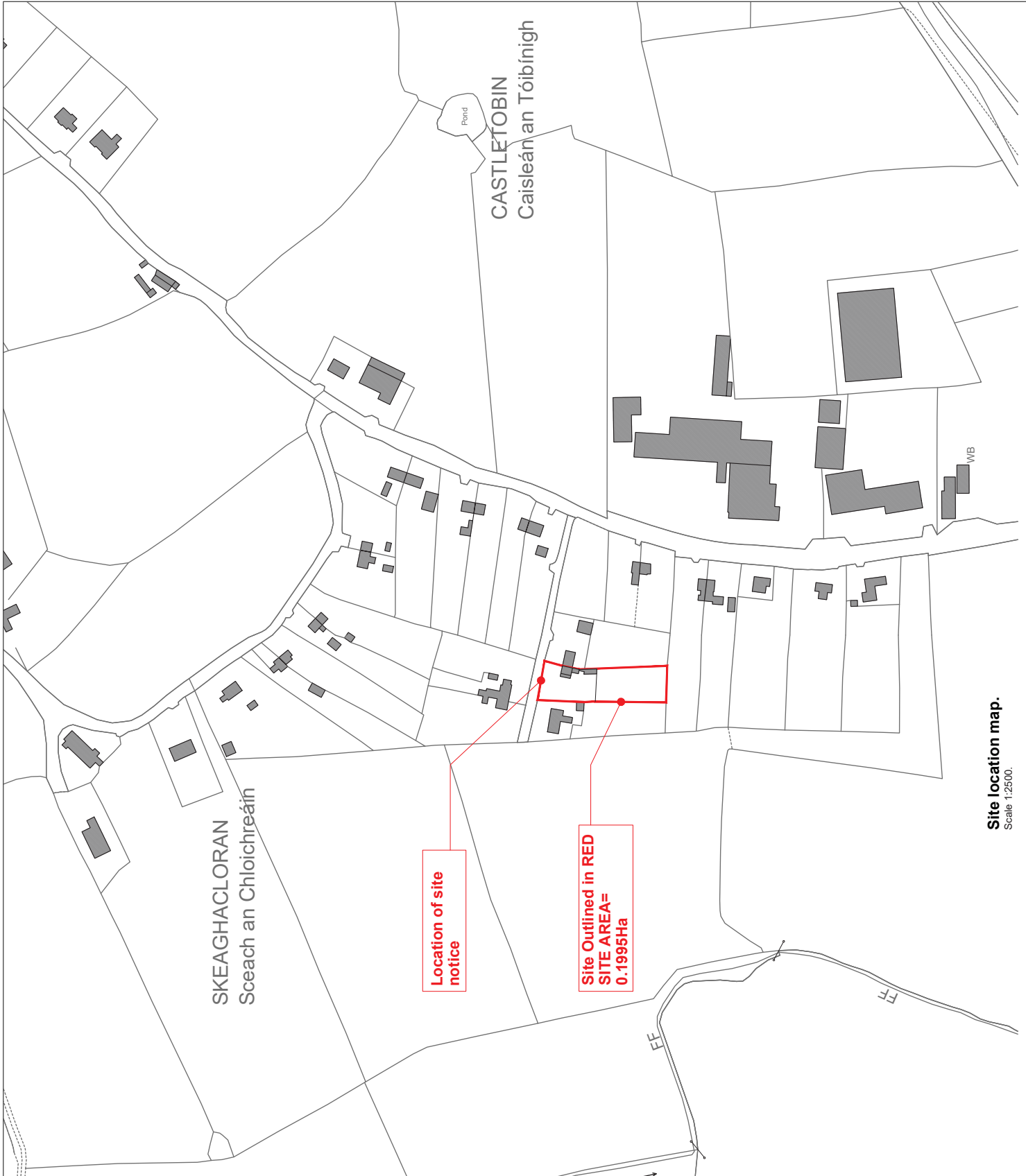
Rev.	Description	Date

HOUSING CAPITAL SECTION



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	<input checked="" type="checkbox"/>	TENDER	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
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DRAWING: SITE LOCATION PLAN					
DRAWN BY: VC					
CHECKED BY: JMcI					
SCALE: 1:2500					
DATE: 09/03/2025					
FILE NO.: H5217					
DRAWING No: H5217-DR-HCC-AR-0001					
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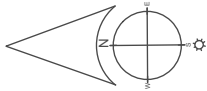
Location of site notice

Site Outlined in RED
 SITE AREA= 0.1995Ha

Site location map.
 Scale 1:2500.


NOTES

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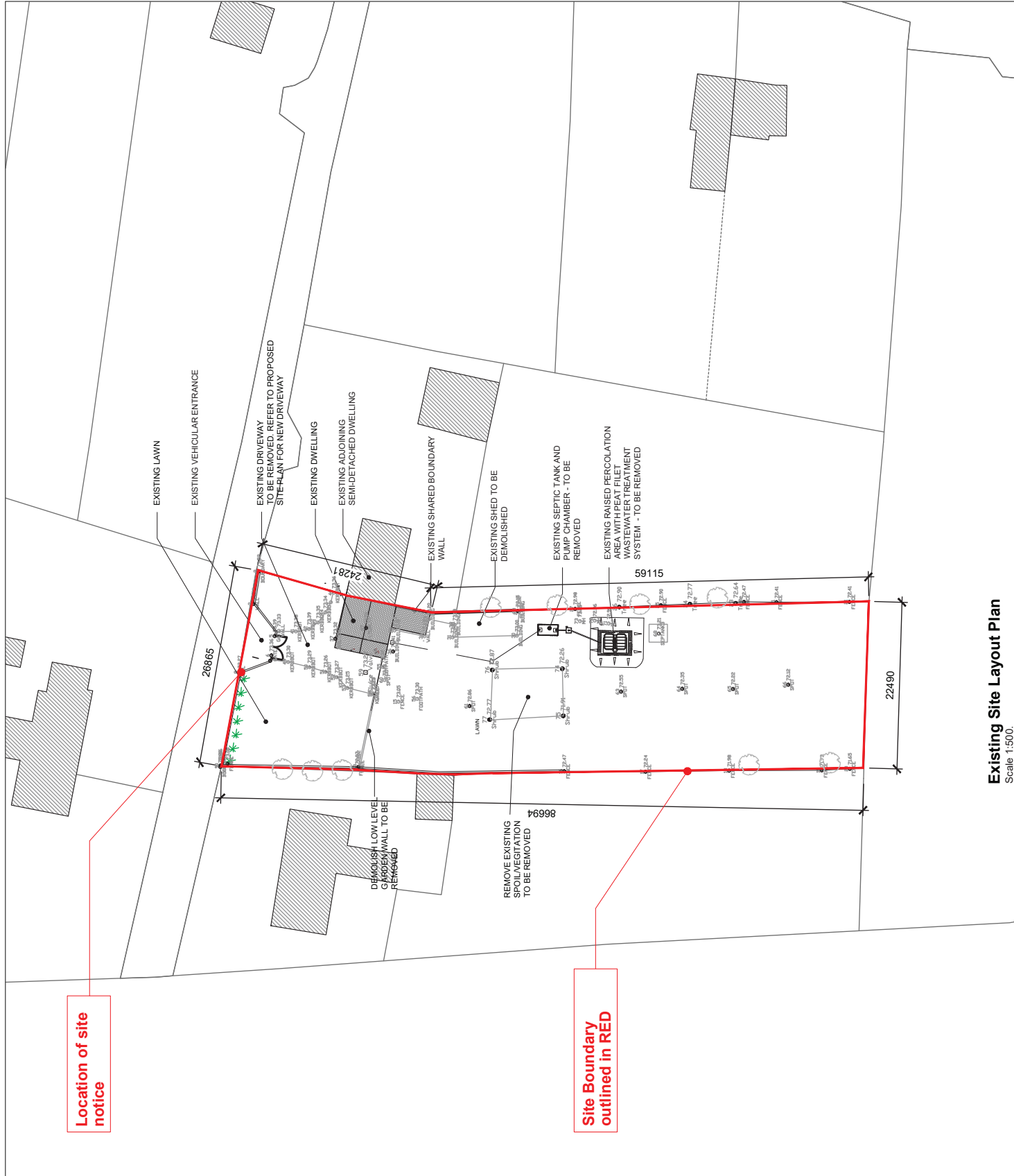
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DRAWING: EXISTING SITE PLAN					
DRAWN BY: VC					
CHECKED BY: JMcI					
SCALE: 1:500					
DATE: 09/03/2025					
FILE NO.: HS217					
DRAWING NO.: HS217-DR-HCC-AR-1001					
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Location of site notice

Site Boundary outlined in RED

Existing Site Layout Plan
 Scale 1:500.

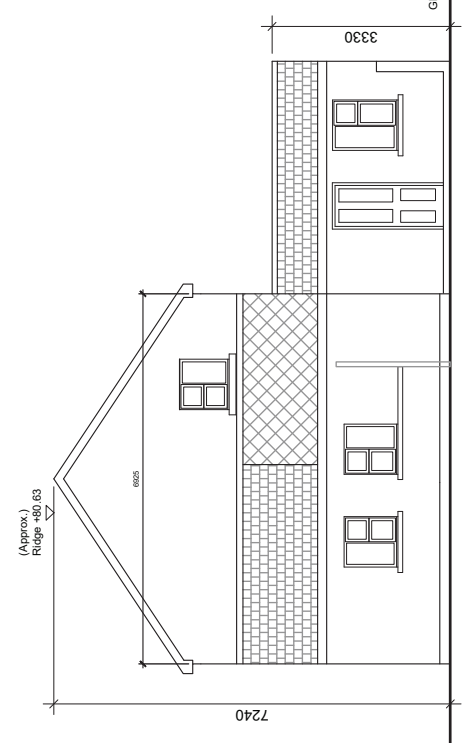
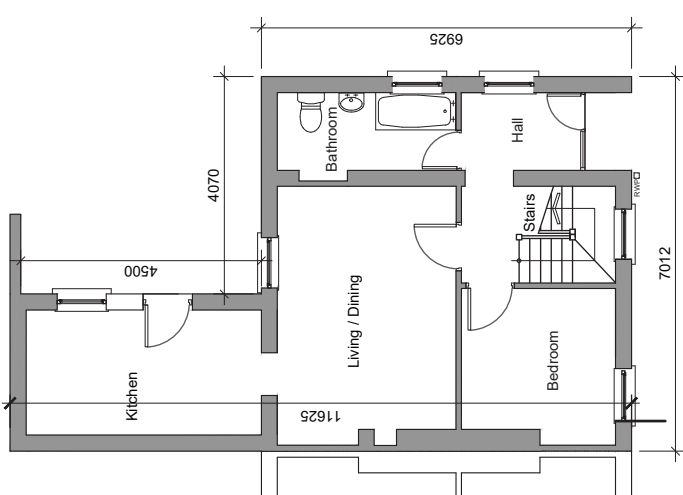
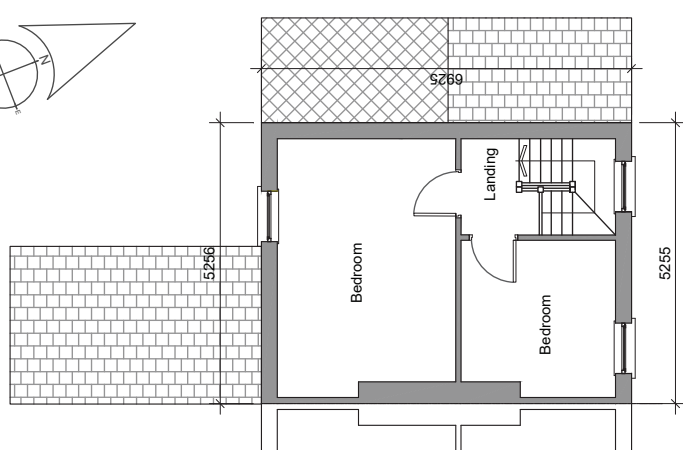
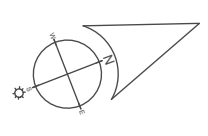
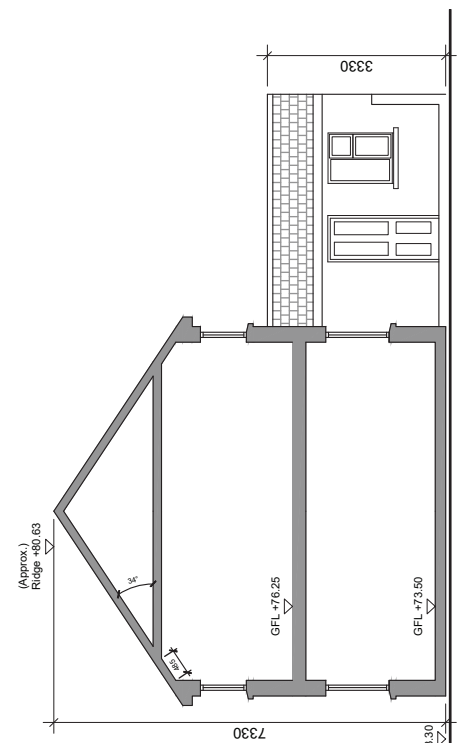
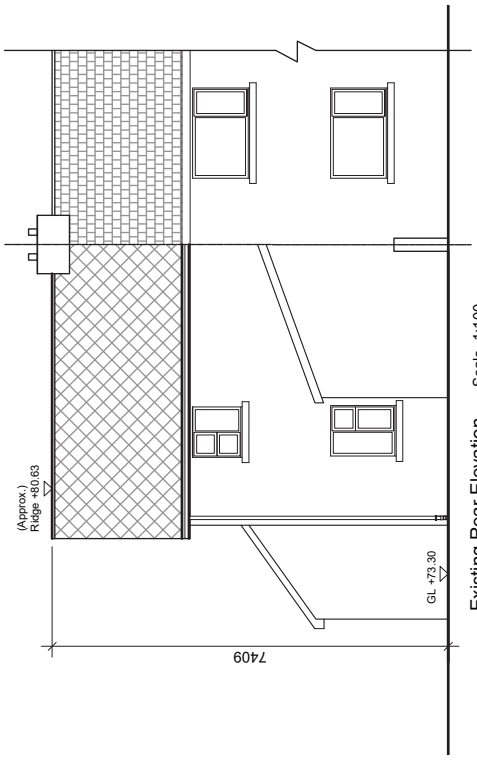
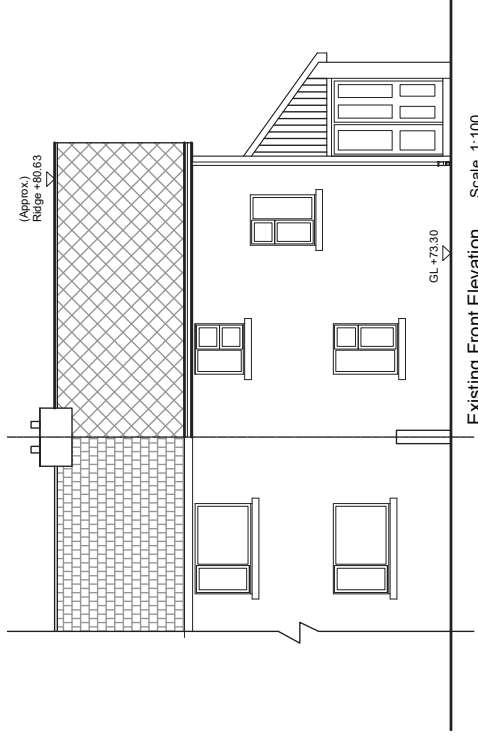
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HOUSING CAPITAL SECTION






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DRAWING: EXISTING PLANS, SECTIONS & ELEVATIONS		
DRAWN BY: VC		
CHECKED BY: JMcI		
SCALE: 1:100		
DATE: 09/03/2025		
FILE NO.: H5217		
DRAWING NO.: H5217-DR-KCC-AR-1001		
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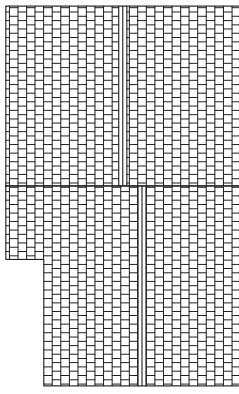
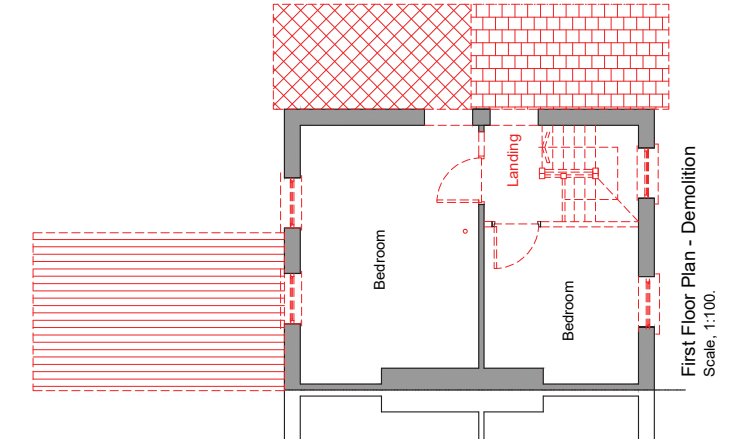
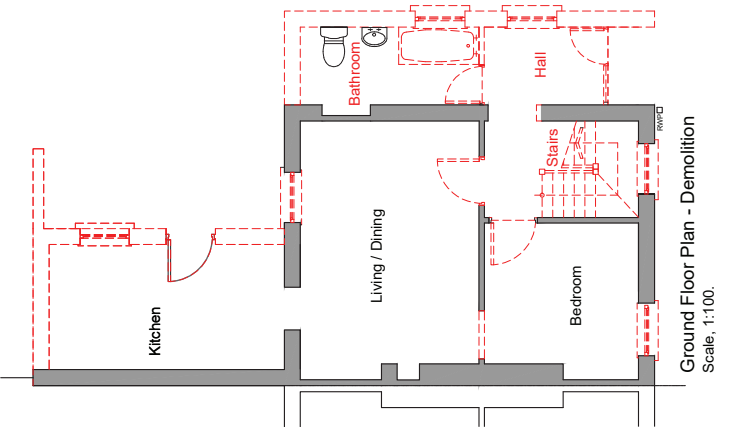
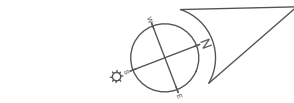
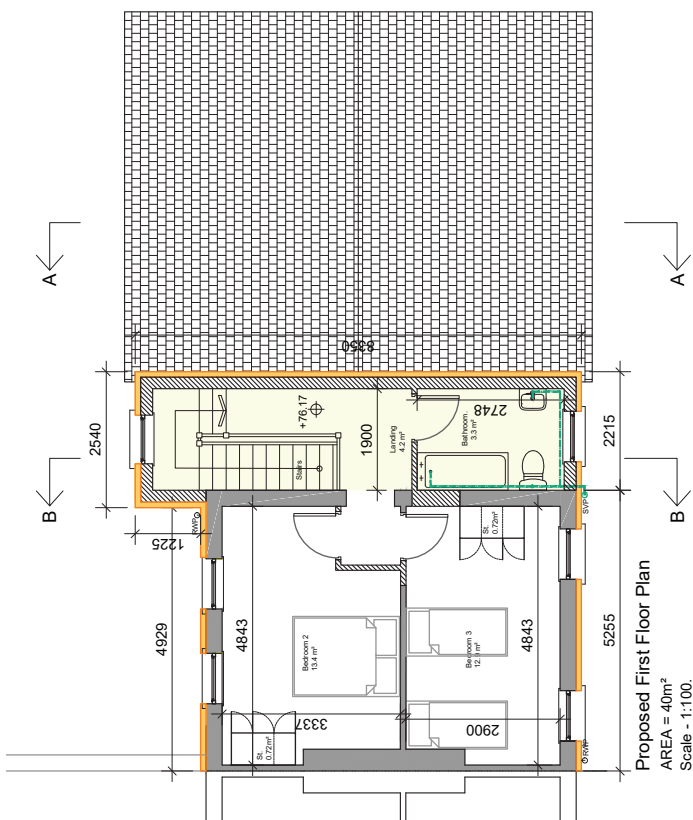
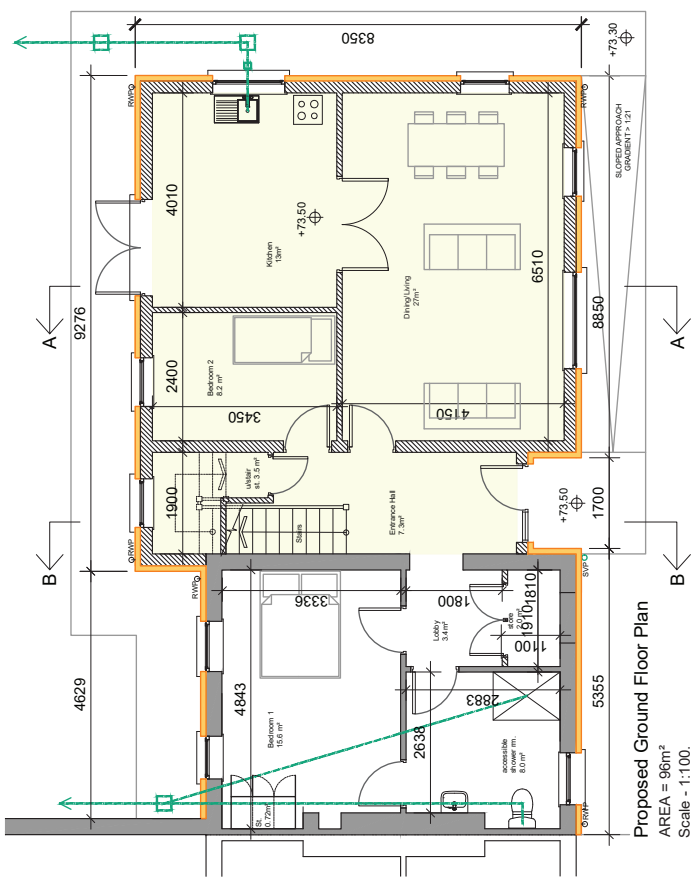


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DRAWING LEGEND

-  DEMOLITION
-  EXISTING EXTERNAL WALLS WITH EXTERNAL INSULATION
-  PROPOSED EXTERNAL WALLS WITH EXTERNAL INSULATION
-  PROPOSED EXTENSION
-  PROPOSED FOULWATER PIPEWORK



Rev.	Description	Date

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PLANNING	TENDER	CONSTRUCTION
PROJECT: EXTENSION & ALERATION TO 18 SKEAUGHALORAN, CALLAN, CO. KILKENNY		
DRAWING: PROPOSED FLOOR PLANS DEMOLITION FLOOR PLANS		
DRAWN BY: VC		
CHECKED BY: JMcl		
SCALE: AS SHOWN		
DATE: 09/03/2025		
FILE NO.: HS217		
DRAWING NO.: HS217-DR-KCC-AR-1004		
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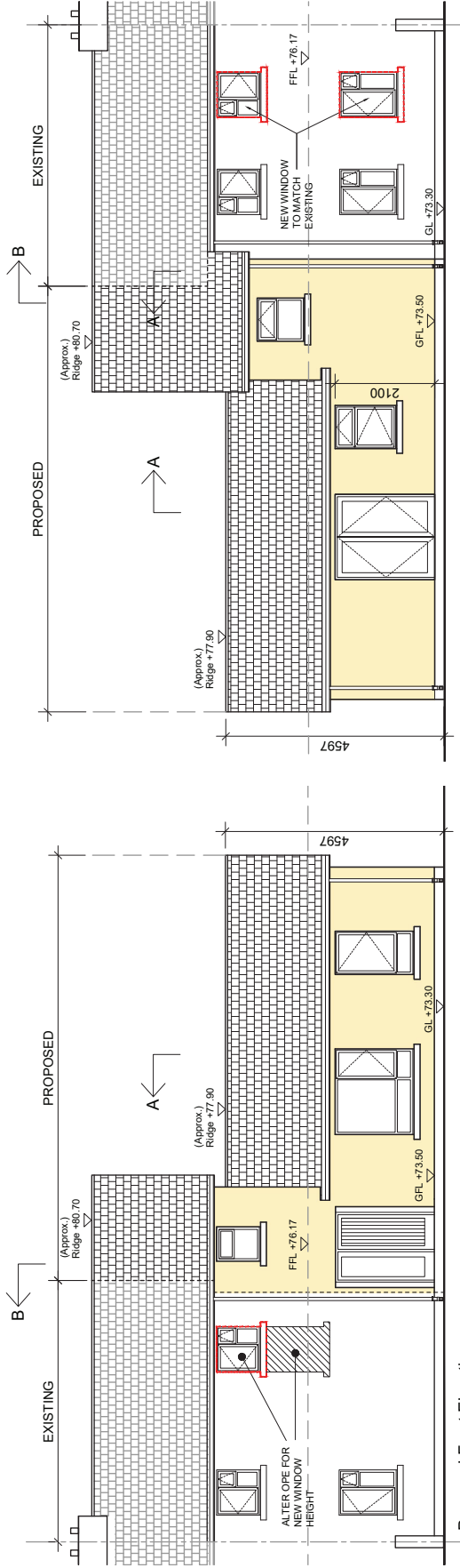
FLOOR AREA SCHEDULE
 Table in accordance with figures taken from Quality Housing for Sustainable Communities, Table 5.1, published by DOE/HG

Dwelling type: 4B&D77 House (2 storey)	Area provided	Minimum area requirement
Bedroom 1	15.5m ²	10m ²
Bedroom 2	13.4m ²	11.4m ²
Bedroom 3	12.9m ²	11.4m ²
Bedroom 4	8.1m ²	7.1m ²
Total Storage provided	6.2m ²	6.0m ²
Gross Floor Area	123.0m ²	136m ²

Widths	Width Provided	Minimum width requirement
Living Room	3.8m	3.8m
Bedroom 1	3.3m	2.8m
Bedroom 2	3.5m	2.8m
Bedroom 3	2.5m	2.5m
Bedroom 4	2.5m	2.5m

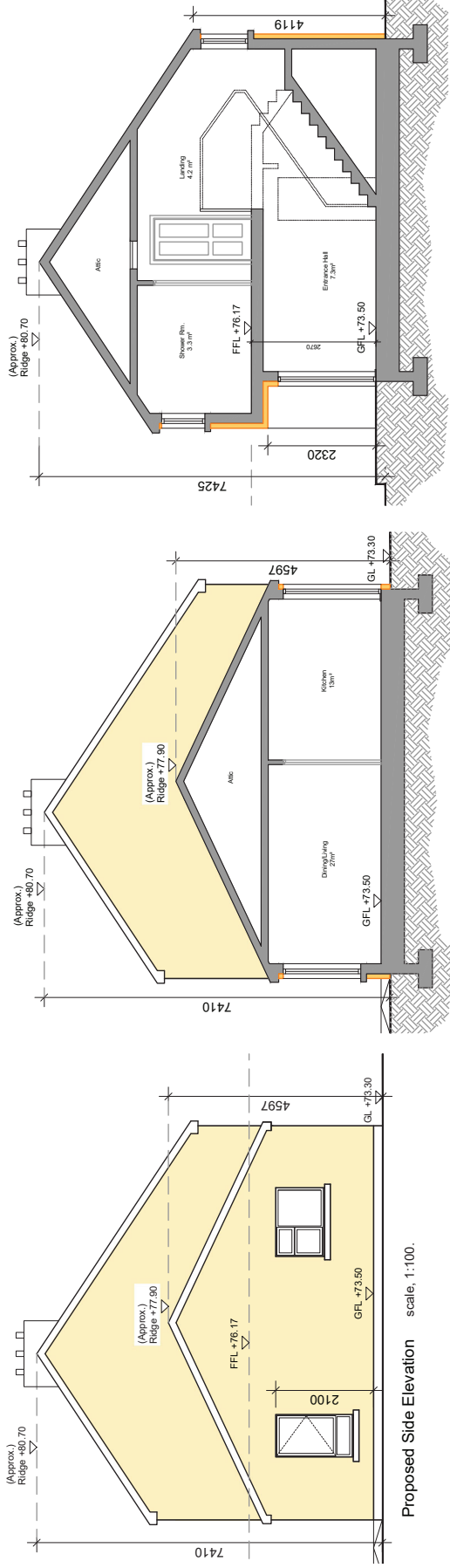
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Proposed Front Elevation. Scale: 1:100.

Proposed Rear Elevation. scale, 1:100.



Proposed Side Elevation. scale, 1:100.

Proposed Section A-A. scale, 1:100.

Proposed Section B-B. scale, 1:100.

EXTERNAL FINISHES:
 SELECTED ROOFING SLATES TO MATCH EXISTING
 EXTERNAL RENDER PAINTED FINISH TO MATCH EXISTING
 UPVC DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS COLOURS TBC
 ALUMINIUM RAINWATER GOODS

Rev.	Description	Date

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PLANNING	TENDER	CONSTRUCTION
PROJECT:		
EXTENSION & ALERATION TO		
18 SKEAUGHACLORAN, CALLAN,		
CO. KILKENNY		
DRAWING:		
PROPOSED ELEVATIONS &		
SECTIONS		
DRAWN BY: VC		
CHECKED BY: JMKL		
SCALE: AS SHOWN		
DATE: 09/03/2025		
FILE NO.: HS-217		
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