



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

**RE: PART VIII - CONSTRUCTION OF 22 HOUSING UNITS AT
STATION AVENUE, BALLYRAGGET, CO. KILKENNY**

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

DATE: 14th May, 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 22 HOUSING UNITS AT STATION AVENUE,
BALLYRAGGET, 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 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.

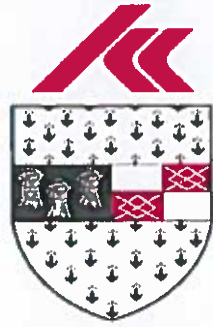
**Colette Byrne
Chief Executive**



Main body of faint text, likely the primary content of the document.

Second section of faint text, possibly a separate paragraph or section.

Final section of faint text at the bottom of the page.



KILKENNY COUNTY COUNCIL

REPORT

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

**RE: Construction of 22 units at
Station Avenue, Ballyragget, Co. Kilkenny**

**For consideration by the Elected Members
of Kilkenny County Council
at monthly meeting to be held
on May 21st 2018**



NATIONAL COUNCIL OF EDUCATIONAL RESEARCH AND TRAINING

1962-63

In accordance with the provisions of the
Act of 1962, the Council has the pleasure to

announce that the following books have been
approved for publication by the Council.

Books approved for publication by the Council

1. Mathematics for Class I

2. Mathematics for Class II

3. Mathematics for Class III

Contents

1. Introduction.....	4
2. Description of Proposed Development.....	4
3. Pre-planning	6
4. Notice of Development	6
5. Implications for Proper Planning and Sustainable Development of the Area	6
6. Submissions Received	Error! Bookmark not defined.
Kilkenny County Council's Intention Regarding Proposed Development.....	7
Appendix A	8
Appendix B	10
Appendix C	11

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. A 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 Act 2000 as amended.

2. Description of Proposed Development

The proposal is for a mixed residential development of 22 houses on a flat site of 0.66 Hectare on the north side of High Street (R694-88), Ballyragget, Co. Kilkenny some 200 metres west of the junction with the L5910.



The site forms part of the existing Station Avenue estate and has a 67m long boundary with Station Avenue. The site topography is characterised as a relatively level site with a shallow slope from the north to south (back to front); maximum

change of level across the site is c. 1.38 metres (from north to south). The site has not been used in recent years.

It is proposed to provide the following accommodation:

Type	No of Bedrooms	No of Units	Total
Houses	1 bed / 2 person - apartment	4	22
	2 bed / 4 person - apartment	4	
	1 bed / 2 person - single storey	2	
	2 bed / 3 person - single storey	2	
	2 bed / 4 person - 2 storey	4	
	3 bed / 5 person – 2 storey	4	
	4 bed / 7 person – 2 storey	2	

The 2 no. 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 Ballyragget, which is currently:-

ORDER OF PREFERENCE (All)

Unit Size Approved	Number on List	Percentage
1 bed	30	35%
2 bed	34	39%
3 bed	13	15%
4 bed	10	11%
Grand Total	87	100%

ORDER OF PREFERENCE 1

Unit Size Approved	Number on List	Percentage
1 bed	16	35%
2 bed	23	50%
3 bed	0	0%
4 bed	7	15%
Grand Total	46	100%

Public and private open space is provided for all units. Public open space provision totals 0.1578 Hectare which exceeds the requirement of the Kilkenny Development Plan minima of 15% (Total provided 23.7%).

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 application.

4. Notice of Development

A notice describing the proposed development was placed in the Kilkenny People, week ending Friday 16th March, 2018. A Site Notice was displayed at the site location.

A Public Information Evening was held in Canon Malone Hall, Ballyragget on the 11th April 2018 between 4pm and 6.30pm. Drawings were displayed and KCC 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 Planners Report will be taken into account when preparing the detailed tender drawings.

**Kilkenny County Council's Intention Regarding Proposed
Development**

Proposed Development: Part 8 Proposal
**Construction of a 22 housing units at
Station Avenue, Ballyragget, 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

NEWSPAPER AD

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY
Comhairle Chontae Chill Chainnigh

Kilkenny County Council



Proposed Development by a Local Authority
Section 179 of the Planning and Development Acts 2000-2017
Part 8 of the Planning and Development Regulations 2001-2018

In accordance with Part 8, Article 81 of the above Regulations, Kilkenny County Council hereby gives notice of proposals pertaining to the following development:

Construction of 22 housing units at Station Avenue, Castlecomer Rd, Ballyragget, Co. Kilkenny [townland of Ballyragget] and all associated site works

Plans and particulars of the proposed development will be available for inspection from **Friday 16th March 2018 to Friday 20th April 2018** inclusive, on the consult website: <https://consult.kilkenny.ie/en> and at the following Kilkenny County Council offices:

Location	Opening hours
Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny City.	From 9am to 1pm & 2pm to 5pm Monday to Friday (Except Public Holidays)
Kilkenny Co Co Area Office , Kilkenny St, Castlecomer, Co. Kilkenny	From 9am to 1pm & 2pm to 5pm Monday to Friday (Except Public Holidays)

Submissions or observations with respect to the proposed development dealing with the proper planning and development of the area in which the development will be carried out may be made

- online on the consult website <https://consult.kilkenny.ie/en> or
- via email to HousingPart8@kilkennycoco.ie or
- in writing to the Planning Department, County Hall, John Street, Kilkenny

The latest date for receipt of comments on the above scheme is **Friday 4th May 2018**

Submissions should be clearly marked "Proposed Housing at Station Avenue, Ballyragget – Part 8 Planning Submission"

Mary Mulholland
Director of Services,
Kilkenny County Council

Appendix B

Planning Report

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



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

Report to: Mary Mullholland, Director of Services, Housing
From: C. Kelly, Executive Planner
Date: 9th May 2018
Planning Ref. Part 8: 06/18
Subject: Part VIII application for construction of 22 housing units at Station Avenue, Castlecomer Road, Co. Kilkenny (townland of Ballyragget).

Part VIII Proposal

Proposed construction of 22 housing units, consisting of 14 houses and 8 duplex units.

Public Notices

The site notices were visible and legible on site, on inspection on 17th April 2018.

Planning History

No recent planning history associated with this site.

Site to the east

16/813 – Permission granted to J. & S. Culleton for the construction of a two-storey dwelling.

Pre-Planning Advice

Pre-planning advice was given for the proposed development relating to design, house types, public open space, layout, boundary treatments, impacts on residential amenities, Impacts on Natura 200 sites, and planning procedure requirements.

Internal Departmental Reports

Environment Section: No objections, subject to recommendations.
Roads Section: No objections, subject to recommendations.
Water Services: No report returned to date.
Area Engineer: No report returned to date.
Conservation Officer: No report returned to date.

Third Party Submissions

Three third party submissions have been received in relation to the proposed development. The planning issues raised therein have been taken into account in the assessment of this application. A brief outline of the issues raised has been outlined below, for full details please refer to the original submissions.

No	Date		KCC Housing Section Response
1	11/04/18	Distance of parking spaces from houses 17 & 22 too far from house.	The majority of parking spaces are located directly outside properties. Maximum distance of a property from a parking space is 12.5m which is within acceptable guidelines.
		Traffic in estate may be an issue due to single entrance/exit.	Traffic calming to be installed within the existing estate to reduce speeds and Homezone shared spaces have been designed in to the scheme to reduce speeds in the new development.
2	23/03/18	Irish Water: no objection to scheme subject to standard conditions.	Agreed.
3	29/04/18	Rubbish being thrown from existing estate in to adjoining property.	Issue reported to Kilkenny County Council Housing maintenance team to follow up. Proposed new fencing to be installed to minimise possibility for dumping.
		Proposed evergreen hedging in Station Avenue Phase 1 not planted.	Proposed phase 1 hedging to be installed as part of current development planting schedule.
		How is wooden boundary fencing proposed to be maintained.	Proposed fencing will be pre-installation pressure treated to prevent deterioration and increase longevity. Kilkenny County Council housing department will be responsible for the long term maintenance.

Heritage and Designated Sites

Protected Structure – none on site, Eden Hall protected structure ref. C476 is located to the south-east of the site and Ballyragget Bridge C872 is located to the south of the site.

Recorded Monument – none on site.

ACA – The site does not fall within the Architectural Conservation Area for Ballyragget.

SAC – The site is not within the River Barrow and River Nore cSAC.

SPA – The site is not within the River Nore SPA.

pNHA – The site is not within a pNHA.

Relevant Planning Policy and Guidelines

- *Kilkenny County Development Plan 2014 – 2020*
- *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* Department of the Environment, Community and Local Government December 2015.
- *Draft Update: Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* Department of Housing, Planning and Local Government December 2017.
- *Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities* (2009)
- *Design Manual for Urban Roads and Streets* - Department of Transport and the Department of the Environment, Community and Local Government, 2013.
- *Quality Housing for Sustainable Communities* - Department of the Environment, Heritage and Local Government, 2007
- *Building for Everyone: A Universal Design Approach.*

County Development Plan

The site is located within the settlement boundary for Ballyragget as per Variation 3 of the Kilkenny County Development Plan 2014-2020 to extend ‘the settlement boundary of Ballyragget area so as to allow for provision additional housing’.

3.3.5.1 Expired LAPs

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. Housing development within the settlement boundary of these towns will not be subject to the rural housing policy as outlined in section 3.5.

3.3.5.3 Development Objectives for smaller towns and villages

The smaller towns and villages need to be developed in a way that strengthens their role as local service centres whilst respecting their existing character. Achieving the right balance between encouraging development in smaller towns and villages and the scale and nature of such development is critical. It is important to ensure that new residential development in smaller towns and villages is of a design, layout, character and scale which fits well with the town or village involved and presents a high quality living environment.

The scale and density of development will depend on number of factors including the:

- Availability of infrastructure including appropriate waste water treatment facilities, water supply,
- Contribution to the enhancement of the village form by reinforcing the street pattern or assisting in the redevelopment of backlands

- Contribution to the protection of the architectural and environmental qualities of the village
- Capacity of the existing services in the village to accommodate the proposed development.

Future growth in the smaller towns and villages will be incremental, small in scale and appropriate to the size, scale and character of the village.

Development within all the settlements of the County must be of a scale that reflects the scale and character of the particular settlement and its function within the settlement hierarchy.

Housing development within the development boundary of these towns will not be subject to the rural housing policy as outlined in section 3.4 of the Development Plan.

Objective:

3G 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 population and services in these areas.

Development Management

- For smaller towns and villages, no one proposal for residential development should increase the existing housing stock (including permitted and committed development) by more than 12.5% within the lifetime of the plan.
- For villages of under 400 in population, any individual scheme for new housing should not be larger than about 10-12 units.

The Planning Authority may limit the extent of development on any one site within the smaller towns and villages having regard to the overall water services capacity and the availability of land for development within the village.

Have regard to existing framework plans/community action plans including existing Village Design Statements that have been prepared in consultation with the local community, and with relevant agencies, as supplementary planning guidance documents.

Assessment

Site Location and Description

The 0.6662ha site is located to the north-east of Ballyragget with access to the site via the existing housing development of twenty-one dwellings. The combined access with the adjoining residential development to the west leads onto the regional road R694. To the east and north of the site are large detached dwellings on large sites. The subject site is relatively flat and is bounded by low field boundaries along its eastern boundary, and will adjoin the open space area and internal access road of the existing residential development to the south.

Site Layout

The site layout is comprised of the main area of open space to adjoin the existing open space area serving the residential development to the south. A single access roadway is proposed to serve all the units, with the dwellings facing onto the access road, and leading to a home-zone area and turning circle at the northern end of the site with a number of units fronting onto this area.

Design

The design of the proposed development consist of a mix of house types, with a mix of single storey and two storey dwelling units, and of detached, semi-detached, terraced and duplex dwelling units. The external finishes of the proposed residential units comprise of white paint to knapp plaster finish and brick.

Dwelling units:

House type A: 2 no., 4 bedroom, detached two-storey dwelling, 124.15sq.m.

House type B: 8 no., 2 & 3 bedroom, two-storey terraced, 89.56sq.m & 103.35sq.m.

House type C: 8 no., 1 & 2 bedroom, two-storey terraced, 77.72sq.m and 63sq.m.

House type D: 1 no., 2 bedroom, detached single storey, 70.95sq.m.

House type E: 1 no., 2 bed single storey detached, 70.95sq.m.

House type F: 2 no., 1 bed single storey, single storey semi-detached, 48.74sq.m.

The minimum standards as per the *Draft Update: Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* Department of Housing, Planning and Local Government December 2017 have been met for the proposed units.

Open Space

Public

Public open space is primarily located at the southern end of the site which adjoins the existing public open space serving the adjoining residential development. This open space has an area of 0.0754ha which equates to approx. 11 % of the overall area of the site. In addition the area at the southern end of the site has been designated as a home-zone area to be paved with contrasting colour paving. The public open space included for a proposed play area comprising of mounded landscaping.

Private Open Space

The current development plan requires the following private open space provision for dwellings: 1-2 bedroom: 48sq.m, 3 and 4+ bedroom: 60-75sq.m. and for apartments: 1 bed: 5sq.m, 2 bedroom 7sq.m, 3 bedroom 9sq.m and 4 bedroom 13sq.m. The development as proposed meets the private open space requirements.

Boundaries

Boundary treatments have been indicated on the site layout plan to include for retention of boundary hedging with a proposed 1.8m brick wall inside to the rear of the proposed dwellings. A small area of paladin fencing is proposed alongside hedging at the open space and the south-western and south-eastern corner of the site. Along the eastern site boundary to the rear of the proposed dwellings it is proposed to mount 1.8m high galvanised posted and hit and miss timber fencing inside the existing stone wall to serve as wall topping. The internal boundaries between the dwellings units is to comprise of 1.8m high posts and timber panels.

Residential Amenities

Parking

Proposed parking is aligned perpendicular to the main access road, and onto the homezone turning circle to the northern end of the site, there are some spaces within the site boundaries serving the detached dwellings.

Provision has been made for 47 parking spaces. Table 11.2 of the County Development Plan requires car-parking as follows:

- Dwelling: 2 spaces per unit and 0.25 spaces per unit for visitor parking
- Apartments: 1.25 per unit and 0.25 spaces per unit for visitor parking

Therefore for 14 dwellings and 8 apartments; 43.5 spaces are required. It is noted that the applicant has included for 4 parking spaces for electric parking charge point.

Bin Storage

Bin storage units have been proposed close to the proposed terraced to serve the terraced units.

Services

The services for the development are proposed as follows:

Water: Connection to public mains water.

Wastewater: Connection to public foul sewer.

Surface Water: Surface water attenuation tank proposed.

Appropriate Assessment

The site has been screened in relation to the Habitats Directive Project Screening Assessment and there are no impacts determined on any Natura 2000 site.

Recommendation

In principle there are no objections to this proposal from a planning perspective. It is recommended that the Part 8 application for the construction of 22 housing units at Station Avenue, Castlecomer Road, Ballyragget, Co. Kilkenny, be **Approved** by the Council subject to the requirements of Environment, Roads and Irish Water, and technical requirements at the detailed stage.

Signed: 
Executive Planner

Date: 14/5/18

Signed: 
Senior Executive Planner

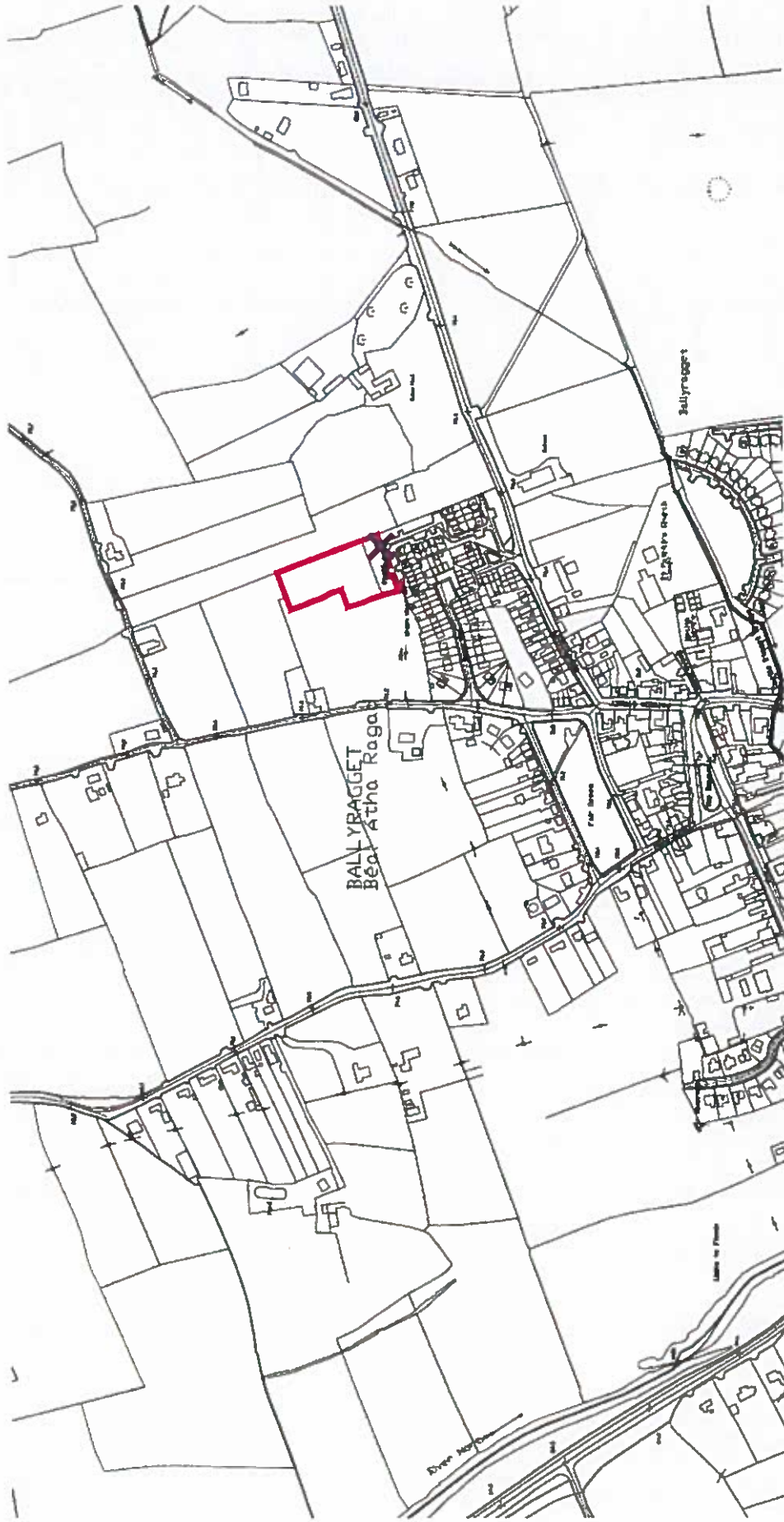
Date: 14/5/18

Signed: 
Senior Planner

Date: 14/5/18

Appendix C

DRAWINGS



Site Location

