



## 18 & 20 UPPER BRIDGE STREET, CALLAN

EXPLANATORY BOOKLET TO ACCOMPANY PART VIII PLANNING APPLICATION

May 2025

**LOCATION OF DEVELOPMENT**

18 Upper Bridge Street, Callan, Co. Kilkenny. R95 H9W0

20 Upper Bridge Street, Callan, Co. Kilkenny. R95 T274

**ZONING**

Zone: General Business.

The buildings are located in the Callan Architectural Conservation Area. Both buildings are on the Record of Protected Structures.

The site is located in the zone of archaeological potential for Callan.

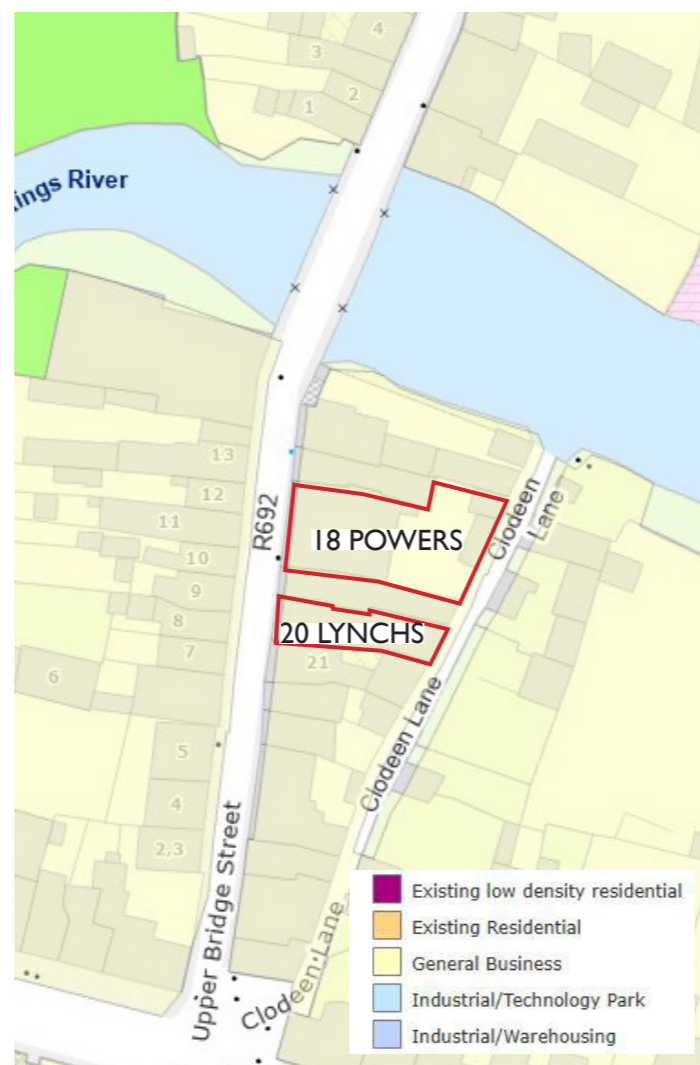
**BACKGROUND**

Callan was one of 6 towns selected by the Department of Rural and Community Development in 2018 to participate in a pilot scheme to address residential vacancy in town centres. The core objectives of the project brief included identification of opportunities to develop vacant/ under-occupied premises for residential use in Upper Bridge Street and to improve the image of the street and exploit its inherent built and visual assets. Retaining a commercial presence on the ground floor is considered important to the overall streetscape.

In 2022 Kilkenny County Council were successful in receiving funding under the RRDF Programme for purchase, design and planning for a regeneration project in Callan, County Kilkenny. This consisted of 2 buildings in Bridge Street – Powers and Lynchs/Uí Loinsigh, and a property on West Street which consists of a now disused Augustinian Friary and Priory building.

The aim of the RRDF project is to kick-start refurbishment of vacant historic properties which will help to assert a fresh image and reinvigorate this area of Callan’s historic town centre.

In total 4 social housing units are proposed, 4 no. 1 bedroom apartments, with 2 commercial premises available on the ground floors.



ZONING - General Business



CALLAN ACA - sites location shown with a dot

There is a strong need for 1 bed units in Callan town. These buildings are ideally located and very well served in terms of amenities and transport links.

This will also provide 2 no. commercial units zoned General Business, which allows for a wide ranges of uses for the ground floor premises.

It is hoped that the ground floor may be suitable for artist workshops, in keeping with the vibrant art community in Callan, however the proposed use of the ground floors is not finalised at this stage.

Bringing the buildings back to use will be very positive for the area and is in line with the objectives in the Kilkenny County Council Development Plan and government policies, including the Vacant Homes Action Plan, Bringing Back Homes and Town Centre First.



Aerial View

**PUBLIC NOTICE**

From the public notice:

The proposed development will consist of:

**18 Upper Bridge Street:**

1. The re-instatement of an original carriageway to provide pedestrian access to Clodeen Lane from Upper Bridge St.
2. The conversion of the upper floors of no. 18 to 2 no. 1 bedroom apartments with new shared access, demolition of 60m<sup>2</sup> of ground floor accommodation, demolition of concrete rear sheds (40m<sup>2</sup>) and construction of new extension of 42.5m<sup>2</sup>,
3. Ground floor use to remain as General Business.

**20 Upper Bridge Street:**

4. Demolition of 65m<sup>2</sup> existing single storey modern extension to the rear, construction of a new extension of 36m<sup>2</sup> to the building to allow the conversion of the upper floors of no. 20 to 2 no. 1 bedroom apartments with new shared access.
5. Ground floor use to remain as General Business.

Works will also include full refurbishment and conservation works to the interiors and exteriors of both 18 & 20, and all associated site development works.

Number 18 (RPS reference C30, 12314049 NIAH reference) and number 20 (RPS reference C799, 12314051 NIAH Reference) are both on the Record of Protected Structures and located in the Callan ACA.



Rear of 18 Powers

**18 UPPER BRIDGE STREET  
KNOWN AS POWERS OR THE IRISH HOUSE**



PHOTO OF no. 18 POWERS

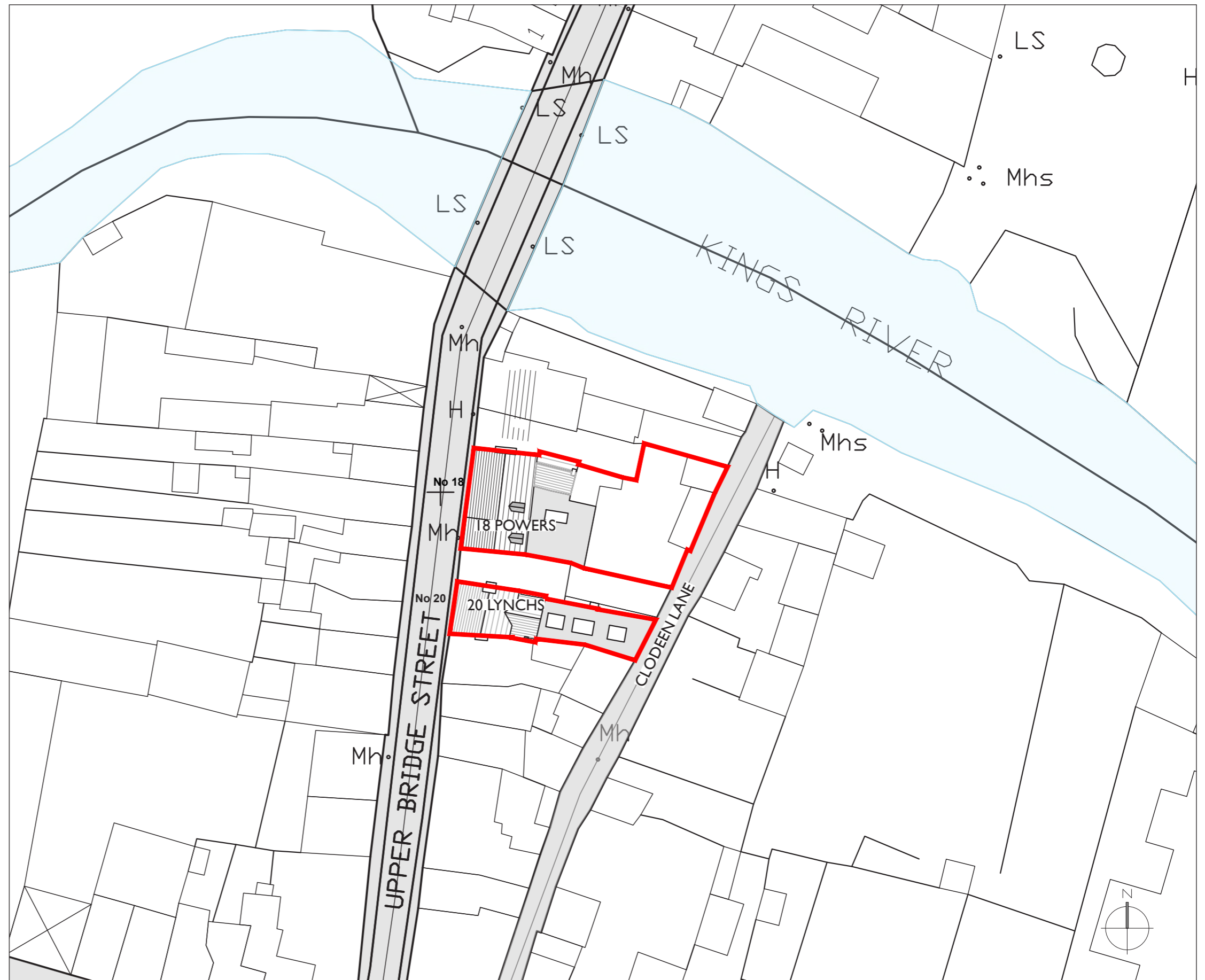
The once thriving drapers & shoe shop closed over 20 years ago and following the death of Mrs. Power Senior, the property has remained vacant.

The shop was acquired with a view to renovating the property and returning it to use.

The intention is to bring back living “over the shop”, by creating independent apartments over a ground level commercial space. It is proposed to retain the shop area for retail or community use, providing a shell and core for a future tenant on the ground floor.

It is also proposed to reinstate the original carriageway to provide a pedestrian link and improved permeability with Clodeen Lane to the rear. The original carriageway was closed to allow an extension to the shop, possibly c. 1875 when the shop was renovated or c. 1920s-1940s when a new unifying shopfront was introduced. This reinstatement of the carriageway follows the Bridge Street Master-plan from the Local Area Plan of increased permeability and safer pedestrian and cycle routes through the town.

The upper floors will provide 2 one-bedroom apartments, maintaining an active presence on Upper Bridge Street outside business hours.



EXISTING SITE LOCATION MAP

# REPORT TO ACCOMPANY PART 8 APPLICATION - 18 & 20 UPPER BRIDGE STREET

It is proposed to demolish an existing modern single storey extension, along with modern outbuildings at the rear, and to construct a new extension to facilitate a stairwell to serve the upper floors of the building, minimising invasive works within the older part of the building.

The new apartments will have a shared stairwell, accessed via the reinstated carriageway. Both proposed apartments are 1-bedroom.

The commercial unit on the ground floor will retain the original front door of the property, and provide a new door from the carriageway to allow a more accessible entrance to the ground floor, without requiring alterations to the original doors, which are not compliant with modern opening widths.

**The property is a protected structure of Regional Importance, under the categories of Architectural and Artistic (Reg. No. 12314049).**

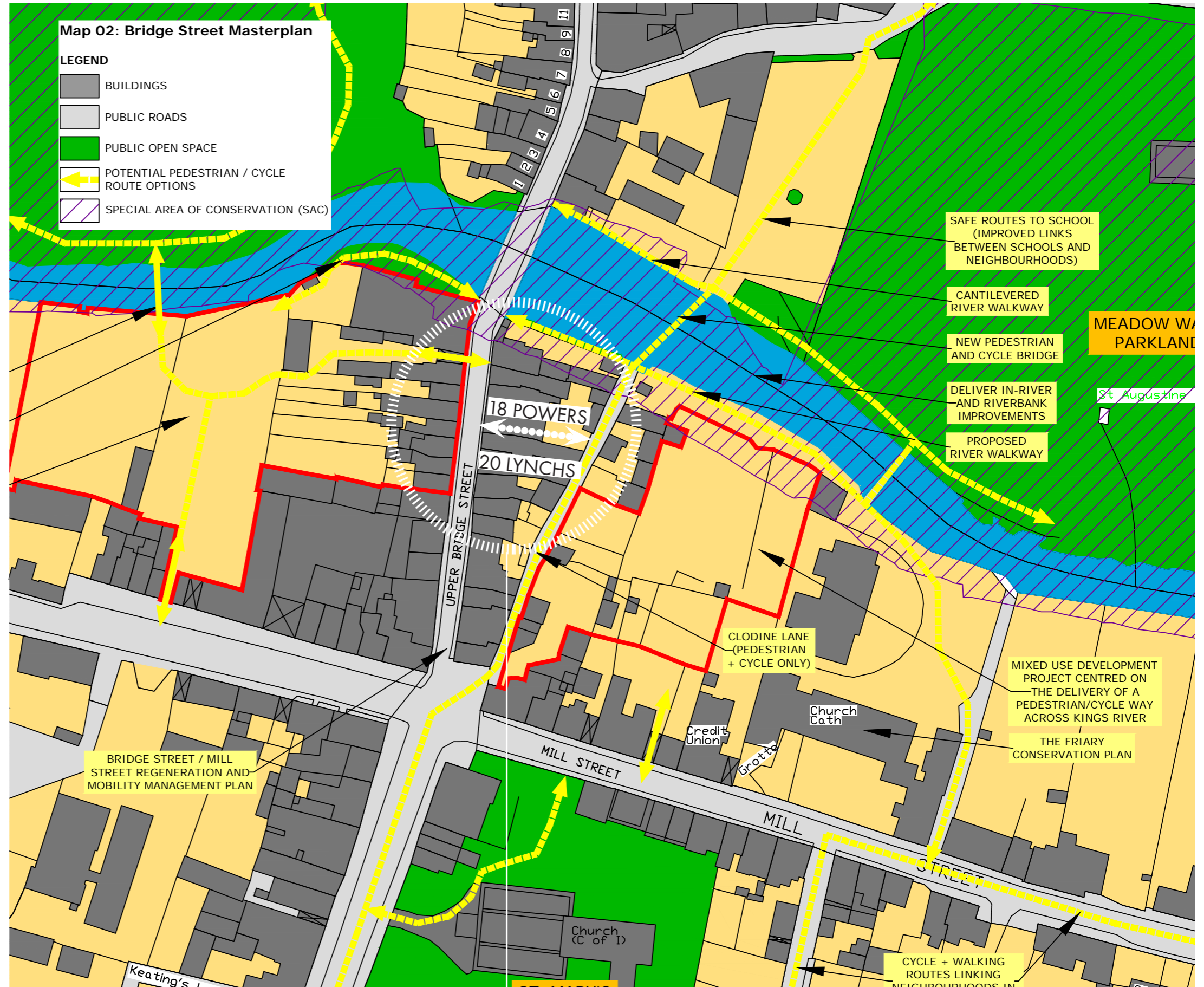
From the Callan RPS - 'The Irish House'. Terraced, four-bay, two-storey house, c. 1825 with dormer attic, c. 1800. renovated c. 1875 with shopfront inserted to ground floor.

The NIAH (12314049) has the below description from a visit in 2004:

Terraced four-bay two-storey house with dormer attic, c.1800. Extensively renovated, c.1875, with shopfront inserted to ground floor. Part refenestrated. Now disused to ground floor. Pitched slate roof with clay ridge tiles, red brick irregular bond chimney stack, flat roof to dormer attic window to rear (east) pitch, and cast-iron rainwater goods on rendered eaves.



SKETCH SHOWING REINSTATEMENT OF CARRIAGEWAY



NEW PROPOSED PEDESTRIAN LINK OVERLAID IN WHITE ON MAP 02 OF THE CALLAN LOCAL AREA PLAN - BRIDGE STREET MASTER PLAN

Painted rendered, ruled and lined walls. Square-headed window openings with cut-stone sills, and replacement one-over-one timber sash windows, c.1875, having one replacement uPVC casement windows to right first floor.

Timber shopfront, c.1875, to ground floor with panelled pilasters having decorative consoles, fixed-pane (three- and four-light) timber display windows, timber panelled double doors having overlight, and fascia having cornice. Interior with timber panelled shutters to window openings. Road fronted with concrete footpath to front.

**Appraisal**

A pleasant middle-size house of modest architectural aspirations exhibiting much of the original character on account of the retention of most of the original composition attributes together with substantial quantities of the historic fabric both to the exterior and to the interior: however, the gradual replacement of the fittings to the openings with inappropriate modern articles threatens to undermine the integrity of the composition. A finely-detailed shopfront of artistic design distinction displaying high quality craftsmanship significantly enlivens the aesthetic appeal of the street scene at street level.



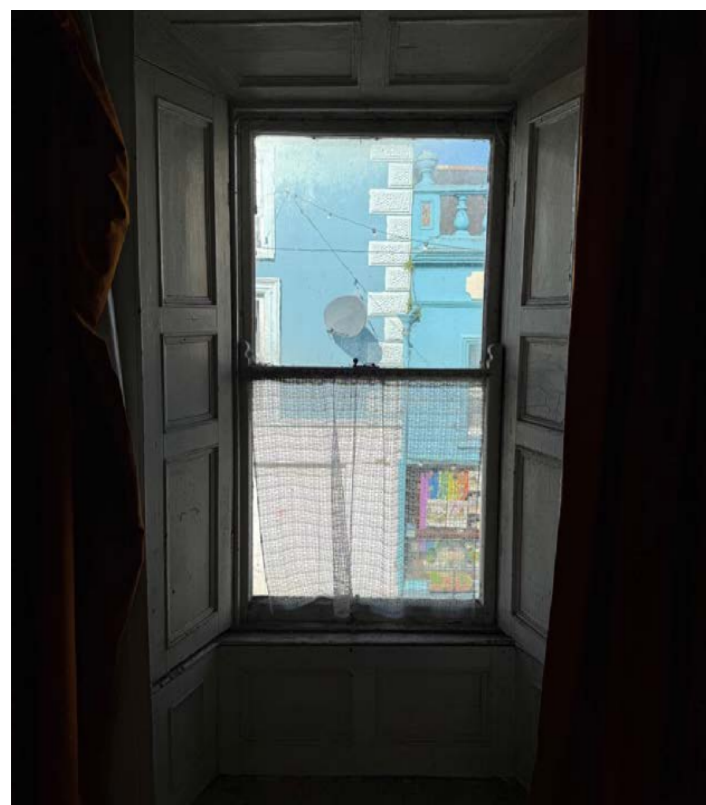
PHOTO OF no. 20 LYNCHS

**20 UPPER BRIDGE STREET  
KNOWN AS LYNCHS OR UÍ LOINSIGH**

No. 20 Upper Bridge Street is significantly smaller than Powers in width. The ground floor was in use most recently as a pub, and many locals have memories of being taught music there.. It has a large single storey extension ca. 1950s covering the entire plot, which was the lounge area for the pub. Removing this single storey poorly built modern extension is proposed, which will allow external space on the plot.

While the original building at Lynch's has a smaller footprint than Powers, it was built originally as a 3 storey building.

It is intended to create 2 no. 1-bedroom apartments with a shared access from the front, over a retail/commercial unit. Access to the apartments is directly from Upper Bridge Street, via the route of the former corridor to the Lounge. Access to the commercial unit is also from Upper Bridge Street, with a potential for rear access also.



View of Upper Bridge Street from 18 Powers first floor



AERIAL VIEW SHOWING EXTENT OF SITE OF BOTH BUILDINGS, POWERS IN RED, LYNCHS IN BLUE



AERIAL VIEW FROM REAR SHOWING EXTENT OF SITE OF BOTH BUILDINGS, POWERS IN RED, LYNCHS IN BLUE

## REPORT TO ACCOMPANY PART 8 APPLICATION - 18 & 20 UPPER BRIDGE STREET

The property is a protected structure of Regional Importance, under the categories of Architectural (Reg. No. 12314051).

Lynchs or Uí Loingsigh is on the Callan RPS Ref C799 and is simply described as a "Terraced, two-bay, three-storey house, C. 1850."

The NIAH (12314051) has the below description from a visit in 2004:

*Terraced two-bay three-storey house, c.1850, incorporating fabric of earlier house, c.1750, with square-headed carriageway to left ground floor, and three-bay two-storey return with half-dormer attic to east. Renovated, c.1975, with openings to ground floor remodelled to accommodate commercial use. Reroofed. Now disused.*

*Pitched roofs with replacement artificial slate, clay ridge tiles, rendered chimney stacks, and iron rainwater goods on rendered red brick eaves having consoles. Painted rendered, ruled and lined walls over random rubble stone construction with rendered channelled piers to ends, and unpainted roughcast walls to return. Square-headed window openings with rendered sills, rendered fluted pilaster surrounds having consoles supporting entablatures, concealed red brick block-and-start surrounds to return, and one-over-one timber sash windows.*

*Square-headed openings to ground floor remodelled, c.1975, with fixed-pane timber window on red brick Running bond stall riser, and glazed timber panelled door having overlight. Square-headed carriageway to left ground floor remodelled, c.1975, with fixed-pane timber window on red brick Running bond stall riser, and glazed timber panelled door having overlight. Interior with timber panelled shutters to window openings. Road fronted with concrete brick cobbled footpath to front.*

### Appraisal

*A well-composed middle-size house having origins in the mid eighteenth century forming an important element enhancing the streetscape value of Upper Bridge Street. Fine rendered dressings in the Classical manner enliven the external expression of the composition while the survival of substantial quantities of the historic fabric both*

*to the exterior and to the interior significantly enhances the character of the site, particularly following alteration works that have not had a positive impact on the external expression of the house at street level.*



Lynch's Door

### HERITAGE

As part of the Design Team, a Grade 1 Conservation Architect, Michael O'Boyle FRIAI, was appointed to ensure the heritage of the buildings were maintained during the design.

An Architectural Heritage Impact Assessment has been carried out by the Conservation Architect and forms part of the Part VIII Documentation.

### ARCHAEOLOGY

A desktop archaeological study was prepared prior to the start of the detailed design process.

This report is included in the Part VIII Documentation.

### COMPLIANCE WITH HOUSING DESIGN STANDARDS & COUNTY DEVELOPMENT PLAN

This scheme is designed in accordance with the Department of Housing, Local Government and Heritage Design Standards "Design Manual for Quality Housing", Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, & Kilkenny City and County Development Plan 2021-2027.

Private open space provision meets the requirements in the design guidance, with balconies provided for all 4 apartments.

### FLOOD RISK ASSESSMENTS

Site Specific Floor Risk Assessments have been carried out given the proximity of the buildings to the river.

These reports are included in the Part VIII Documentation.

### 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.

### PLANNING DRAWINGS & DOCUMENTATION

1. KCC Part VIII Explanatory Booklet
2. Architectural Heritage Impact Assessment
3. Site Specific Flood Risk Assessment no. 18 Powers
4. Site Specific Flood Risk Assessment no. 20 Lynches
5. Archaeological Desktop Assessment
6. AA Screening Report
7. Part 8 Public Notice
8. Kilkenny People Advertisement 30/05/2025
9. EIAR Screening for Part VIII
10. KCC Part VIII Drawings
11. DKP Drainage and Water Services Plan



Lynch's 2nd Floor



18 - SHOP COUNTERS



18 - VIEW IN ORIGINAL CARRIAGEWAY



18 - REAR EXTENSION TO BE DEMOLISHED



18 - UPPER FLOOR BEDROOM



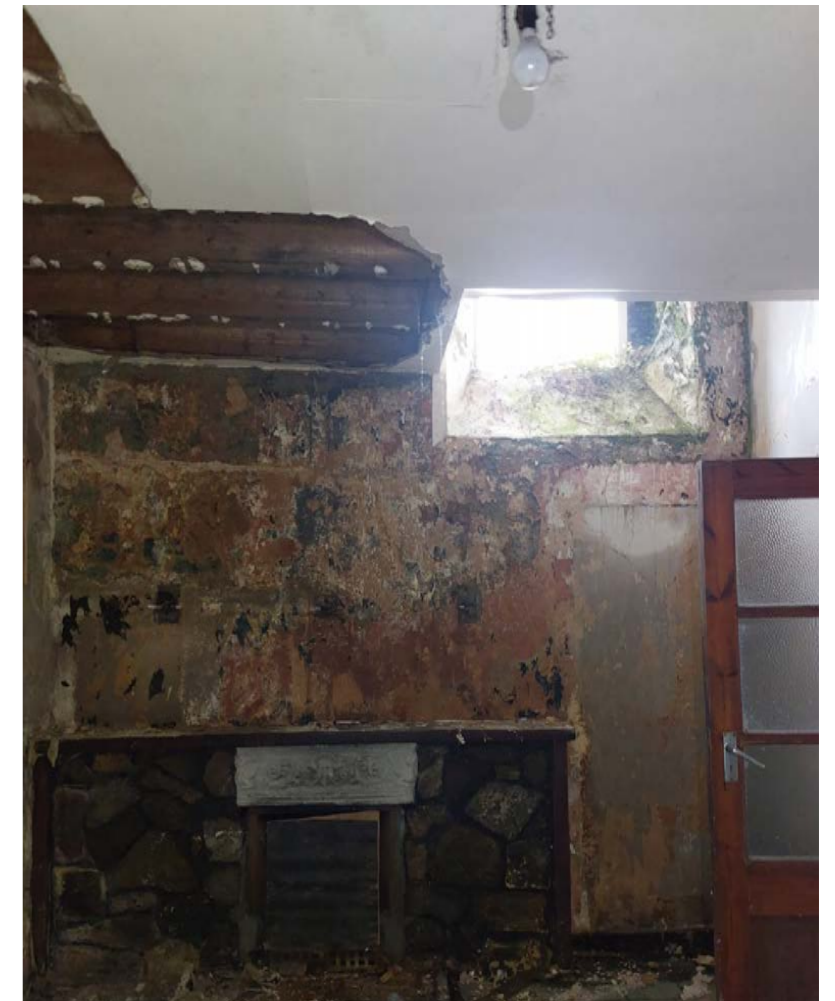
18 - SHOP FRONT AND MAIN FRONT DOOR



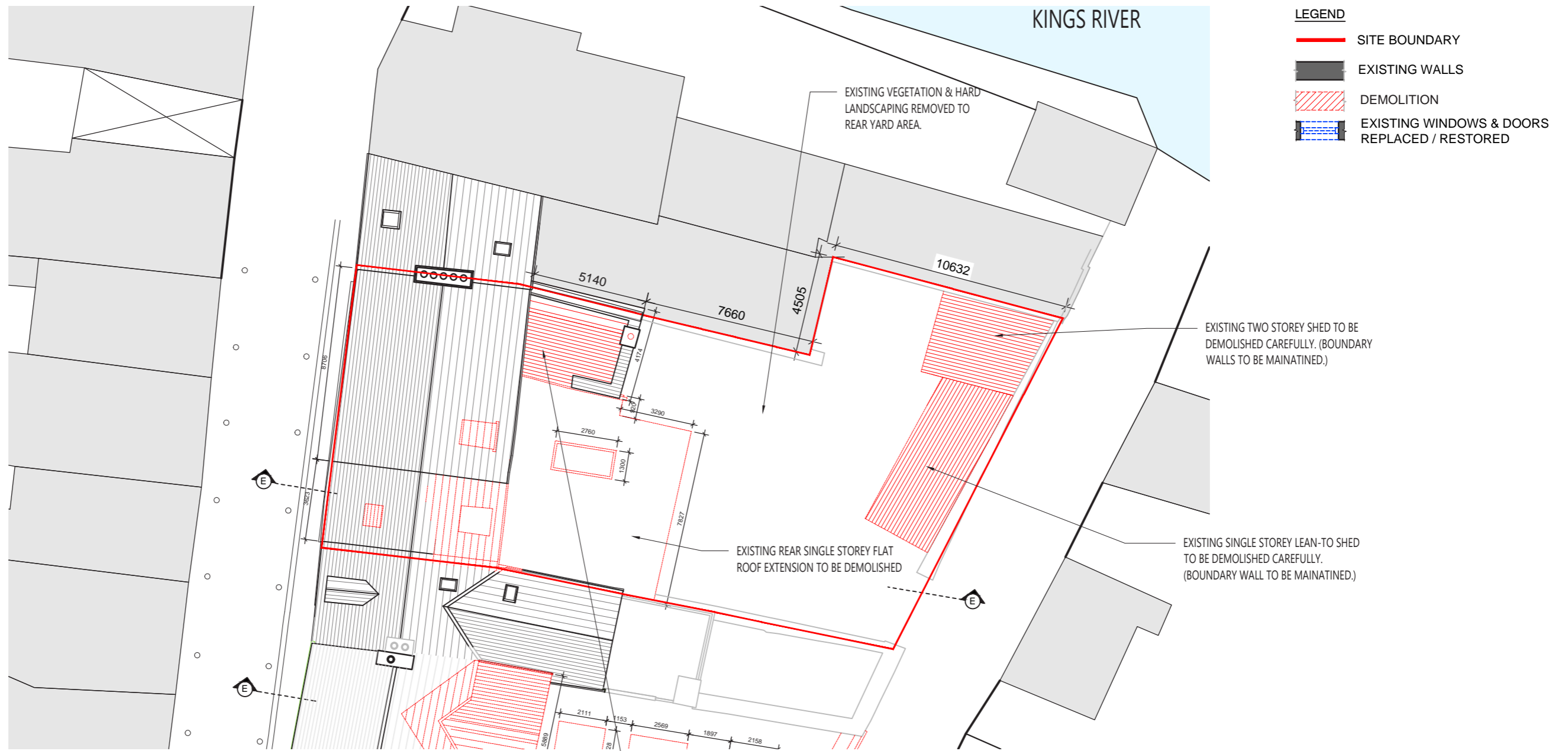
18 - PANORAMA AFTER VEGETATION CLEAR OUT SHOWING REAR CONCRETE SHEDS TO BE DEMOLISHED



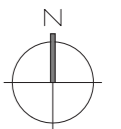
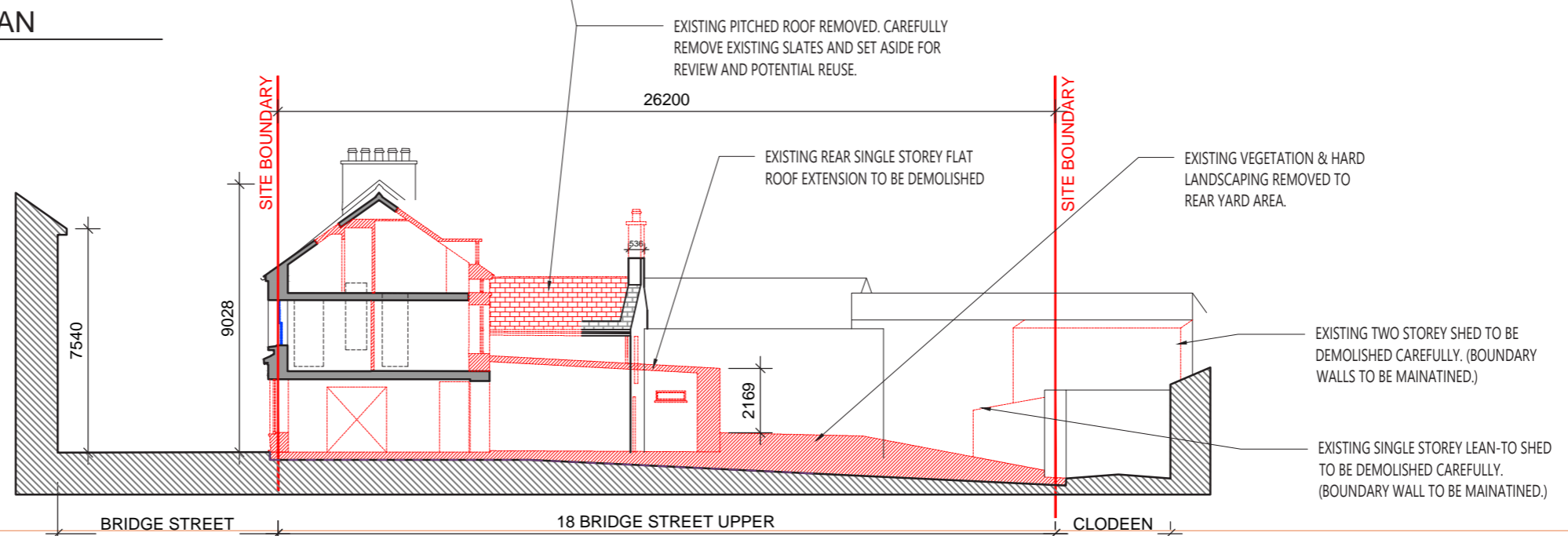
18 - PANORAMA AFTER VEGETATION CLEAR OUT SHOWING SINGLE STOREY EXTENSION TO BE DEMOLISHED



18 - REAR RETURN WITH FLOOR MID-WINDOW

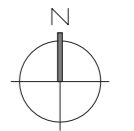
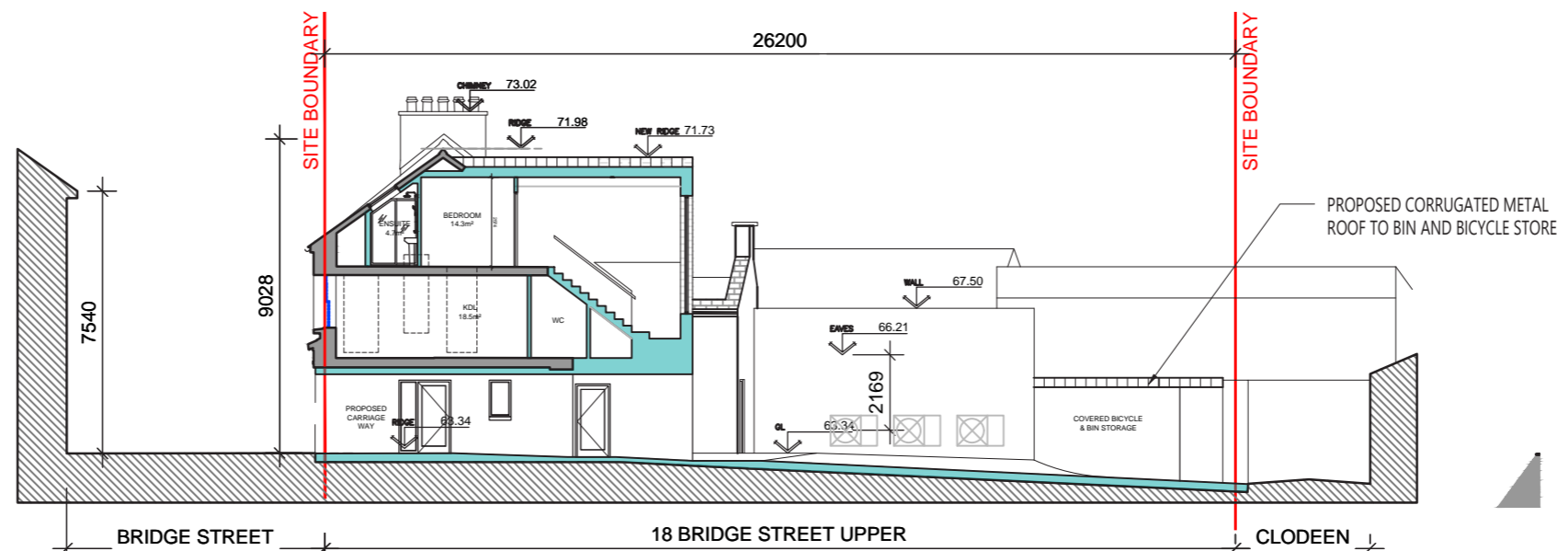


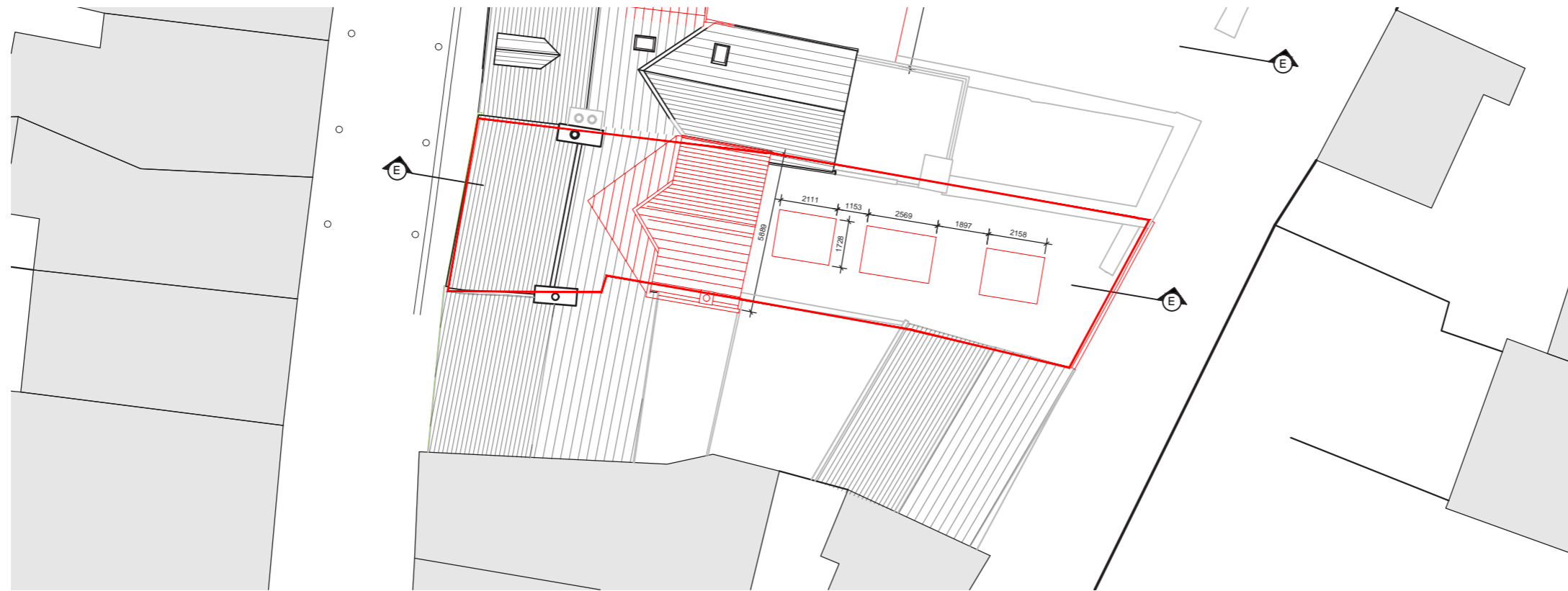
DEMOLITIONS SITE PLAN  
SCALE 1:200 @ A3





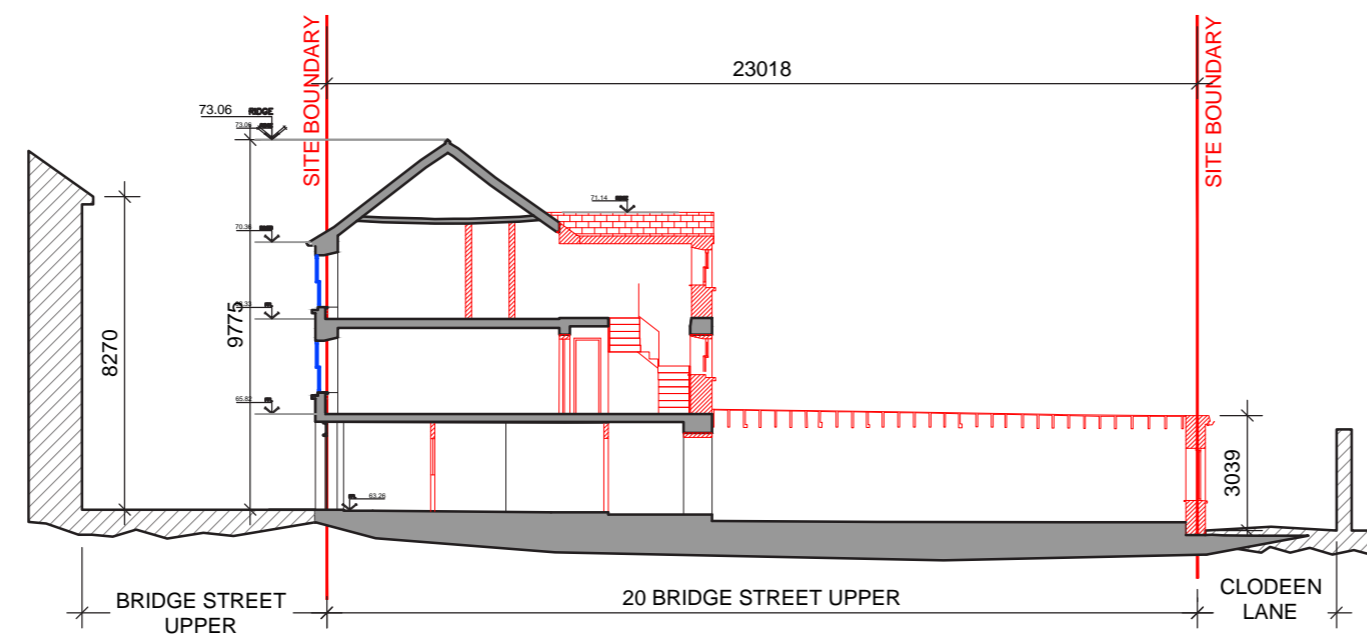
PROPOSED SITE PLAN  
SCALE 1:200 @ A3



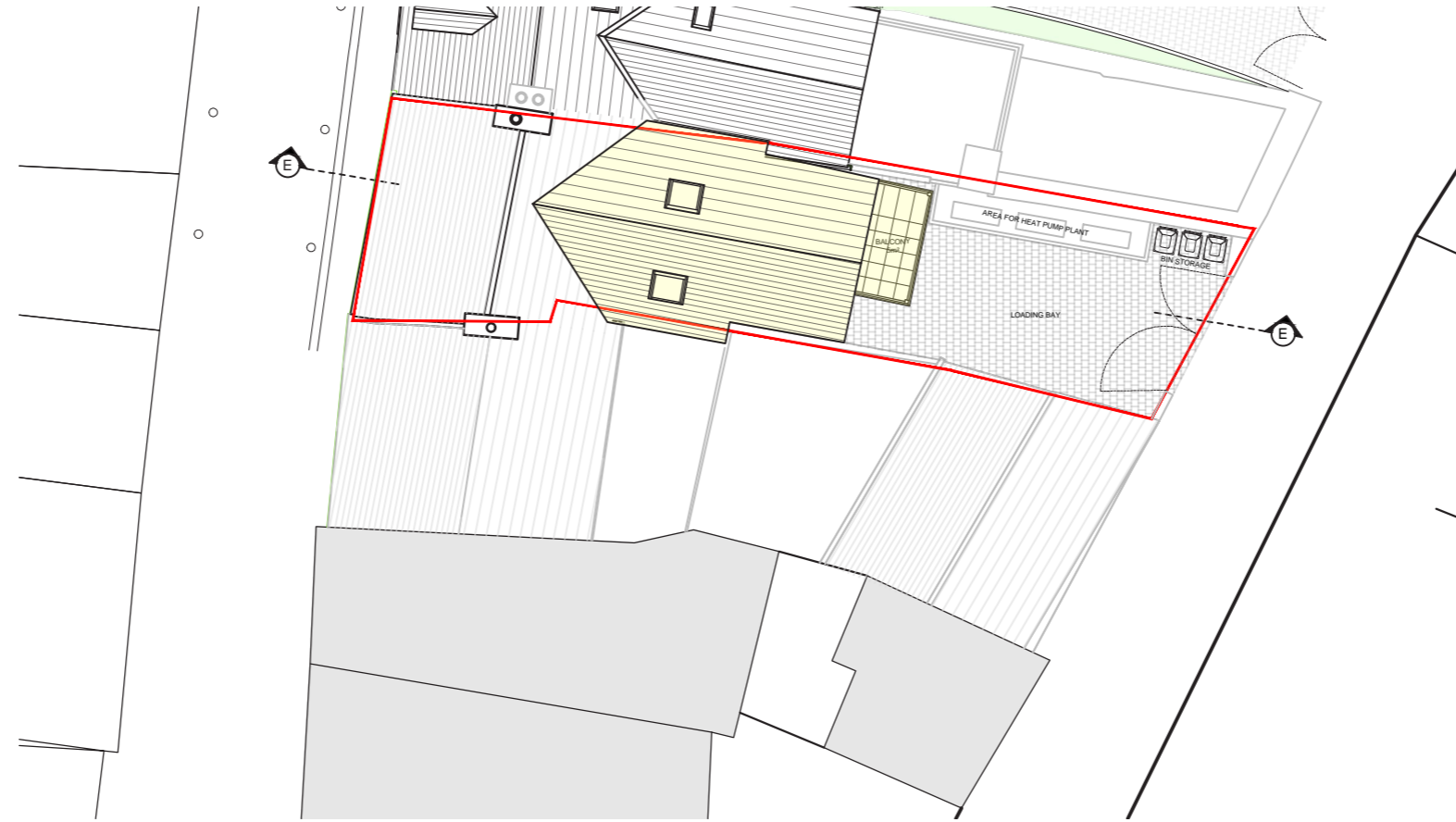


- LEGEND**
- SITE BOUNDARY
  - EXISTING WALLS
  - DEMOLITION
  - EXISTING WINDOWS & DOORS REPLACED / RESTORED

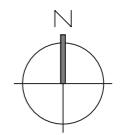
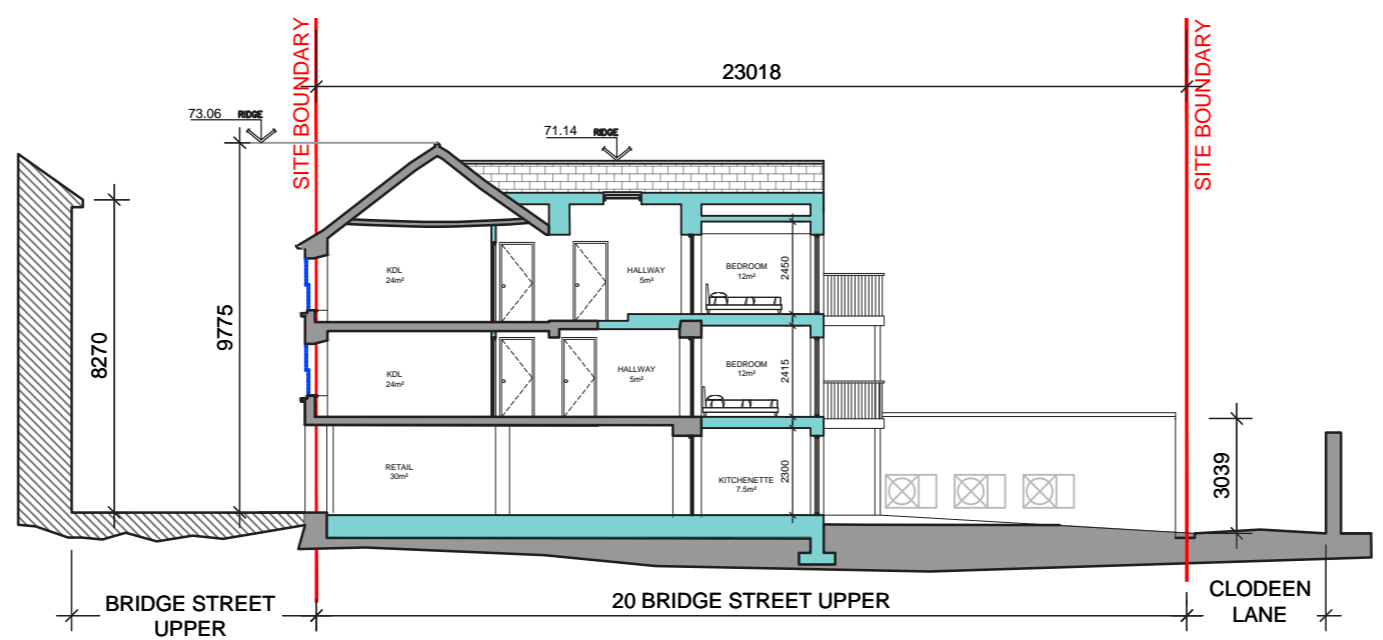
DEMOLITION SITE PLAN  
SCALE 1:200 @ A3



- LEGEND**
- SITE BOUNDARY
  - PROPOSED EXTENSIONS / NEW BUILDINGS
  - PROPOSED NEW WORKS (SECTION)



**PROPOSED SITE PLAN**  
SCALE 1:200 @ A3

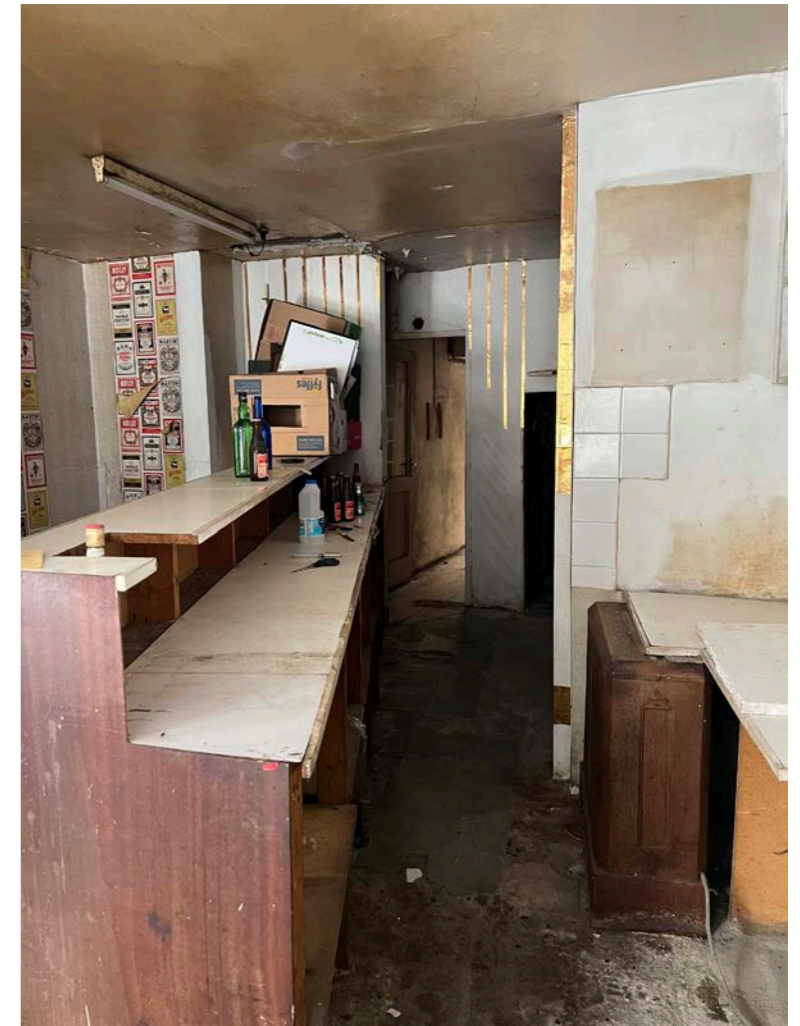




20 - FIRST FLOOR FORMER LIVING ROOM



20 - CORRIDOR TO LOUNGE



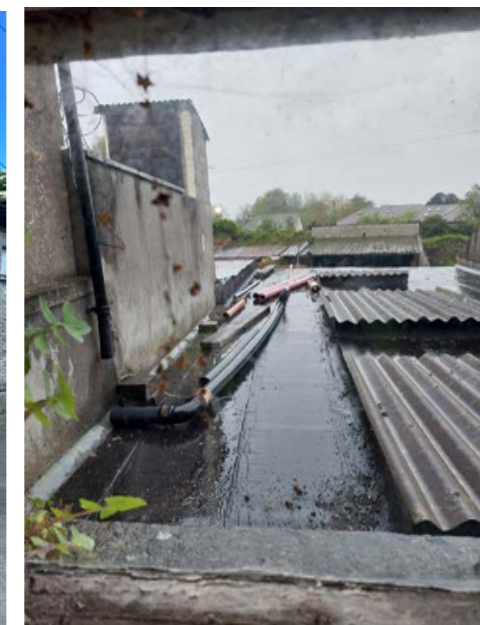
20 - BAR



20 - STAIRS



20 - REAR BOUNDARY TO CLODEEN LANE



VIEW OF FLAT ROOF ABOVE LOUNGE



SASH WINDOW TO REAR



VIEW OF LOUNGE, SINGLE STOREY EXTENSION



MODIFIED STAIRS GF TO 1F



Planning and Development Act 2000 as amended  
Planning and Development Regulations 2001 as amended

### NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

Under Section 179 of the Planning and Development Acts 2000 as amended  
Part 8 of the Planning and Development Regulations 2001 as amended

#### Location: Numbers 18 & 20 Upper Bridge Street, Callan, Co. Kilkenny.

In accordance with Part 8, Article 81 of the above Regulations, Kilkenny County Council hereby gives notice of its intention to carry out the following works to buildings 18 & 20 Upper Bridge Street, Callan, Co. Kilkenny.

The proposed development will consist of:

#### **18 Upper Bridge Street (R95 H9W0):**

1. The re-instatement of an original carriageway to provide pedestrian access to Clodeen Lane from Upper Bridge St.
2. The conversion of the upper floors of no. 18 to 2 no. 1-bedroom apartments with new shared access, demolition of 60m<sup>2</sup> of ground floor accommodation, demolition of concrete rear sheds (40m<sup>2</sup>) and construction of new extension of 42.5m<sup>2</sup>,
3. Ground floor use to remain as General Business

#### **20 Upper Bridge Street (R95 T274):**

4. Demolition of 65m<sup>2</sup> existing single storey modern extension to the rear, construction of a new extension of 36m<sup>2</sup> to the building to allow the conversion of the upper floors to 2 no. 1-bedroom apartments with new shared access
5. Ground floor use to remain as General Business

**Works will also include full refurbishment and conservation works to the interiors and exteriors of both 18 & 20, and all associated site development works.**

Number 18 (RPS reference C30, 12314049 NIAH reference) and number 20 (RPS reference C799, 12314051 NIAH Reference) are both on the Record of Protected Structures and located in the Callan ACA.

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy during office hours from 30<sup>th</sup> May 2025 to 27<sup>th</sup> of June 2025 inclusive, at: -

| Location  | Opening hours   |
|---|---|
| Planning Department, Kilkenny County Council,<br>County Hall, John Street, Kilkenny City. | From 9am to 1pm & 2pm to 4pm Monday to Friday<br>(Except Public Holidays)       |
| Municipal District of Callan - Thomastown,<br>Clonmel Road, Callan, Co. Kilkenny          | From 9.30am to 1pm & 2pm to 4.30pm Monday to<br>Friday (Except Public Holidays) |

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](mailto:planning@kilkennycoco.ie). Or sent to the following e-mail address [housingpart8@kilkennycoco.ie](mailto:housingpart8@kilkennycoco.ie)

The latest date for receipt of comments on the above scheme is **5pm on Friday 11<sup>th</sup> July 2025**. Submissions should be clearly marked "18 & 20 Upper Bridge Street, Callan Part 8 Planning Submission"

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.

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, Kilkenny County Council **30<sup>th</sup> May 2025**