

Pre-Planning Assessment of Proposed Part VIII Development¹

Planning Section, Kilkenny County Council

Registered Date:	24 th February 2025
Report Date: (minimum 2 weeks from registered date)	18 th March 2025

Pre Planning No.: 04/25

Contact Person: Eimear Cody/ Richard Vaughan

Location of development:

Health Centre Building, Kells, Co. Kilkenny

Description:

The change of use of the existing single storey Health Centre building into a three-bedroom dwelling. Works include the demolition of an existing shed and the construction of a single storey extension and all associated site works at Kells, Co. Kilkenny.

Estimated Expenditure: €240,000

Appropriate Assessment Screening

From the information submitted it has been determined that significant impacts are not likely on the integrity of the site(s) therefore, a Natura Impact Statement is not required. A copy of the screening report has been attached to this report

Is the development exempt?

See Section 4.1(b),(c),(d),(e),(f),(g) of the Planning & Development Acts. **No**

Is an EIS required?

The proposed development would not require an EIS

Is the proposed development subject to a Part XI application?

Does the development fall within the confines of Article 80 of the Planning and Development Regulations, 2001 (as amended) as follows:-

(1) Subject to sub-article (2) and sub-section (6) of section 179 of the Act, the following classes of development, hereafter in this Part referred to as “proposed development”, are hereby prescribed for the purposes of section 179 of the Act —

(a) the construction or erection of a house **Yes**

¹ Development by the Local Authority under Part XI of the Planning & Development Acts and Part VIII of the Planning and Development Regulations

- (b) the construction of a new road or the widening or realignment of an existing road, where the length of the new road or of the widened or realigned portion of the existing road, as the case may be, would be—
- (i) in the case of a road in an urban area, 100 metres or more, **No**
 - Or
 - (ii) in the case of a road in any other area, 1kilometre or more, **No**
- (c) the construction of a bridge or tunnel **No**
- (d) the construction or erection of pumping stations, treatment works, holding tanks or outfall facilities for waste water or storm water **No**
- (e) the construction or erection of water intake or treatment works, overground aqueducts, or dams or other installations designed to hold water or to store it on a long-term basis **No**
- (f) drilling for water supplies **No**
- (g) the construction of a swimming pool **No**
- (h) the use of land, or the construction or erection of any installation or facility, for the disposal of waste, not being—
- (i) development which comprises or is for the purposes of an activity in relation to which a waste licence is required **No**
 - or
 - (b) development consisting of the provision of a bring facility which comprises not more than 5 receptacles **No**
- (i) the use of land as a burial ground **No**
- (j) the construction or erection of a fire station, a library or a public toilet, and **No**
- (k) any development other than those specified in paragraphs (a) to (j), the estimated cost of which exceeds €126,000, not being development consisting of the laying underground of sewers, mains, pipes or other apparatus. **No**

Part XI /(Part 8) applies to the proposed development as the estimated cost is in excess of €126,000, and the proposal includes change of use from health centre to residential use.

Does the work affect a protected structure or is it within the curtilage of a protected structure?

The proposed development does not affect a protected Structure and is not within the curtilage of a protected structure.

Check that the development does not fall within Section 179 (6) (b), (bb), (c) & d as detailed below;

Section 179 (6): Does the development fall within the following;

(b) is necessary for dealing urgently with any situation which the manager considers is an emergency situation calling for immediate action, **No**

(bb) consists of works, other than works involving road widening, to enhance public bus services or improve facilities for cyclists provided under section 95 (as amended by section 37 of the Road Traffic Act 1994) of the Road Traffic Act 1961 or under section 38 of the Road Traffic Act 1994, **No**

(c) consists of works which a local authority is required to undertake—

(i) by or under any enactment, **No**

(ii) by or under the law of the European Union, or a provision of any act adopted by an institution of the European Union, or **No**

(iii) by order of a court, **No**

If yes to any of the above then a Part XI is not required and the development can go ahead².

Does the development contravene the any objectives or policies of the Development Plan?

From the information submitted it has been determined that the proposed development will not contravene the objectives of the Development Plan.

Is the development within an area of Flood Risk? **No**

Where flood risk may be an issue for any proposed development, a flood risk assessment shall be carried out that is appropriate to the scale and nature of the development and the risks arising. This FRA shall be undertaken in accordance with the Flood Risk Management Guidelines.

Is a Fire Safety Certificate required?

Consult/Refer to Fire Officer and/or Building Control.

Is a Disability Access Certificate required?

You are advised in any event to contact the Building Control section with regard to universal accessibility prior to submitting a Part XI application.

Do the provisions of the Building Control Management System apply?

Article 7 of SI 496 1997 as amended?

This should be ascertained by the proposing Section at pre-planning stage

Is the site within or adjacent to a Recorded National Monument? **No**

² Note: NIA Screening is still required

Final Conclusion

The proposed re-use of an existing vacant building complies with the policy objectives of the *Kilkenny City and County Development Plan 2021-2027*.

Prior to lodging the proposed application, I recommend that the following is considered as part of the proposal:

- Contact Uisce Eireann to ensure adequate water supply.
- Contact Municipal District Engineer to ensure adequate sightlines at the proposed entrance and tie-in to the public road.
- 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.
- 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.
- 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.



18th March 2025

C. Kelly, Executive Planner