



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

**RE: PART VIII - CONSTRUCTION OF 17 HOUSES AT MAIN STREET,
PILTOWN, CO. KILKENNY [TOWNLAND OF BELLINE &
ROGERSTOWN] AND ALL ASSOCIATED SITE WORKS**

*Planning & Development Acts 2000 - 2017
Planning & Development Regulations 2001 - 2018*

DATE: 10th April, 2018

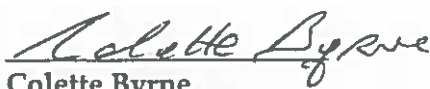
Dear Councillor,

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 - CONSTRUCTION OF 17 HOUSES AT MAIN STREET, PILTOWN, CO.
KILKENNY [TOWNLAND OF BELLINE & ROGERSTOWN] AND ALL ASSOCIATED
SITE WORKS**

I attach herewith Report of the Director of Services, with Planner's Report attached. I am satisfied that the proposed development is consistent with proper planning and sustainable development of the area and consistent with the provisions of the County Development Plan 2014 - 2020.

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


Colette Byrne
Chief Executive



KILKENNY COUNTY COUNCIL

REPORT – 9th April 2018

**In Accordance with Section 179 of the
Planning and Development Acts, 2000-2017**

**Re: Construction of 17 units at
Main Street, Piltown, Co. Kilkenny**

**For consideration by the Elected Members
of Kilkenny County Council
at monthly meeting to be held
on April 16th 2018**

Contents

1. Introduction.....	3
2. Description of Proposed Development	3
3. Pre-planning.....	5
4. Notice of Development.....	5
5. Implications for Proper Planning and Sustainable Development of the Area.....	5
Kilkenny County Council's Intention Regarding Proposed Development.....	6
Appendix A	7
Appendix B	9
Appendix C.....	10

Implications for Proper Planning and Sustainable Development of the Area

The proposed development is consistent with the provisions of the Kilkenny County Development Plan 2014-2020 and is compatible with the proper planning and sustainable development for the area. Copy of a report to this effect from the Planning Department is appended to this report.

1. Introduction

This report has been prepared for submission to the elected members of Kilkenny County Council and contains information regarding the proposed development, issues raised following the erection of the public notice of the proposed development and the display for public inspection of the plans and particulars and other matters as required in accordance with Section 179 of the Planning & Development Acts, 2000-2017.

2. Description of Proposed Development

The proposal is for a mixed residential development of 17 houses on a sloping site of 0.61 Hectare on the north side of Main Street, Piltown, Co. Kilkenny some 450 metres east of the junction with the N24.



The site has roadway frontage of 38 metres onto the L4222 and the site topography is characterised as a relatively shallow sloping site from the north to south and west to east; maximum change of level across the site is c. 4.2 metres (from northwestern to southeastern corner). The site has been used for agricultural purposes.

It is proposed to provide the following accommodation:

Type	No of Bedrooms	No of Units	Total
Houses	1 bed / 2 person - single storey	6	17
	2 bed / 3 person - single storey	4	
	2 bed / 4 person - 2 storey	2	
	3 bed / 5 person – 2 storey	4	
	4 bed / 7 person – 2 storey	1	

2 of the 2 bed / 3 person houses are designed to be fully wheelchair accessible.

The accommodation i.e. the breakdown of unit sizes was designed to cater for to the specific housing need in Piltown, which is currently:-

ORDER OF PREFERENCE (All)

Unit Size Approved	Number on List	
1 bed	24	35%
2 bed	17	25%
3 bed	26	38%
4 bed	1	2%
Grand Total	68	100%

ORDER OF PREFERENCE 1

Unit Size Approved	Number on List	Percentage
1 bed	11	28%
2 bed	7	18%
3 bed	20	51%
4 bed	1	3%
Grand Total	39	100%

Public and private open space is provided for all units. Public open space provision totals 0.086 Hectare which meets the requirement of the Kilkenny Development Plan minima of 15% (14.4%).

The project has been granted funding under the Rebuilding Ireland programme.

3. Pre-planning

As part of the planning application process the Housing Section was advised of planning requirements through a formal pre-planning submission prior to lodging the Part 8 application.

4. Notice of Development

A notice describing the proposed development was placed in the Kilkenny People, week ending Friday 26th January, 2018. A Site Notice was displayed at the site location.

A Public Information Evening was held in Piltown Community Centre on the 13th February 2018 between 4pm and 7pm. Drawings were displayed and Kilkenny County Council Housing Engineers and the Project Architect were available for questions. The information meeting was well attended with approximately 30 people attending on the night.

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

The proposed development is consistent with the provisions of the Kilkenny County Development Plan 2014-2020 and is compatible with the proper planning and sustainable development for the area. Copy of a report to this effect from the Planning Department is appended to this report.

All conditions/comments in the Area Planner's Report will be taken into account when preparing the detailed tender drawings. Submissions received and proposed responses are detailed in the Area Planner's Report.

6. Kilkenny County Council's Intention Regarding Proposed Development

Proposed Development: Part 8 Proposal
**Construction of a 17 housing units at
Main Street, Piltown, 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



**Mary Mulholland
Director of Services**

Appendix A

Planning Report

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

Planning & Development Acts, 2000 - 2018

Planning & Development Regulations, 2001 - 2018

Part VIII Proposal 08/17

Applicant/Proposer: Housing Section - Kilkenny County Council

Subject: 17 Social Housing Units, Main Street, Piltown

Due Date: 9th April 2018

Development Description /Location

The proposal is for 17 Social Housing Units at Main Street, Piltown, Co. Kilkenny. The subject lands measure 1.5acres and is a greenfield infill site located in the centre of piltown village, north of main street. The site is bounded to the east and west with adjoining residential development, south by main street and north by undeveloped lands. The site gently slopes from north-west to south-east.

Planning History

None

Zoning / County Development Plan

The site was previously zoned 'Existing and General Development' and 'Phase 2' in the Piltown Local Area Plan Local 2011 which expired in January 2017. The expired LAP's are no longer the statutory plans for their areas but the plans do contain a significant amount of information on natural and built heritage and other planning issues. The expired plans will be used as supplementary guidance documents for planning purposes.

Variation no 3 of the Kilkenny County Development Plan 2014-2020 incorporated the Local Area Plan area of Piltown into the county development with settlement boundaries in accordance with Section 3.3.5.1 of the County Development Plan. The site is located within the development boundary of Piltown. Piltown is identified as small town/village in the Kilkenny County Development Plan where the following objective applies

Objectives:

To facilitate development of housing, economic development, services and infrastructure in the smaller towns and villages of the county at a scale and character which is appropriate in order to sustain and renew populations and services in these areas.

The proposal for 17 social residential housing units is compatible with the policy objectives for the area

Policy

Kilkenny County Development Plan 2014-2020

- Chapter 3 Core Strategy
- Chapter 5: Housing and Community
- Chapter 12: Requirements for Development

Relevant Guidelines and Plans

- National Planning Framework
- Regional Planning Guidelines
- Quality Housing for Sustainable Communities-Best Practice Guidelines,
- 'Sustainable Residential Development in Urban Areas - Guidelines for planning authorities' Department of the Environment, Heritage and Local Government, 2009

The above policy documents/guidelines were considered in the assessment of the application.

Impact on Natura 2000 site (SAC or SPA):

A Stage 1 Screening exercise report was completed, which showed that no significant environmental impact is likely having regard to the nature/design of the development and distance of the subject site from any Natura 2000 site. This AA Screening report is attached at the end of the planning report and has ruled any significant environmental impact.

Referrals:

This application was referred to the following Sections for comment;

Environment Section: No objection subject to conditions

Roads: No objection to the current proposal, some recommendations made

Irish Water: No objection to the current proposal, some recommendations made

DoE (Wildlife Heritage) : No comments received

Chief Fire Officer: No objections subject to conditions

Services proposed:

Water supply – existing public mains

Waste water – existing public sewer

Surface water – drain to existing public surface water network

Assessment

A total of 17 social housing units is proposed on site. The following accommodation types are proposed: -

Number of units	House type	Description	Floor area (Sqm)
4	House type A	1 bed single storey	48.74sq.m
2	House type A1	1 bed single storey	48.74sq.m
2	House type B	2 bed single storey	67.82sq.m
2	House type B1	2 bed single storey	71.47sq.m.
2	House type C	2 bed two storey	86.24sq.m.
4	House type D	3 bed two storey	103.35sq.m.
1	House type E	4 bed two storey	127.58sq.m.
17 Total	Houses	10 single storey and 7 two storey type dwelling units	1,284.48sq.m.

There is a current shortage of social housing in piltown. The proposed mix of tenure specifically addresses local social housing requirements in the area and is in accordance with the county housing strategy policy. The Department of Housing have issued stage 1 funding approval for this development which is a priority of Kilkenny County Councils Housing Section for 2017-2018. The proposal for 17 social housing units is compatible with the housing and planning objectives for the area.

Access to the site is from the main street piltown within a maximum 50km/h speed restriction zone. A total of 34 car parking spaces are proposed including 4 no visitor spaces to serve the development scheme which complies with minimum standards. The site is easily accessible by car, foot or public transport and provides good connectivity to main street and local services.

The public open space areas is designed and located to provide for passive surveillance and layout is considered acceptable. Adequate private open space is proposed for each dwelling unit. The development plan standards for public and private open space have been met in the scheme. A landscape schedule as part of the site layout is included which is satisfactory and will enhance the visual amenities of the area.

The site is not located within a High Amenity or any other important designated area of the county i.e. SAC,SPA, Archaeology etc.

The design, housing mix and finishes proposed for the scheme are acceptable. The density and scale of development is satisfactory in the context to existing pattern of development in the area, national guidelines and availability of infrastructure including appropriate waste water treatment facilities and water supply. The proposal will not increase the existing piltown housing stock by more than 12.5% within the lifetime of the county development plan and will further development Piltown's function within the counties settlement hierarchy. The proposal will contribute to the enhancement and consolidation of the village form by reinforcing the street pattern and assisting in the redevelopment of backlands in the village.

Third Party Submissions:

5 no. valid Third Party submissions were received as follows:-

1. Paul Kirby, 15 Belline Vale, Main Street, Piltown, Co. Kilkenny
2. Mick Bartley, main street, Piltown, Co. Kilkenny
3. Brian Carrol, Main Street, Piltown, Co. Kilkenny
4. Residents Association of Belline Vale, Piltown, Co. Kilkenny
5. John and Margaret O'Connor, 1 Belline, Piltown, Co. Kilkenny

No.	Submission By	Submission Details	Submission addressed in scheme / review	Comments
1	Paul Kirby	Requesting tree at boundary with adjoining property be retained. Query boundary line between site and adjoining property.	Yes Yes	Tree can be retained in consultation with property owner. Boundary received from PRAI and set out on ground. New boundary wall will be constructed on PRAI provided boundary.
2	Mick Bartley	Potential for antisocial behaviour in public open space to southern gable of Unit 17	Yes	Proposed layout amended by rotating units 16 & 17. Rear gardens of Units 16 & 17 now back onto gardens of

		Parking bays requested to front of existing properties on Main Street, at the south-east corner of the site.	Yes	<p>adjoining properties, eliminating public open space to side of 17.</p> <p>Installation of parking bays on Main Street for existing properties would negatively impact traffic on Main Street. Parking bays have been provided to front of proposed development to cater for visitor parking within the estate as well as existing properties on Main Street, Piltown.</p>
3	Brian Carroll	Impact of boundary treatment with property / potential for overshadowing	Yes	Installation of metal fencing and planting in lieu of proposed blockwork wall agreed with property owner.
		Proximity of access road to adjoining property and kitchen window	Yes	Proposed layout amended by re-orientating Unit No. 4 to provide additional separation distance between adjoining property and estate access road.
		Sightlines / Safety	Yes	Sightlines are in accordance with all relevant guidelines. Priority will be given to pedestrians at the entrance with provision of dropped footpath kerb and footpath along the estate road. A 30kph Speed Limit / Slow Zone sign shall be provided on the internal road.
		Impact on works on stability of property	Yes	Condition survey will be carried out prior to works by Structural Engineer and property will be monitored.
		Impact of works on existing rear boundary trees	Yes	Works will be actively managed in co-operation with adjoining landowner to ensure any possible impact on adjoining tree are prevented.
		Impact of development on Human Rights	Yes	The proposed development is consistent with the provisions of the Kilkenny County Development Plan 2014-2020 and is compatible with the proper planning and sustainable development for the area.
		Potential for antisocial behaviour in public open space to southern gable of Unit 17.	Yes	Proposed layout amended by rotating units 16 & 17. Rear gardens of Units 16 & 17 now back onto gardens of adjoining properties, eliminating public open space to side of 17.

		Impact of Public lighting on adjoining property	Yes	Public lighting layout to be designed to provide minimal impact on adjoining properties.
4	Belline Vale Residents Association	Boundary wall to adjoining property of insufficient height.	Yes	Cross section details provided, to the satisfaction of adjoining property owners, indicating levels between adjoining properties and proposed development.
		Impact of housing scheme on water supply/pressure in the area	Yes	Irish Water has expressed no objection subject to conditions.
		Impact of housing scheme on wastewater system in the area	Yes	Irish Water has expressed no objection subject to conditions.
		Impact of trees in the development on adjoining properties.	Yes	Landscaping plan/schedule submitted designed to have minimal impact on adjoining properties.
		Consultation on any future changes or issue	Yes	KCC to liaise with adjoining property owners through development process
5	John and Margaret O'Connor	Objects to residential development on site with potential for antisocial behaviour	Yes	The development has been designed to cater for the specific housing need in Piltown and is consistent with the provisions of the Kilkenny County Development Plan 2014-2020 and is compatible with the proper planning and sustainable development for the area.

All observations were read and considered in the assessment of this application by the Planning Authority and Housing Design Team. As a result of third party submissions submitted and consultation with local elected members, the design layout was revised to address the concerns raised and improve the scheme layout from a proper planning and residential amenity viewpoint.

The main changes to the original plan layout are:

- The orientation of Unit No. 4, to accommodate moving the main road further from the existing house (Carrolls) at the corner of the site to give more separation between this house and the road.
- Orientation of units 16 and 17 rotated to back onto the rear gardens of the existing houses. Concerns over the open space to the side of units 16 and 17 in the original layout may result in area for anti-social behaviour or dumping as it was slightly obscured.

The Site Layout Plan - DWG PL-102 Revision A submitted with the part 8 planning application shows above revised changes. The concerns raised will also be addressed as part of the detailed design with adjoining property owners.

It is recommended that minor additional changes to the revised site layout be carried at detailed design/construction stage to accommodate recommendations from the KCC Roads Design Section as follows:

- A dropped footpath across the entrance road.
- A dropped footpath across the front of parking spaces 4-7 and extend these spaces to accommodate the footpath.
- Car park spaces 12-17 to be shortened to standard sizes.
- A road crossing point is to be introduced from between Unit 6 & Unit 7 and cross to Units 16 & 17.

It is recommended that these matters be conditioned as part of the planning consent and final design layout.

Conclusion:

Having regard to the policies and objectives of the Kilkenny County Development Plan 2014-2020 and the location and design of the proposed development, referral reports on file, third party submissions, it is considered that the proposed development would not seriously injure the amenities of the area and if constructed in accordance with the attached conditions the proposed development would accord with the proper planning and sustainable development of the area.

Recommendation:

I recommend that the project be progressed as proposed subject to minor changes. All submissions and referrals have been considered as part of the assessment.

It is therefore recommended that the Part 8 application for 17 Social Housing Units, Main Street, Piltown, Co. Kilkenny, be approved by Council subject to the following conditions


Executive Planner

I agree with the above recommendation.


Senior Executive Planner

I agree with the above recommendation.

 9/4/2018
Senior Planner

First Schedule

Reasons & Considerations for Decision on Ref: Part 8 07/17

Having regard to the policies and objectives of the Kilkenny County Development Plan 2014-2020 and the location and design of the proposed development, referral reports on file, third party submissions, it is considered that the proposed development would not seriously injure the amenities of the area and if constructed in accordance with the attached conditions the proposed development would accord with the proper planning and sustainable development of the area.

Second Schedule

Conditions attached to Ref. Part 8 07/17

1. The development shall be carried out and completed in accordance with the documents lodged with this application and as amended as part of the Part 8 planning application submission (revisions).

Reason: In the interests of proper planning

- 2 The Site Layout Plan - DWG PL-102 Revision A submitted with the part 8 planning application shall be amended as follows:-
 - A dropped footpath across the entrance road shall be provided
 - A dropped footpath across the front of parking spaces 4-7 shall be provided. These spaces shall be extended to standard sizes to accommodate the footpath.
 - Car park spaces 12-17 shall be shortened to standard development plan sizes.
 - A road crossing point shall be introduced from between Unit 6 & Unit 7 and cross to Units 16 & 17

Reason: In the interests of traffic safety and proper planning

- 3 a) The detailed design should include for adequate space to be provided internally and externally to allow for the segregation of waste into dry recyclable, biodegradable and residual wastes.
- b) The detailed design should have regard to minimising potential nuisance during the construction stage. In particular construction activities should be undertaken so as to ensure that noise, air emissions and/or odours do not result in significant impairment of, or significant interference with, the environment or amenities beyond the site.
- c) The contractor shall prepare a Construction Stage Waste Management Plan. The Plan should be prepared in accordance with the Department of the Environment, Heritage and Local Government's *Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects*. The contractor's plan should be subject to the approval of the Housing or Environment Section of Kilkenny County Council. Wastes sent off site for recovery or disposal shall only be conveyed by an authorised waste contractor and transported from the proposed development site to an authorised site of recovery/disposal in a manner which will not adversely affect the environment.

- d) The detailed design of the stormwater infiltration and attenuation system should cater for a 100 year rainfall event with rainfall intensities increased by a factor of 10% to allow for climate change. This is particularly evident on the southern end of the site where no attenuation is provided from SW01 south. As part of the detailed design the Housing Section shall explore options for attenuation of the entire site.
- e) Prior to the completion of the construction contract, the Housing Section should satisfy itself that there are no misconnections between the foul and storm drainage systems.

Reason: In the interests of protection of environment

- 4 a) The footpath along the Main Street shall be extended across the development access. The footpath specification and drop kerb length shall be agreed with the Ferrybank Area Engineer, prior to the commencement of works on site.
- b) The applicant shall ensure that a suitable energy efficient lighting design is provided to service this development. It should be noted that LED lighting with adequate illumination is the preferred option in the regard. The lighting shall not cause nuisance to the surrounding residential dwellings.
- c) Regulatory Stop control shall be provided at the proposed junction with Main Street along with the appropriate junction warning signage. A 30kph Speed Limit / Slow Zone sign shall also be provided on the internal road at an agreed point beyond its junction with the public road. Pedestrian crossing facilities and all other road markings and signage shall be in compliance with the Department of Transport, Traffic Signs Manual, 2010.
- d) Footpath and carriageway specifications shall be submitted for the agreement of the Road Design Office prior to the commencement of works on sites and pedestrian crossing points shall comply with the DETR Guidance on the use of Tactile Paving Surfaces
- e) Surface water run-off from within the development shall not be permitted to discharge onto the public road.
- f) The applicant shall ensure that during the construction phase adequate on-site parking is provided for all personnel working on the site.
- g) Prior to the commencement of development, the applicant is required to submit to the Ferrybank Area Engineer for written agreement a Construction Management Plan to include details regarding a Works Schedule for the phasing of the development, construction working hours, storage of construction materials, construction traffic and traffic management, access, supervision details etc. Construction on Sundays and Bank Holidays is not permitted, without prior written consent from the Planning Authority.
- h) Prior to the commencement of any works, the applicant shall submit to the Ferrybank Area Engineer for formal written agreement, a Roads Maintenance Programme for the construction phase of the development including street sweeping/cleaning in order to prevent muck/debris, excavated materials and construction materials interfering with the safe operation of the public road. No materials either excavated or for construction purposes, shall be stored on the public road.

Reason: In the interests of traffic safety and proper planning

- 5 a) Where the applicant proposes to connect directly or indirectly to a public water / wastewater network operated by Irish Water, the applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement
- b) In the interests of Public Health and Environmental Sustainability, Irish Water infrastructure capacity requirements and proposed connections to the water and waste water infrastructure will be the subject to the constraints of the Irish Water Investment Programme
- c) The proposed development shall comply fully with relevant Irish Water Code of Practice and standards for both Water and Wastewater Infrastructure.

Reason: In the interests of public health and proper planning

Footnote

The Chief Fire Officer with regard to the fire safety of this development shall be consulted.

Stage 1 Screening for Appropriate Assessment of 17 Social Houses Units, Main Street, Piltown, Co.Kilkenny

1. Description of Development

The part 8 proposal involves the development of a 1.5acre site in the village of Piltown for the provision of 17 social housing units. The site is located along mainstreet in Piltown village beside adjoining Belline Vale residential estate.

2. Legislative Context

The European Communities (Birds and Natural Habitats) Regulations, 2011 which transpose into Irish law both the European Union (EU) Directive 2009/147/EC (the Birds Directive) and the Habitats Directive and list habitats and species that are of international conservation importance and require protection. This protection is afforded in part through the designation of areas that represent significant examples of habitats that support populations of listed species within a European context, known as Natura 2000 sites. An area designated for bird species is classed as a Special Protection Area (SPA) and an area designated for other protected species and habitats is classed as a Special Area of Conservation (SAC). Together, SPAs and SACs form the Natura 2000 network of protected sites.

The Habitats Directive requires competent authorities to carry out an Appropriate Assessment (AA) of plans and projects that, alone and/or in combination with other plans and projects, would be likely to have significant effects on one or more Natura 2000 sites. The assessment process is divided into a stage 1 Screening for Appropriate Assessment and where required, a full Stage 2 Appropriate Assessment.

3. Natura 2000 Sites

Note: European Natura 2000 sites include SAC's, cSACs, SPA's and pSPA's, but not NHA's.

This stage 1 screening assessment covers Natura 2000 sites within 15km of the site development boundary which includes the following:-

- Lower River Suir Special SAC (approximately 0.6km away)

The closest SAC, is the River Pill which connects into the Lower River Suir (SAC site code 002137) 0.6km south east of the site and which is protected under the Habitats Directive as a European Natura 2000 site.

4. Conservation objectives of site

Details of the conservation objectives of this site can be found (<http://www.npws.ie/en/PublicationsLiterature/ConservationManagementPlans/FullCPs/>)

The Qualifying Interests for the Lower River cSAC and the Draft Conservation Objectives (NPWS, 2011) are attached for information purposes to this screening report.

5. Relationship with other Relevant Plans and Programmes

The site for proposed development is located within a central urban built up location of Piltown village along main street.

A Screening report for Appropriate Assessment for the Piltown Local Area Plan which covers the land use zoning for the entire village was carried out and concluded that the plan will not result in any effects on European Sites and consequently stage 2 Appropriate Assessment (AA) is not required.

6. Assessment of Likely Effects

The river pill connects into the Lower River Suir cSAC. This river is selected for the presence of alluvial wet woodland and Yew woodland, listed as priority habitats on Annex 1 of the EU Habitats Directive. The site is also selected as a cSAC for floating river vegetation, Atlantic Salt meadows, Mediterranean Salt meadows, old oak woodlands and eutrophic tall herbs, all habitats listed on Annex 1 of the EU Habitats Directive. None of these habitats occur within the development site area.

Annex II same Habitats directive include the following protected species - Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater pearly mussel, Crawfish, Twait Shad, Atlantic Salmon and Otter. None of these occur within the development site area.

The conservation objectives of the Lower River Suir cSAC are set out as generic measures (NPWS, 2011) which aim to restore and maintain favourable conservation condition of Annex 1 habitats and Annex II species for which the cSAC has been designated.

Likely effects on the Natura 2000 site to be considered are

Impact Type	Significance Indicator	Likely Effect
Loss of Habitat	Percentage of loss	Not anticipated
Disturbance	Duration or permanence, distance from site	Not anticipated
Water Quality	Relative change in key indicative chemicals or other elements	Not anticipated
Fragmentation	Duration or permanence, level in relation to original extent	Not anticipated
Species population density	Timescale for replacement	Not anticipated
Water resource	Relative change	Not anticipated

Examples of effects that are likely to be significant are:

- Possibility of any impact on an Annex I habitat
- Possibility of causing reduction in the area of the habitat or Natura 2000 site
- Possibility of causing direct or indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the Natura 2000 site
- Possibility of causing serious or ongoing disturbance to species or habitats for which the Natura 2000 site is selected (e.g. increased noise, illumination and human activity)
- Possibility of causing direct or indirect damage to the size, characteristics or reproductive ability of populations on the Natura 2000 site
- Possibility of interfering with mitigation measures put in place for other plans or projects

No works are required within the cSAC and there are no hydrological / natural drainage path connections direct or indirect from the site to the River Pill and Lower River Suir. No foul water discharge to ground from the development site is proposed.

Foul and surface water from the site will discharge through existing infrastructural network in the area which has sufficient capacity.

Having considered all aspects of the development it is considered that there are no indirect or direct impacts arising within the site boundaries of proposed development which would have the potential to adversely affect the integrity of the conservation interests of any Natura 2000 site with regard to either habitats or fauna, either during the construction or operational phase of proposed scheme.

7. Screening Conclusions and Statements

It is considered that due to the distance of the proposed development from the Lower River Suir SAC (approximately 0.6km away) and the nature/design of the scheme there is no potential for significant environmental effects either alone or in combination with other plans / projects on any Natura 2000 site.

The project site is located outside of the Lower River Suir cSAC and will not result in any direct impacts affecting this Natura 2000 Site. The scale of the works is limited to the local area within a surrounding urban built-up context and will be connected to existing public infrastructure network. Therefore there is no potential to adversely affect the integrity of the conservation interests of any Natura 2000 site during either the construction or operational phases of the proposed scheme and it is considered that significant environmental impact can be ruled out.

It is therefore considered that a stage 2 Appropriate Assessment / Natura Impact Statement is not required.

Ross O'Shea
Executive Planner
Date: 06/04/18

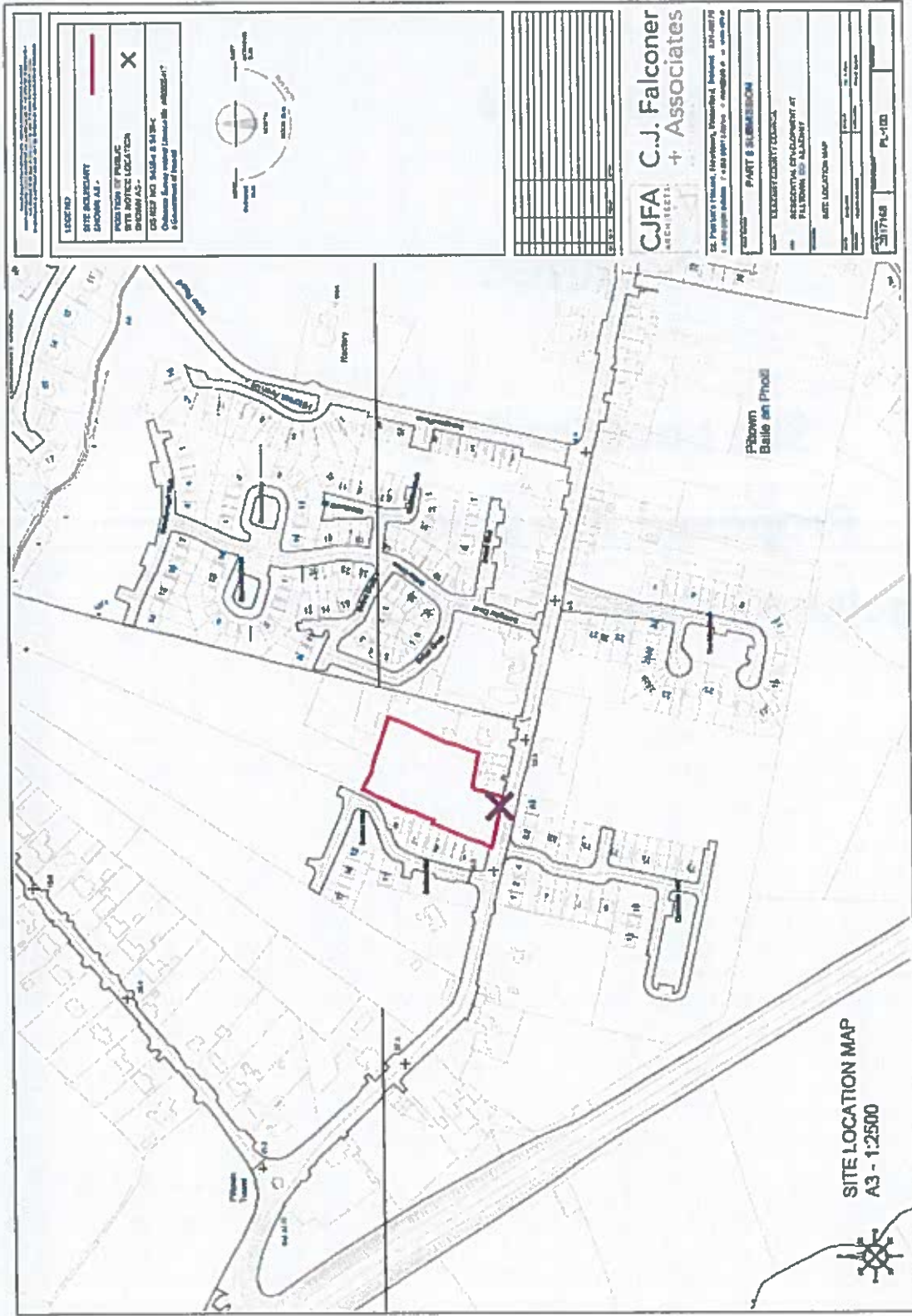
Appendix B

DRAWINGS

Site Location Map

Proposed Site Layout

Revised Proposed Site layout



SITE LOCATION MAP
 A3 - 1:2500

PROPOSED REVISED SITE LAYOUT [taking submissions into account]

LEGEND

- BITE BOUNDARY SHOWN ON OUTLINED RED
- BITE NOTICE LOCATION SHOWN AS:
- EXISTING SITE SPOT LEVELS SHOWN AS: ± 63.325
- PROPOSED SITE SPOT LEVELS SHOWN AS: ± 63
- PROPOSED PUBLIC OPEN SPACE SHOWN AS:
- PROPOSED NEW UNDEVELOPED BUILT-UP SHOWN AS:

AS NOTED, LEVELS RELATE TO PERSONAL LEVELS ABOVE FINISHED GROUND IN PLACE.

Consulted by Mr. Ian MacLennan
No. A19026418 0 Day Company of Ireland
Map Ref. No. S4 9C 8 & S4 9C 9

CJFA C.J. Falconer + Associates
ARCHITECTS

217/102 PH-102

MILKENNY COUNTY COUNCIL
RESIDENTIAL DEVELOPMENT AT PULTOWN,
CO. MILKENNY

BITE LAYOUT PLAN

2017/102



HOUSE TYPE A - 2 PERSON 1 BED SINGLE STOREY AREA = 48.74sqm	HOUSE TYPE B1 - 3 PERSON 2 BED SINGLE STOREY AREA = 71.47sqm
HOUSE TYPE B - 3 PERSON 2 BED SINGLE STOREY AREA = 67.82sqm	HOUSE TYPE C - 4 PERSON 2 BED TWO STOREY AREA = 85.24sqm
HOUSE TYPE D - 4 PERSON 3 BED TWO STOREY AREA = 103.35sqm	HOUSE TYPE E - 7 PERSON 4 BED TWO STOREY AREA = 127.58sqm

CAR PARKING REQUIREMENTS
PRIVATE PARKING
TOTAL PROVIDED: 34 SPACES
VISITOR PARKING
TOTAL PROVIDED: 4 SPACES
TOTAL CAR PARKING SPACES PROVIDED: 38 SPACES
TOTAL CAR PARKING SPACES REQUIRED: 38 SPACES
PRIVATE OPEN SPACE
37 M ² PER HOUSE
TOTAL PROVIDED: 0.0661HA (14410)

PROPOSED SITE LAYOUT PLAN
SITE AREA: 0.5957 HECTARES