

**OLD HEALTH CENTRE,
KELLS, CO. KILKENNY**



**Part 8 Planning Application for
The Change of use of the existing Health Centre into
A Three-Bedroom Dwelling with Extension
Explanatory booklet**

Pre Planning No.: Part 8: 04/25

Location of development: Old Heath Centre, Kells, Co. Kilkenny R95FV48.

Zoning: Residential. 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.

Description :

The development consists of the change of use of the existing single storey Health Centre building and an extension adjacent to convert it 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 works at Kells, Co. Kilkenny. The site is located in Kells on the R697 as shown on site location map below outlined in orange and is currently in the ownership of Kilkenny County Council.



KELLS LOCATION MAP not to scale

Planning drawings

Drawings of the Existing and Proposed development are listed in the following schedule:

HS132-P-001	Site Location Map
HS132-P-002	Existing Site Layout
HS132-P-003	Proposed Site Layout
HS132-P-004	Existing Plan, Elevations & Section
HS132-P-005	Existing Plan & Elevations
HS132-P-006	Demolition Plan, Elevations & Section
HS132-P-007	Demolition Plan & Elevations
HS132-P-008	Proposed Floor Plans
HS132-P-009	Proposed Elevations
HS132-P-010	Proposed Sections
HS132-P-011	Proposed Sightlines

AA Screening

Appropriate Assessment screening has been carried out on the proposal which concluded that significant impacts can be ruled out.

EIA

In accordance with the requirements of Article 120(1)(a) of the Planning and Development Regulations 2001 (as amended) the Planning authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an Environmental Impact Assessment (EIA) is not required.

Compliance with Housing Design Standards & County Development Plan

This scheme is designed in accordance with DHPLG (Department of Housing, Planning & Local Government) Design Standards "*Quality Housing for Sustainable Communities 2007*" & Kilkenny City and County Development Plan 2021-2027.

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. Planning recommendations and responses as follows:

- *Contact Uisce Eireann to ensure adequate water supply.*

An application will be submitted to Uisce Eireann for a water connection. Initial discussions with Uisce Eireann indicate that while a connection for a second dwelling will not be accepted, the existing connection may be used for a dwelling on the site.

- *Contact Municipal District Engineer to ensure adequate sightlines at the proposed entrance and tie-in to the public road.*

Drawings have been forwarded to the Municipal District Engineer for assessment and any comments received will be incorporated into the final design.

- *Contact Environment Section for any comments with particular regard to waste management for demolition. It is unclear if the existing shed to be demolished contains asbestos.*

Drawings have been forwarded to the Environment Section for assessment and any comments received will be incorporated into the final design documents. An asbestos survey has been completed on the existing building and shed and no asbestos was observed.

- *Please demonstrate that clean stormwater shall be managed within the curtilage of the site via suitably sized soakaways designed in accordance with BRE Digest 365 – Soakaway Design or rainwater harvesting unit.*

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 100m² and will be constructed with single size uncompacted angular crushed stone. They will be located minimum 5m from buildings and roads.

- *Contact Parks section - please demonstrate that the proposed works will not negatively impact on the root protection area of existing trees and hedging on site either through proposed works or during construction activities; the proposed concrete post and rail fencing along the east site boundary may adversely impact on the root protection area.*

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.

Public Consultation & Submissions

Plans and particulars of the proposed development will be available for inspection during office hours at County Hall & the Callan Area Office from **Friday 4th April 2025 until Friday 2nd May 2025** inclusive.

Details of the proposed development can also be viewed at <https://consult.kilkenny.ie/>

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

- Online at <https://consult.kilkenny.ie/>,
- in writing to the Planning Section, Kilkenny County Council, County Hall, John Street, Kilkenny or by email: planning@kilkennycoco.ie
- Or sent to the following e-mail address housingpart8@kilkennycoco.ie .

The latest time and date for receipt of submissions on the development is 5.00pm on Friday 16th May 2025.

As per Article 120(3) of the Planning and Development Regulations 2001 (as amended), where any person considers that the development proposed to be carried out would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of the publication of this notice apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have a significant effect on the environment.

Signed: Ian Gardner, A/Director of Services.



Existing view on R697