



31st July 2019

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

**RE: Kilkenny County Council
Application for approval for Local Authority Development under
Section 177AE of the Planning and Development Act
Housing at Crokers Hill, Kennyswell Road, Kilkenny City**

To Whom It May Concern

Kilkenny County Council, Housing Section are hereby applying to An Bord Pleanála under Section 177AE of the Planning and Development Act for permission to demolish a pumping station and shed, to construct 86 housing units and carry out associated site development works at Crokers Hill, Kennyswell Road, Kilkenny City. A Natura Impact Statement has been prepared in respect of this proposal, a copy of which is attached along with all the relevant plans and particulars which describe the full nature and extent of the proposed development.

I believe that we have successfully demonstrated that this proposal is in line with the proper planning and sustainable development of the area, will fulfil a housing need and create a sustainable, inclusive community on a well located greenfield site owned by Kilkenny County Council within walking distance of all amenities in Kilkenny City. The intention is to provide accommodation for a variety of people, with a range of needs, at all stages of life.

The project is approved for funding from the Department of Housing, Planning and Local Government and forms a key part of Kilkenny County Councils Housing Strategy to deliver new build homes in Kilkenny City.

Please note the following in relation to this application:-

- Kilkenny County Council own the proposed site in its entirety and has legal authorisation in place for a wayleave to connect the attenuated surface water flow to the Breaghagh

River and the foul sewers to the mains sewer – both of which are at the rear (beyond northern boundary) of the site on privately owned land.

- 52 drawings, 12 reports and further items of additional information are included in the attached particulars in order to fully describe the proposed development. The Architectural Design Statement (Report 4) includes a full site analysis, explains the design concept and assesses the proposal in line with the 'Urban Design Manual – A Best Practice Guide'.
- A shadow analysis is included in the Architectural Design Statement which demonstrates the lack of impact on the adjoining properties in terms of daylight provision.
- An Archaeological Impact Assessment (Report 5) was carried out which recommended test trenching on site. No material or features of archaeological interest were identified during this testing.
- Irish Water has provided confirmation that water and wastewater connections are feasible for the site (see additional information item 4). The provision of water is dependent on a new water main to be constructed (under LIHAF funding), the process of delivery of this main is underway at present. During subsequent discussions with Irish Water they have confirmed that there is no requirement to bring this main through the proposed housing site (as stated in the Confirmation of Feasibility Letter dated August 2018). A formal connection application will be submitted to Irish Water in due course.
- A Site Specific Flood Risk Assessment (Report 7) confirms that the site is not at risk of pluvial or ground water flooding and that the development is appropriate from a flood risk perspective.
- A Stage 1/2 Road Safety Audit was carried out (Report 8) based on the draft planning drawings in August 2018. All problems identified in the report have been rectified in the final planning drawings that form part of this application.
- A Traffic Impact Assessment (Report 9) shows that the local junction at Dominic St / Kennyswell Road / De Loughry Place will continue to operate within capacity should the scheme proceed. It shows that R695 would be predicted to operate slightly above capacity in 2025, should the scheme proceed and this would increase by 2035. However, Kilkenny County Council has plans to improve the road infrastructure in the area (see map in Additional Information Item 3) and the traffic impact assessment confirms that this will improve the situation to reduce traffic throughput. The first phase of this road

improvement (shown in green on the map) has already commenced and is being funded under LIHAF (Local Infrastructure Housing Activation Fund).

- An Outline Construction Waste Management plan (Report 12) is included, this would be further developed by the design team prior to tender (when full details of construction methods are known) and finalised by the appointed contractor. It is intended to ensure that all mitigation measures proposed in the Natura Impact Statement are fully complied with.
- Kilkenny County Council Housing Section will be responsible for overall management of the construction process, supported by the appointed Design Team. This would include regular liaison with local residents as may be required, in order to ensure that any disruption is kept to a minimum.
- Kilkenny County Council Housing Section recognises that proactive management of the housing scheme – with particular regard to the apartment buildings, communal (public and semi private) areas, bin stores, and landscaped areas - will be critical to the success of the proposed scheme. It is intended to appoint an entity (Approved Housing Body or otherwise) to manage the facilities, ensuring that the quality of the scheme as designed will be maintained into the future.
- Regarding tenure mix, it would be Kilkenny County Council's intention to facilitate the purchase of units by residents where possible / under any suitable affordable housing scheme which is in place on completion of the project. Kilkenny County Council have adopted an Incremental Purchase Scheme which will allow for the sale of houses at affordable rates. In addition, a good proportion of the proposed units are fully accessible, allowing wheelchair users, older people or those with a mobility issues to live in a home suitable to their needs.

If any further information or clarification is required in relation to this project please do not hesitate to contact the Housing Capital Section of Kilkenny County Council housingcapital@kilkennycoco.ie, 056 7794655.

Mise, le meas,


Mary Mulholland

Director of Services