



**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 60m² of ground floor accommodation, demolition of concrete rear sheds (40m²) and construction of new extension of 42.5m²,
3. Ground floor use to remain as General Business

20 Upper Bridge Street (R95 T274):

4. Demolition of 65m² existing single storey modern extension to the rear, construction of a new extension of 36m² 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 **30th May 2025 to 27th of June 2025** inclusive, at: -

Location	Opening hours
Planning Department , Kilkenny County Council, County Hall, John Street, Kilkenny City.	From 9am to 1pm & 2pm to 4pm Monday to Friday (Except Public Holidays)
Municipal District of Callan - Thomastown , Clonmel Road, Callan, Co. Kilkenny	From 9.30am to 1pm & 2pm to 4.30pm Monday to 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. Or sent to the following e-mail address housingpart8@kilkennycoco.ie

The latest date for receipt of comments on the above scheme is **5pm on Friday 11th 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 **30th May 2025**