



KILKENNY COUNTY COUNCIL

REPORT - 16th June 2023

**In Accordance with Section 179A of the
Planning and Development Acts, 2000 as amended**

RE: Extension to Bungalow in Cloghscregg, Thomastown

**For consideration by the Chief Executive
of Kilkenny County Council**

Structure of Report

1. Introduction
2. Description of proposed development
3. Application of S179A
4. Pre-planning consultations undertaken and advice received
5. Implications for the proper planning and sustainable development of the Area
6. Council's Intention regarding proposed development

Appendix A

DRAWINGS

- PL-01 Site Location Map
- PL-02 Existing Site Layout
- PL-03 Proposed Site Layout
- PL-04 Existing Sightlines
- PL-05 Proposed Sightlines
- PL-06 Existing Elevations
- PL-07 Existing Plan
- PL-08 Proposed Elevations
- PL-09 Proposed Plan

Appendix B

Planning Report

AA Screening Form

Appendix C -

Proposed Public Notice

1. Introduction

This report has been prepared for consideration by the Chief Executive of Kilkenny County Council and contains information regarding the proposed development, as required in accordance with Section 179A of the Planning & Development Acts, 2000 as amended .

2. Description of Proposed Development

The proposal put forward provides for the following:-

The project involves an extension to an existing 3 bedroom dwelling in Cloghscregg, Thomastown to allow for 3 bedroom wheelchair accessible dwelling, alterations to entrance area and all associated site works.

3. Application of S179A

	Yes/No	Comment
A	the land is owned by the local authority or another specified State Body;	Yes
B	the land is zoned for residential development ;	Yes
C	the proposed development does not materially contravene the development plan or local area plan for the area;	Yes
D	the proposed development is in accordance with the relevant local authority's housing strategy ;	Yes

E	the land is serviced or will be serviced with the necessary supporting infrastructure or facilities within the timeframe of the development;	Yes	The site has existing services
F	the proposed development is not required to undergo environmental impact assessment (EIA) under the EIA Directive or appropriate assessment (AA) under the Habitats Directive; and	Yes	
G	the development works in question are commenced by no later than 31 December 2024.	Yes	

4. Pre-planning

As part of the planning application process the housing department was advised of planning requirements through a formal pre-planning submission prior finalizing the details of the application

5. Implications for Proper Planning and Sustainable Development of the Area

The proposed development is consistent with the provisions of the *County Development Plan* and is compatible with the proper planning and sustainable development for the area. Copy of a report to this effect from the Planning Department is appended to this report.

Appended to this report are reports from (see Appendix B):

- Planning Department
- Any other specialist reports considered necessary

All conditions/comments will be taken into account when preparing the detailed tender drawings.

Report prepared by:  _____

Jan McIntyre
Executive Architect

Kilkenny County Council's Intention
Regarding Proposed Development

Proposed Development: S179A Proposal
 Extension to Bungalow in Cloghscregg,
 Thomastown

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the report and recommendation from the Housing Capital Section dated 22nd June 2023

SIGNED:



Mary J Mulholland
Director of Services

I approve that Kilkenny County Council proceed with the proposed development in accordance with the report and recommendation from the Housing Capital Section dated 22nd June 2023.

SIGNED:



Sean McKeown
A/Chief Executive

Appendix A

DRAWINGS

PL-01	Site Location Map
PL-02	Existing Site Layout
PL-03	Proposed Site Layout
PL-04	Existing Sightlines
PL-05	Proposed Sightlines
PL-06	Existing Elevations
PL-07	Existing Plan
PL-08	Proposed Elevations
PL-09	Proposed Plan



Cill Mhuire
Kilmurry

**SITE
OUTLINED
IN RED**

GRAIGUENAMANAGH >

< THOMASTOWN

Cloch Screige
Cloghscregg

Cill tSéamais
Uachtarach
Kiljames Upper

Cill Mhuire
Kilmurry

REV.	DESCRIPTION	DATE

HOUSING TECHNICAL SECTION



Kilkenny County Council
County Hall John Street Kilkenny
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PROGRESS	PART 8	<input checked="" type="checkbox"/>	TENDER	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
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PROJECT:
EXTENSION AND ALTERATIONS TO DWELLING
CLOGHSCREGG, THOMASTOWN, Co. KILKENNY

DRAWING:
SITE LOCATION MAP

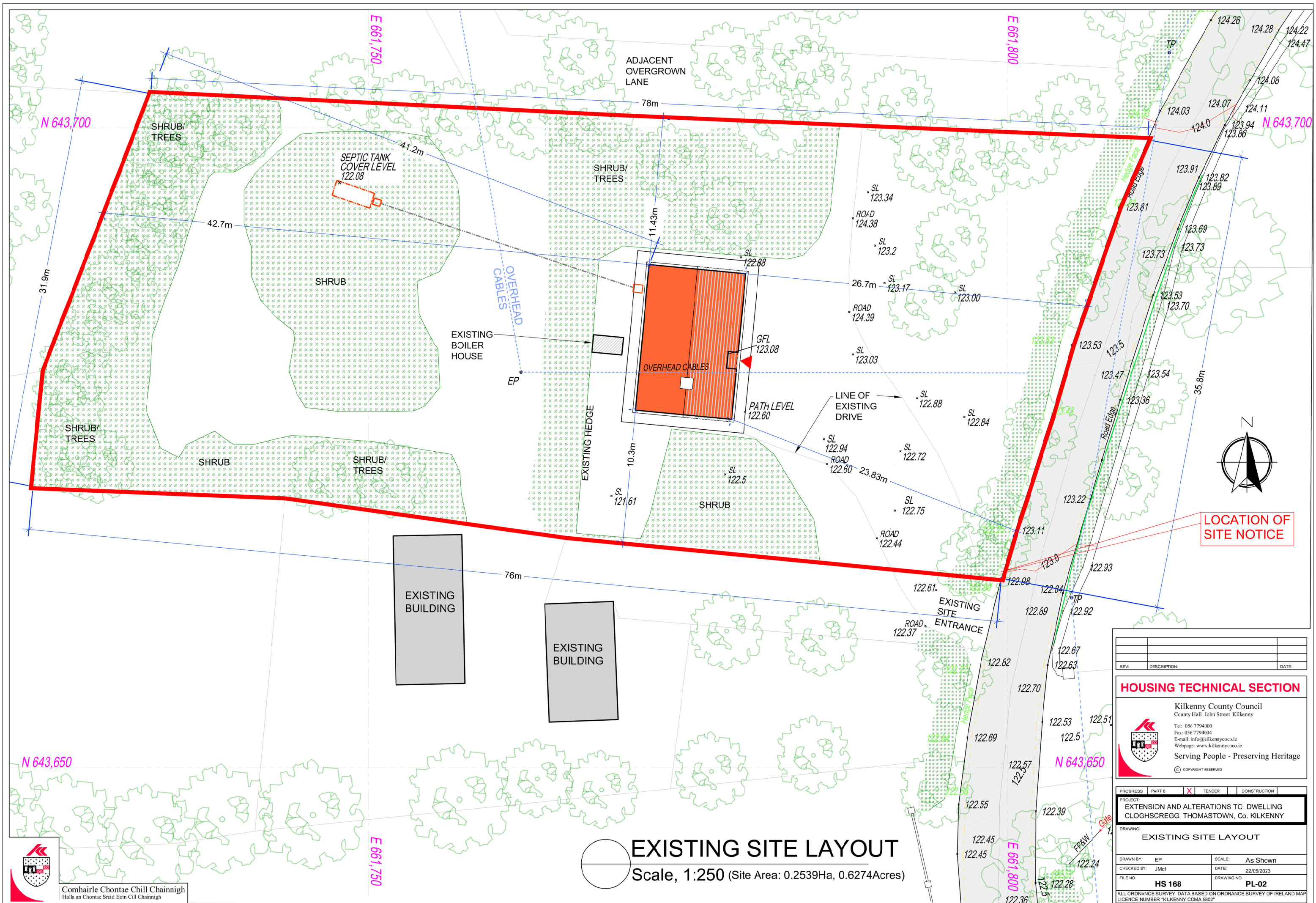
DRAWN BY: EP	SCALE: As Shown
CHECKED BY: JMcl	DATE: 22/05/2023
FILE NO: HS 168	DRAWING NO: PL-01

ALL ORDNANCE SURVEY DATA BASED ON ORDNANCE SURVEY OF IRELAND MAP LICENCE NUMBER "KILKENNY CCMA 9802"

SITE LOCATION MAP
Scale, 1:5,000 (Site Area: 0.2539Ha, 0.6274Acres)

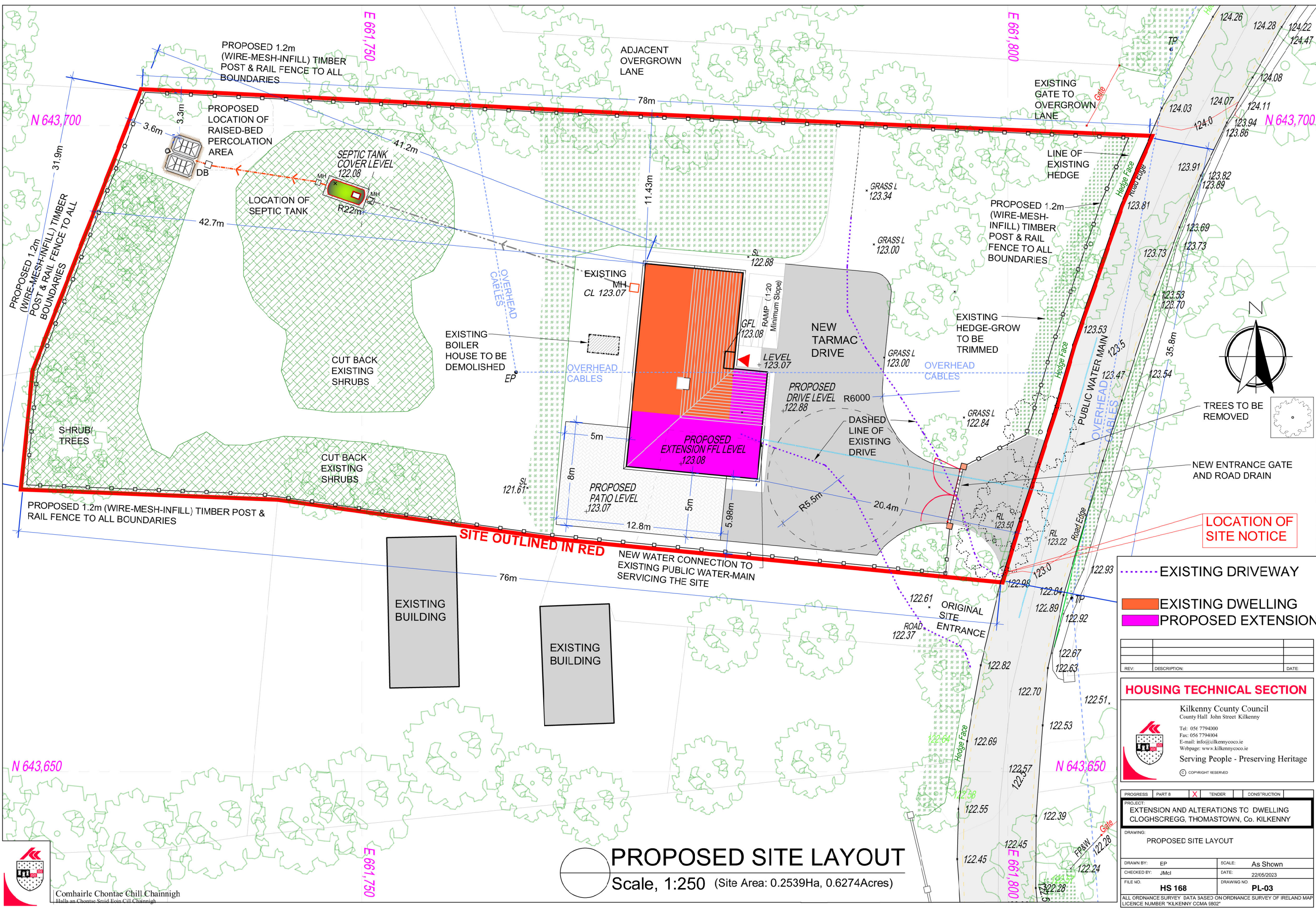


Comhairle Chontae Chill Chainnigh
Máire Chontae Sraid Beite Chill Chainnigh



EXISTING SITE LAYOUT
 Scale, 1:250 (Site Area: 0.2539Ha, 0.6274Acres)

REV:	DESCRIPTION:	DATE:
HOUSING TECHNICAL SECTION		
 Kilkenny County Council County Hall John Street Kilkenny Tel: 056 7794000 Fax: 056 7794004 E-mail: info@kilkennycoco.ie Webpage: www.kilkennycoco.ie Serving People - Preserving Heritage <small>© COPYRIGHT RESERVED</small>		
PROJECT: EXTENSION AND ALTERATIONS TO DWELLING CLOHSCREGG, THOMASTOWN, Co. KILKENNY DRAWING: EXISTING SITE LAYOUT		
DRAWN BY: EP CHECKED BY: JMcI FILE NO:	SCALE: As Shown DATE: 22/05/2023 DRAWING NO:	HS 168 PL-02
<small>ALL ORDNANCE SURVEY DATA BASED ON ORDNANCE SURVEY OF IRELAND MAP LICENCE NUMBER "KILKENNY CCMA 5802"</small>		



PROPOSED SITE LAYOUT

Scale, 1:250 (Site Area: 0.2539Ha, 0.6274Acres)

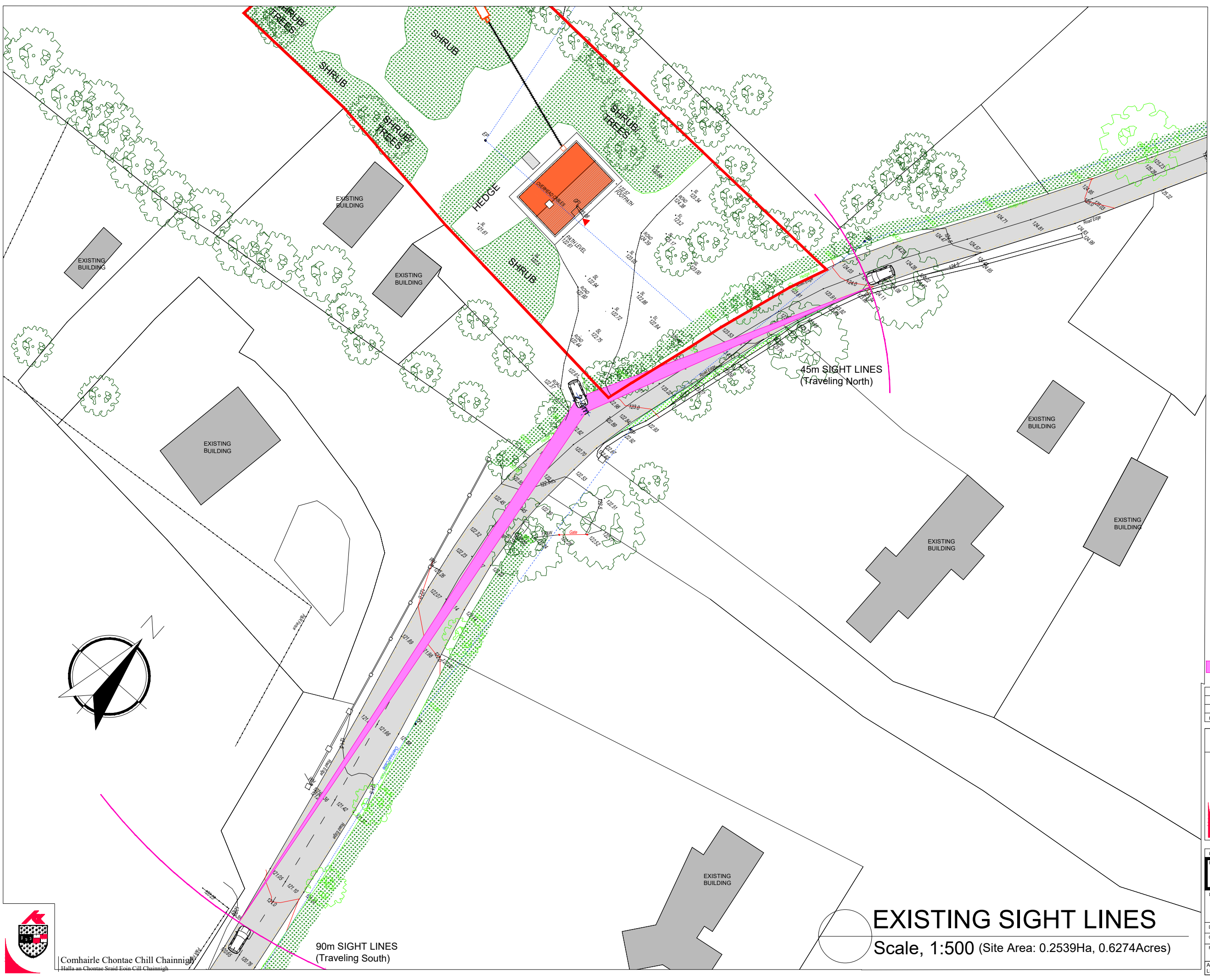
- - - - EXISTING DRIVEWAY
- EXISTING DWELLING
- PROPOSED EXTENSION

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PROGRESS	PART 8	X	TENDER	CONSTRUCTION
PROJECT: EXTENSION AND ALTERATIONS TO DWELLING CLOHSCREGG, THOMASTOWN, Co. KILKENNY				
DRAWING: PROPOSED SITE LAYOUT				
DRAWN BY:	EP	SCALE:	As Shown	
CHECKED BY:	JMcI	DATE:	22/05/2023	
FILE NO.	HS 168	DRAWING NO.	PL-03	
ALL ORDNANCE SURVEY DATA BASED ON ORDNANCE SURVEY OF IRELAND MAP LICENCE NUMBER "KILKENNY CCMA 5802"				



45m SIGHT LINES
(Traveling North)

90m SIGHT LINES
(Traveling South)

EXISTING SIGHT LINES

REV.	DESCRIPTION	DATE

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PROGRESS	PART 8	<input checked="" type="checkbox"/>	TENDER	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
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PROJECT:
**EXTENSION AND ALTERATIONS TO DWELLING
 CLOHSCREGG, THOMASTOWN, Co. KILKENNY**

DRAWING:
 EXISTING SIGHT LINES

DRAWN BY:	EP	SCALE:	As Shown
CHECKED BY:	JMcI	DATE:	22/05/2023

FILE NO.	HS 168	DRAWING NO.	PL-04
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ALL ORDNANCE SURVEY DATA BASED ON ORDNANCE SURVEY OF IRELAND MAP LICENCE NUMBER "KILKENNY CCMA 9802"

EXISTING SIGHT LINES

Scale, 1:500 (Site Area: 0.2539Ha, 0.6274Acres)



Comhairle Chontae Chill Chainnigh
 Halla an Chontae Sraid Eoin Cill Chainnigh



 **NEW SIGHT LINES**

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PROGRESS	PART 8	<input checked="" type="checkbox"/>	TENDER	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
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PROJECT:
 EXTENSION AND ALTERATIONS TO DWELLING
 CLOHSCREGG, THOMASTOWN, Co. KILKENNY

DRAWING:
 PROPOSED SIGHT LINES

DRAWN BY: EP	SCALE: As Shown
CHECKED BY: JMcl	DATE: 22/05/2023

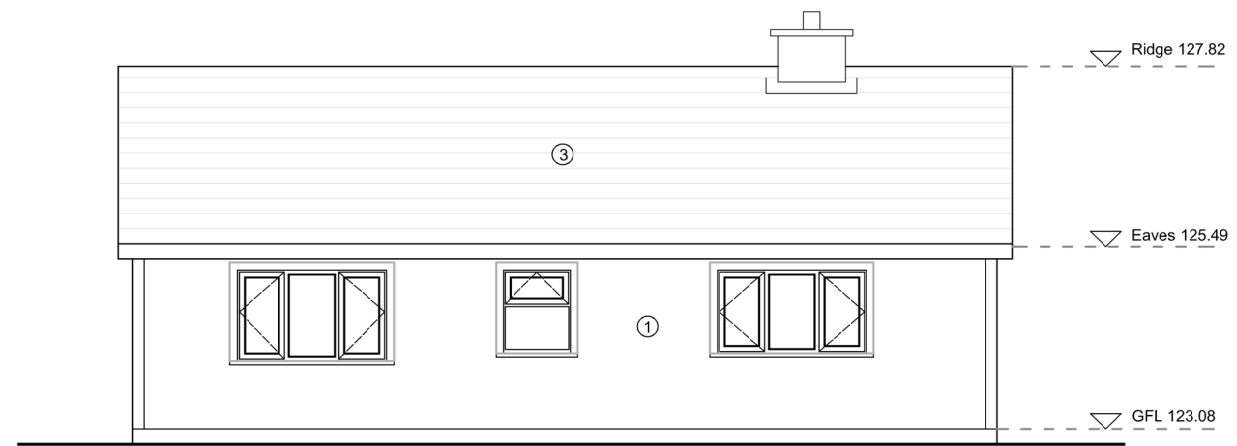
FILE NO. HS 168	DRAWING NO. PL-05
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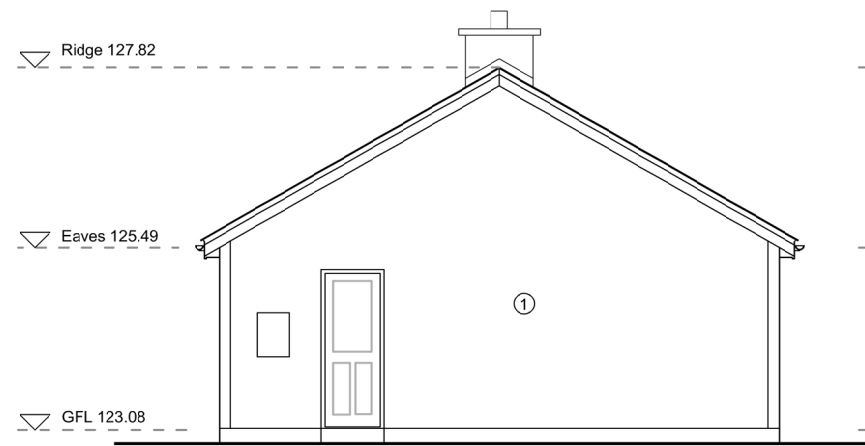
NEW SIGHT LINES
 Scale, 1:500 (Site Area: 0.2539Ha, 0.6274Acres)



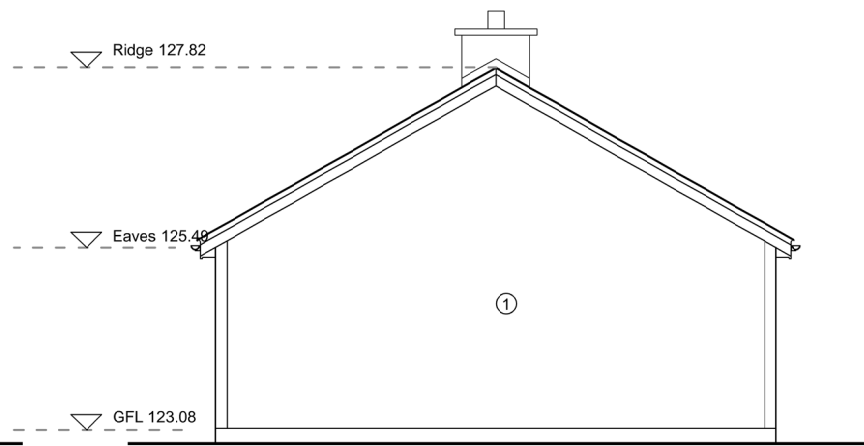
01 EXISTING FRONT ELEVATION
PL-01 1:100/A3



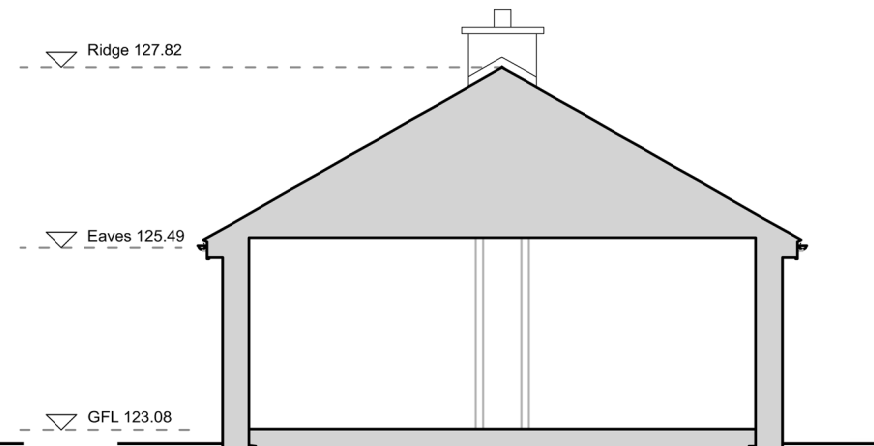
02 EXISTING REAR ELEVATION
PL-01 1:100/A3



03 EXISTING SIDE ELEVATION (SOUTH)
PL-01 1:100/A3



04 EXISTING SIDE ELEVATION (NORTH)
PL-01 1:100/A3



05 EXISTING SECTION
PL-01 1:100/A3

- ① Pebbledash wall
- ② External windows/doors to selected finish
- ③ Concrete roof tiles to match existing
- ④ Rendered wall to selected finish

REV.	DESCRIPTION	DATE

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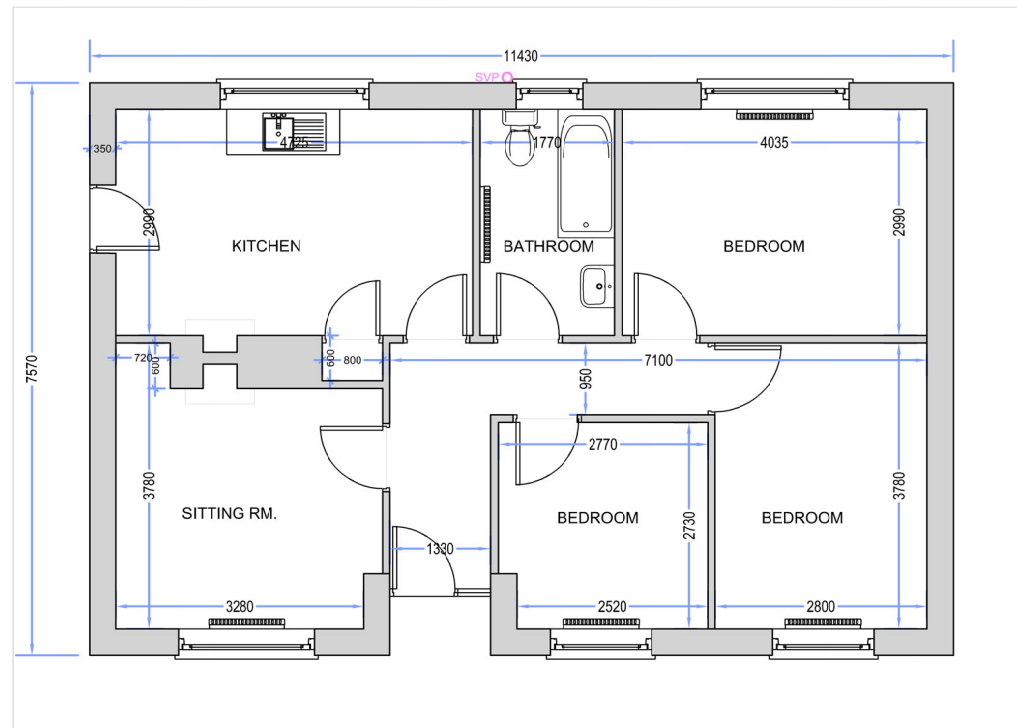
PROGRESS	PART B	TENDER	CONSTRUCTION
		X	

PROJECT: EXTENSION AND ALTERATIONS TO DWELLING CLOGHSCREGG, THOMASTOWN (R95 W9K3)

DRAWING: EXISTING ELEVATIONS AND SECTION

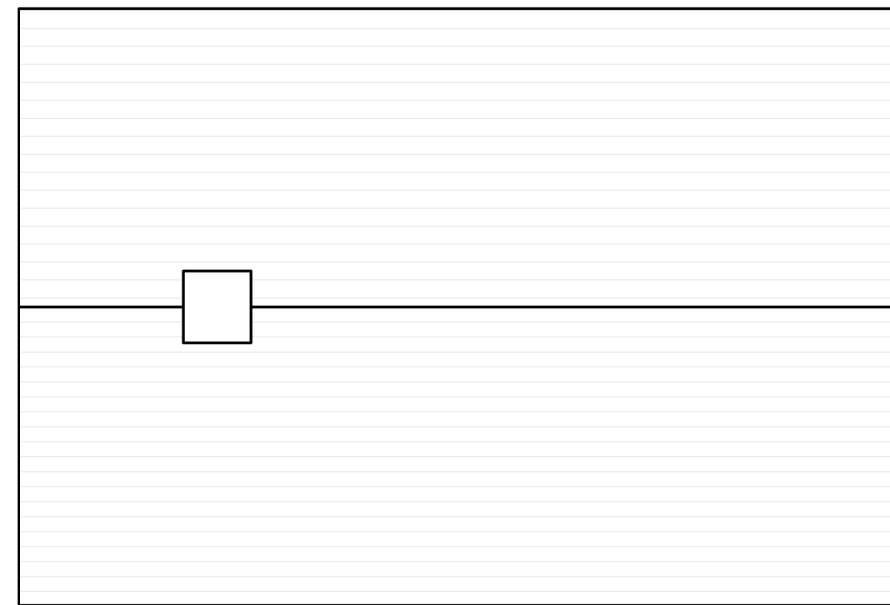
DRAWN BY: PT	SCALE: 1:100/A3
CHECKED BY: JMcI	DATE: 22/05/2023
FILE NO: HS-168	DRAWING NO: PL-06

ALL ORDNANCE SURVEY DATA BASED ON ORDNANCE SURVEY OF IRELAND MAP LICENCE NUMBER 2013/27/CCMA/KILKENNY



06 EXISTING FLOOR PLAN
PL-01 1:100/A3

Existing house 74sq m



06 EXISTING ROOF PLAN
PL-01 1:100/A3

REV.	DESCRIPTION	DATE

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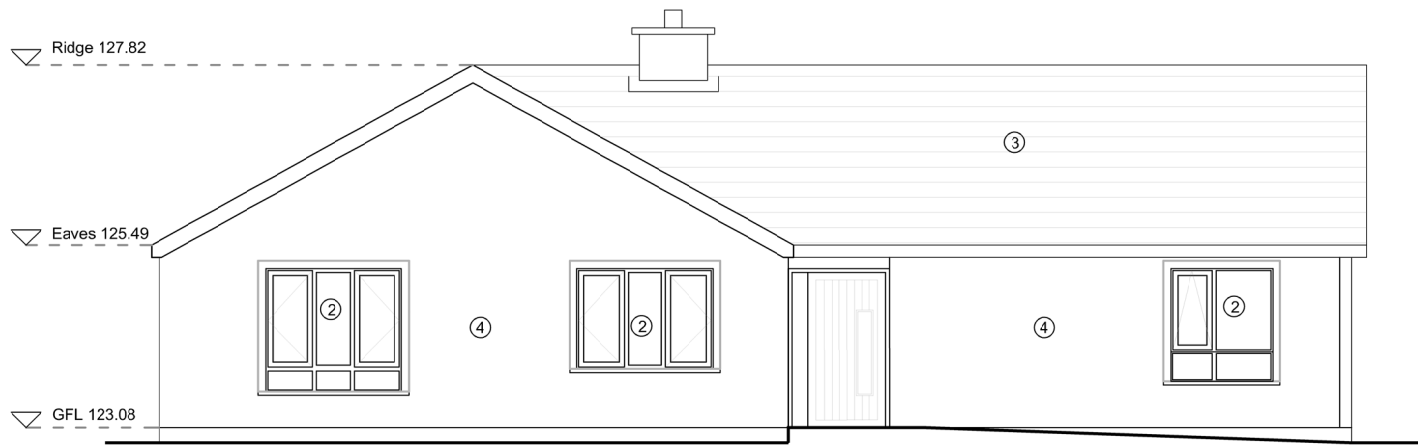
PROGRESS	PART B	<input checked="" type="checkbox"/>	TENDER	CONSTRUCTION
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PROJECT: EXTENSION AND ALTERATIONS TO DWELLING CLOGHSCREGG, THOMASTOWN (R95 W9K3)

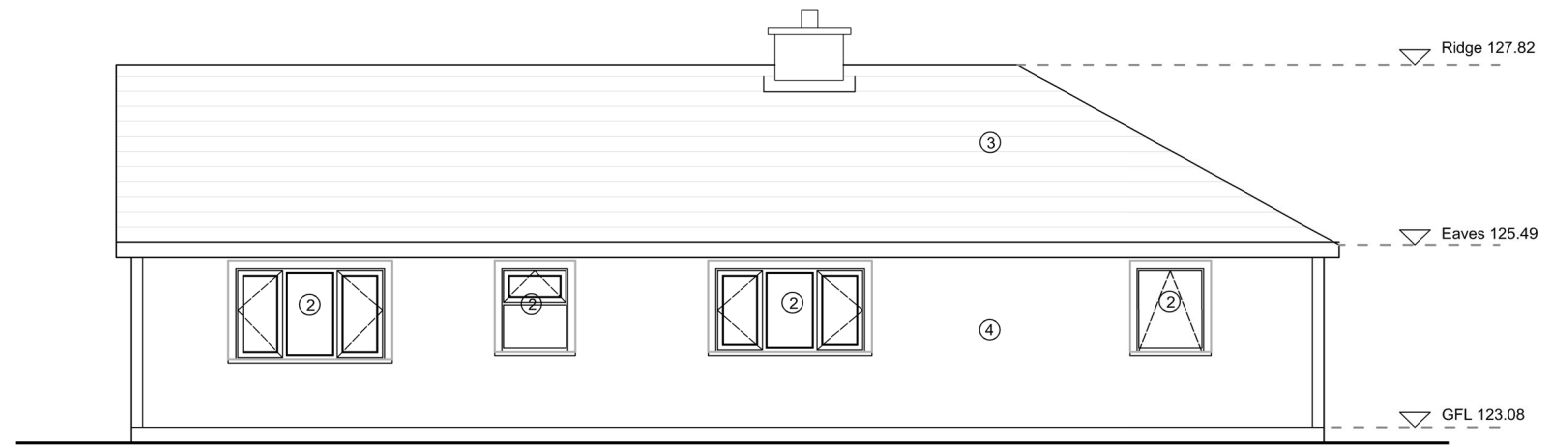
DRAWING: EXISTING GROUND FLOOR AND ROOF PLAN

DRAWN BY: pT	SCALE: 1:100/A3
CHECKED BY: JMcl	DATE: 22/05/2023
FILE NO: HS-168	DRAWING NO: PL-07

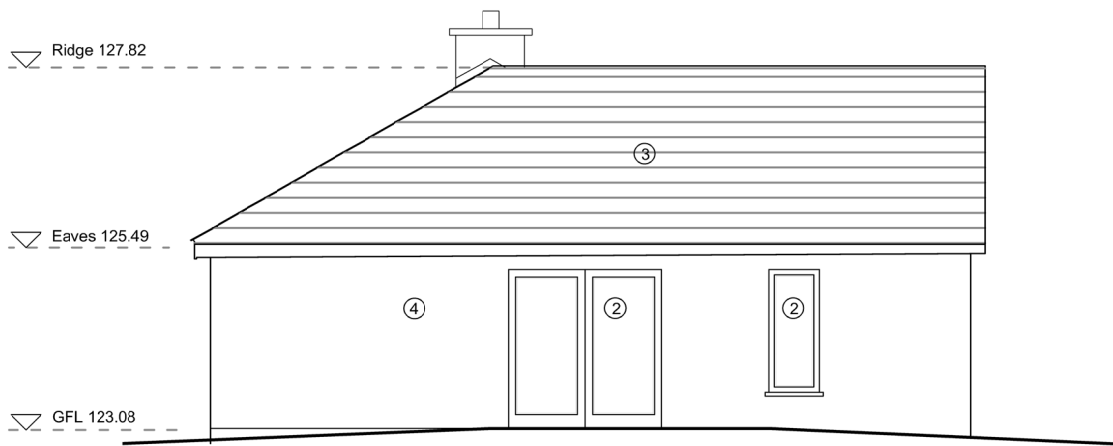
ALL ORDNANCE SURVEY DATA BASED ON ORDNANCE SURVEY OF IRELAND MAP LICENCE NUMBER 2013/27/CCMA/KILKENNY



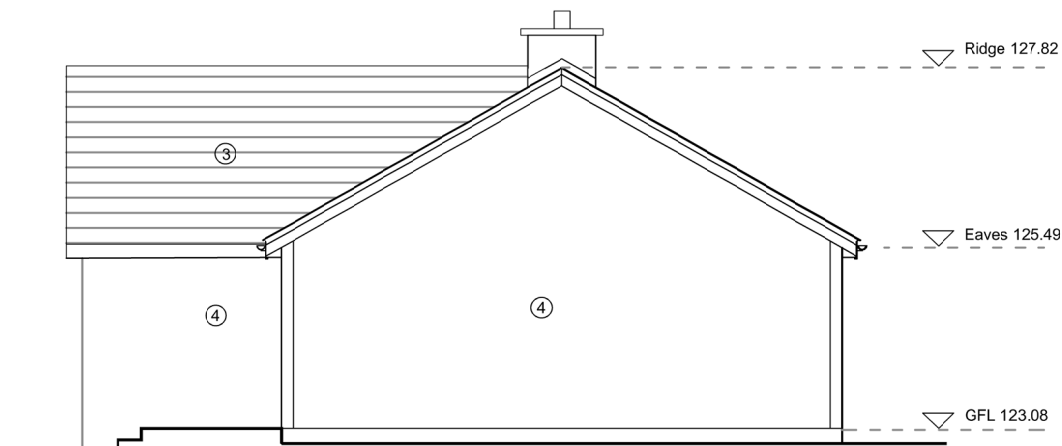
01 PROPOSED FRONT ELEVATION
PL-01 1:100/A3



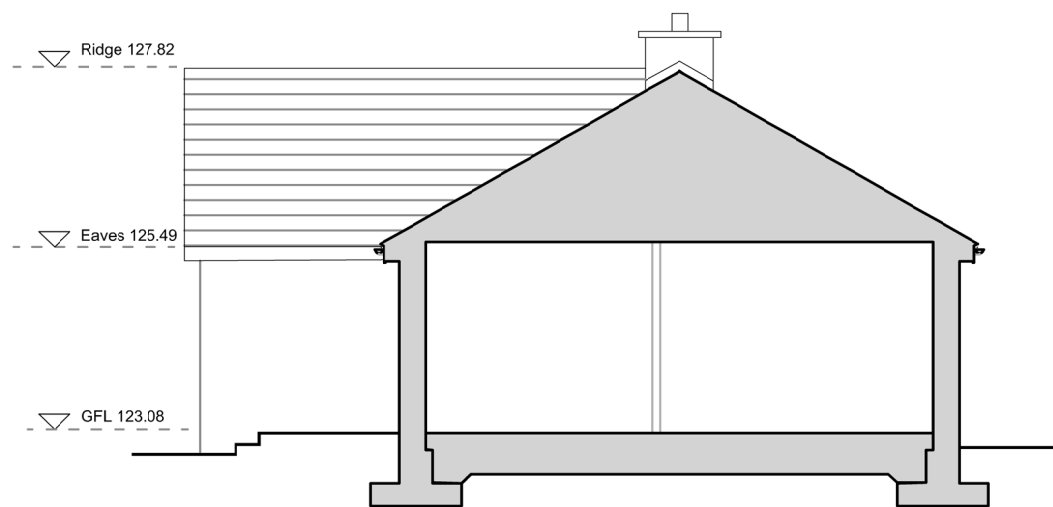
02 PROPOSED REAR ELEVATION
PL-01 1:100/A3



03 PROPOSED SIDE ELEVATION (SOUTH)
PL-01 1:100/A3



04 PROPOSED SIDE ELEVATION (NORTH)
PL-01 1:100/A3



05 PROPOSED SECTION
PL-01 1:100/A3

- ① Pebbledash wall
- ② External windows/doors to selected finish
- ③ Concrete roof tiles to match existing
- ④ Rendered wall to selected finish

REV.	DESCRIPTION	DATE

HOUSING CAPITAL SECTION

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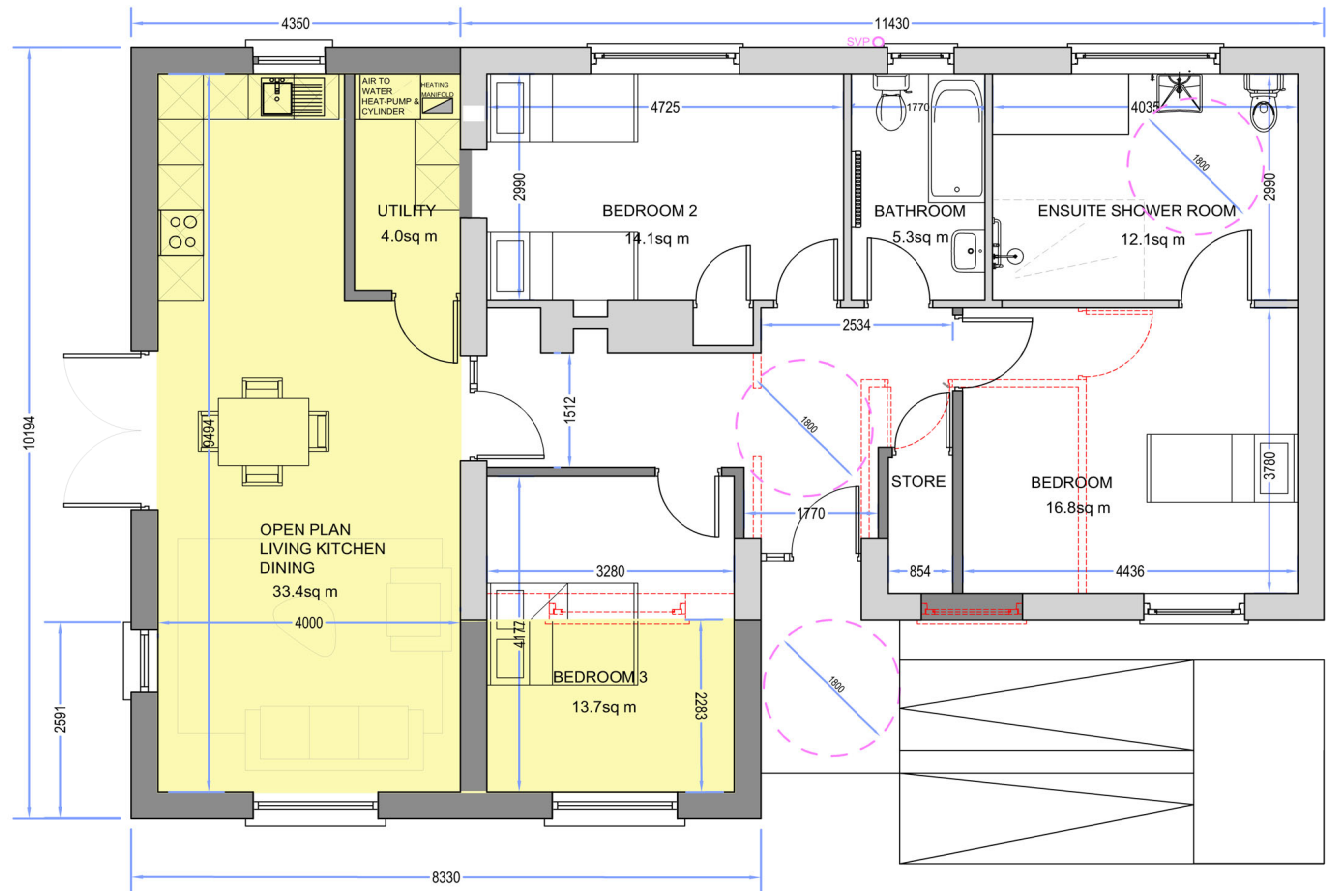
PROGRESS	PART B	TENDER	CONSTRUCTION
		X	

PROJECT: EXTENSION AND ALTERATIONS TO DWELLING CLOGHSCREGG, THOMASTOWN (R95 W9K3)

DRAWING: PROPOSED ELEVATIONS AND SECTION

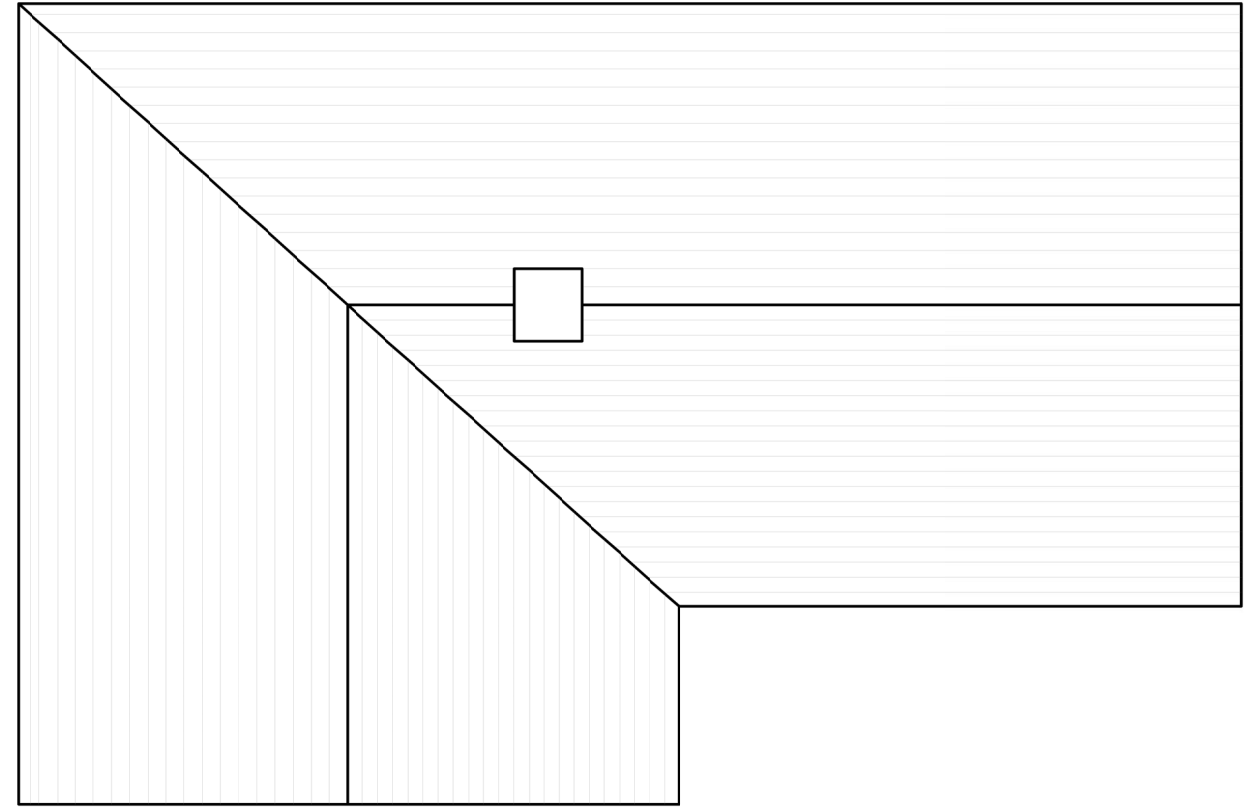
DRAWN BY: PT	SCALE: 1:100/A3
CHECKED BY: JMcl	DATE: 22/05/2023
FILE NO: HS-168	DRAWING NO: PL-08

ALL ORDNANCE SURVEY DATA BASED ON ORDNANCE SURVEY OF IRELAND MAP LICENCE NUMBER 2013/27/CCMA/KILKENNY



06 PROPOSED FLOOR PLAN
PL-01 1:100/A3

Proposed extension 46.2sq m



06 PROPOSED ROOF PLAN
PL-01 1:100/A3

REV.	DESCRIPTION	DATE

HOUSING CAPITAL SECTION



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PROGRESS	PART B	<input checked="" type="checkbox"/>	TENDER	CONSTRUCTION
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PROJECT: EXTENSION AND ALTERATIONS TO DWELLING CLOGHSCREGG, THOMASTOWN (R95 W9K3)

DRAWING: PROPOSED ELEVATIONS AND SECTION

DRAWN BY: PT	SCALE: 1:100/A3
CHECKED BY: JMcI	DATE: 22/05/2023
FILE NO: HS-168	DRAWING NO: PL-09

ALL ORDNANCE SURVEY DATA BASED ON ORDNANCE SURVEY OF IRELAND MAP LICENCE NUMBER 2013/27/CCMA/KILKENNY

Appendix B

Planning Report

AA Screening Report

**Comhairle Chontae Chill Chainnigh
Kilkenny County Council
Pre-Planning Report**



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

Planning Ref: Section 179A Housing Development

Subject: Housing Section – Dwelling Extension, HS-168, Cloghscregg, Thomastown

Site History

None

Site Location

The site is located in rural townland of Cloghscregg, 3km north east of Thomastown, Co. Kilkenny. A bungalow exists on site. Access to the site is via a repositioned domestic entrance onto a R703 Thomastown to Graiguenamanagh Road.

Pre-planning

Previous pre-Part 8 proposed housing extension development at this location; dated 14th December 2022 advised as follows:

In principle the proposed is acceptable. I refer you to section 13.16 Domestic Extension of the Kilkenny City and County Development Plan 2021-2027.

Kilkenny County Council requires that sites for waste water treatment system upgrades will be assessed in accordance with the Environmental Protection Agency's Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (EPA, 2021). The person carrying out the site characterisation assessment must be suitable qualified.

I would advice you consult with Area Engineer and Environment Section for their comments

The points raised have been responded to in Housing's site layout plan and design.

Legislation

The provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended apply.

Planning and Development Act 2000, as amended, Part XI Section 179A 'Local Authority own housing development' states as follows:

179A. (1) This section applies to housing development—

(a) that is carried out by, on behalf of, or jointly or in partnership with, a local authority

pursuant to a contract entered into by the local authority concerned, whether in its capacity as a planning authority or in any other capacity,

(b) that does not materially contravene the development plan or local area plan for the area,

(c) that is in accordance with the strategy included in the development plan for the area in accordance with section 94(1),

(d) that is not subject to a requirement, in accordance with the Environmental Impact Assessment Directive, for an assessment with regard to its effects on the environment,

(e) that is not subject to a requirement, in accordance with the Habitats Directive, for an appropriate assessment,

(f) that is on land—

(i) that is owned by a local authority or a State Authority,

(ii) that is zoned for residential use, and

(iii) that has access, or can be connected, to public infrastructure and facilities, including roads and footpaths, public lighting, foul sewer drainage, surface water drainage and water supply, necessary for dwellings to be developed and with sufficient service capacity available for such development, and

(g) that is commenced on or before 31 December 2024.

(2) Prior to the commencement of development to which this section applies, the chief executive of the local authority shall inform the members of the local authority in relation to the development and shall provide documents, particulars or plans relevant to the development to the members.

Having regard to the documentation submitted from the Housing Section in support of the proposed development, I consider that the requirements of Section 179 A. (1) (a) – (g) will be satisfied in respect of the proposed development.

Landowner

The Local Authority is the stated landowner.

Impact on Natura 2000 site

A Screening exercise was completed by the Planning Authority which showed that no significant environmental impact is likely on any Natura 2000 site.

EIA Conclusion

A preliminary examination of the nature, size and location of the proposed development has been carried out which determines that there is no real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that an EIAR is not required.

Referrals (by proposing section)

- Environment – no objection expressed. A longitudinal section drawn up of the foul pipe run from the house through the tank and percolation area was submitted on request by Environment to ensure that the minimum unsaturated soil can be provided at the end of the percolation pipe given the system is gravity fed
- Area Engineer – no objections expressed

Description of Proposed development

The proposed development is for a dwelling extension comprising open plan living kitchen utility and internal layout modifications to provide for an accessible toilet and en-suite room to suit the requirements for a council tenant with additional needs and her family. The bungalow is to remain a 3bed house.

Heritage

Protected Structure – N/A

Architectural Conservation Area – N/A

Recorded Monuments – N/A

Zone of Archaeological Potential – N/A

Services

Water – connection to mains supply.

Waste water – connection to upgraded waste water treatment system (No additional loading)

Surface water – soakpit

Access

A re-positioned site entrance to allow improved sightlines and enlarged driveway for improved accessibility turning is proposed. Two no trees and set back trimming of roadside ditch is proposed to achieve improved sightlines at the upgraded entrance design. The proposal represents a significant improvement to north east sightlines

Assessment

The dwelling extension fits in with the character and form of the existing house and the design of the proposed development is acceptable. The development will not have a significant impact upon the extent of private open space on the site and would not seriously injure the amenities of the area or of property in the vicinity.

S.179A Recommendation:

The Planning Authority has no objection and is in support of proposed development. The following should be addressed by the Housing Section at detailed design / construction stage:

Surface Water

All surface water from roofs, driveway & paved areas shall be collected and appropriately discharged in such a manner that it does not discharge onto the public road or interfere with adjacent properties

Water connection

A connection agreement with Irish Water prior to the commencement of the development shall be made and shall adhere to the standards and conditions set out in that agreement

In the interests of Public Health and Environmental Sustainability, Irish Water infrastructure capacity requirements and proposed connections to the water and waste water infrastructure will be the subject to the constraints of the Irish Water Investment Programme

All development shall be carried out in compliance with Irish Water Standard Codes and practices

Access/Sightlines

The only access (vehicular or pedestrian) to the site from a public road shall be from the public road as shown on the Proposed Site Layout Plan and repositioned entrance submitted. The entrance gates shall be set back not less than 4.5m from the roadside boundary within a splayed recess space 9-11 metres wide along the line of the new roadside boundary. The entire area of the splayed recess

shall be suitably structured, to cater for vehicular traffic and surfaced with a suitable bituminous Macadam material. The walls forming the splayed recessed access shall not exceed 1m in height and where of block works shall be neatly capped and plastered where exposed to public view. The access and driveway shall be perpendicular to the road for a minimum distance of 10metres and shall have a gradient of not greater than 3% over this distance.

All works associated with the access and sightlines shall be carried out first prior to other works on site to ensure a safe access during construction works. The boundary along the road frontage of the site shall be set back as necessary to achieve the required sightlines and the visibility splay shall be kept clear of all obstructions.

If relevant, any service poles along the existing road frontage boundary shall be set back against the new boundary in consultation with the appropriate statutory body

No surface water from the site shall be allowed to discharge onto the public road. A slotted drainage channel shall be provided at the entrance to prevent surface run-off from entering the road

Roads side drainage shall not be negatively impacted by the works. All surface water inlets off the public road shall be maintained and adequately protected

Waste Water

The upgraded on-site wastewater treatment system proposed shall be constructed in accordance with the recommendations in the Environmental Protection Agency's Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (EPA, 2021). The complete on-site wastewater treatment system shall be installed and maintained in accordance with the manufacturer's instructions.



R. O'Shea, Executive Planner
21/06/2023

N. Louw, Senior Planner (Acting)

AA: Screening Form

STEP 1. Description of the project/proposal and local site characteristics:

(a) File Reference No:	HS-168 Cloghscregg House Extension
(b) Brief description of the project or plan:	Bungalow extension
(c) Brief description of site characteristics:	Site is remote from existing Natura 2000 sites with no hydrological pathways.
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	n/a
(e) Response to consultation:	n/a

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

Natura 2000 European Site	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source- Pathway- Receptor)	Considered further in screening Y/N
See tables 2 and 3 below	See tables 2 and 3 below	See tables 2 and 3 below	No	No

¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to reproduce the full text on the QI/SCI.

² If the site or part thereof is within the European site or adjacent to the European site, state here.

Table 2: Identification of Natura 2000 sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development. If the answer to all of these questions is no, significant impacts can be ruled out for habitats and bird species. No further assessment is required. Please refer to tables 3 and 4 where the answer to any of these questions is yes.

	Using the Source – Pathway- Receptor model, please consider the following	Y/N
1	ONE- OFF HOUSE /SMALL EXTENSION/ ALTERATION TO EXISTING BUILDING	
1a	<p>Is the development a one- off house/small extension/alternation to existing building within an SAC/SPA or within 100m of an SAC/SPA and likely to discharge pollutants or nutrients of a significant nature and amount to surface water within catchments of and SAC/ SPA as part of its construction or operational phase (including the installation of waste water treatment systems; percolation areas; septic tanks within SAC/SPA or very close proximity)?</p> <p>If the answer to the above question is: - no, then no appropriate assessment required - yes, then an appropriate assessment is required - not sure, then an appropriate assessment is required in accordance with the precautionary principle</p>	No

	<i>Using the Source – Pathway- Receptor model, please consider the following</i>	Y/N
2	DEVELOPMENTS OTHER THAN THOSE DESCRIBED IN 1 ABOVE	
2a	<p>Impacts On Freshwater Habitats <i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same and does the development propose to discharge water to or abstract water from the habitat?</i></p> <p>Sites to consider: Lower River Suir, River Barrow, River Nore. (these sites also include many tributaries – check on NPWS website)</p> <p>Habitats to consider: Alluvial Wet Woodland, (Lower River Suir and Nore), Dry Heath (some steep slopes along River Barrow and its tributaries) Rivers, Streams, Lakes and Lagoons, Old Oak Woodland, floating river vegetation,</p> <p>Species to consider: River Lamprey, Brook Lamprey, Freshwater Pearls Mussel, Nore Freshwater Pearl Mussel, Crayfish, Twaite Shad, Atlantic Salmon, Otter, Vertigo Moulinsiana,</p>	N
2b	<p>Impacts On Wetland Habitats <i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or likely to discharge water to or abstract water from the wetland?</i></p> <p>Sites to consider: Hugginstown Fen, Galmoy Fen, The Loughans, Flood Plain wetlands</p> <p>Habitats to consider: Bogs, Alkaline Fens (Hugginstown and Galmoy), Turloughs (The Loughans), wet grassland and Marsh (river floodplains)</p>	N
2c	<p>Impacts on Intertidal and Marine Habitats <i>Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and marine habitats and species, or within the catchment of same and likely to discharge water to or abstract water from the habitats.</i></p> <p>Sites to consider: Lower River Suir</p> <p>Habitats to consider: <i>Atlantic Salt meadows, Mudflats, sandflats, saltmarsh, estuary</i></p> <p>Species to consider: Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater Pearl Mussel, Crayfish, Twaite Shad, Atlantic Salmon, Otter.</p>	N
2d	<p>Impacts On Woodlands And Grasslands <i>Is the development within a Special Area of Conservation whose qualifying habitats include terrestrial habitats, or in close proximity to same with a likely ecological impact?.</i></p> <p>Sites to consider: Spa hill and Clomantagh Hill, Cullahil Mountain, River Barrow, River Nore, Lower River Suir</p> <p>Habitats to consider: <i>Alluvial Wet Woodlands</i> (River Nore below Inistioge and River Suir at Fiddown Island and Carrick on Suir), Eutropic tall herb vegetation (River Suir at Fiddown Island and Carrick on Suir), and grasslands (Spa hill and Clomantagh Hill, Cullahil Mountain)</p> <p>Oak Woodlands in old estates next to the Nore and Barrow</p> <p>Species to consider: Greenwinged, Frog and Bee Orchids (Cullahill and Clomantagh Hill), Nettle Leaved Bellflower and Autumn Crocus</p>	N
2e	<p>Impacts On Birds <i>Is the development within a Special Protection Area, or likely to discharge water to same or likely to have another significant impact on the habitats of Birds in same?.</i></p> <p>Sites to consider: <i>River Nore</i></p> <p>Species to consider: River Nore: Kingfisher (Alcedo Atthis) – Nesting in river banks</p>	N

Table 3: Determination of possible impacts on Natura 2000 sites.

Where it has been identified in table 2 that there is a Natura 2000 site within the potential impact zone of the proposed development, it is necessary to try to determine the nature of the possible impacts. Please answer the following questions as appropriate.

	Using the Source – Pathway- Receptor model, please consider the following- notwithstanding distance any direct link needs consideration	
1.	Impacts on designated freshwater habitats (rivers, lakes streams and lagoons). <i>Please answer the following if the answer to question 2a in table 2 was yes.</i> <i>Does the development involve any of the following:</i>	
1.1	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	
1.2	Abstraction from surfacewater or groundwater within 1km of SAC/SPA.	
1.3	Removal of topsoil within 100 m of watercourses with potential for surface water runoff.	
1.4	Infilling or raising of ground levels within 100m of watercourses with potential for surface water runoff.	
1.5	Construction of drainage ditches within 1km of SAC/SPA.	
1.6	Construction within a floodplain or within an area liable to flood.	
1.7	Crossing or culverting of rivers or streams within 1km of SAC/SPA.	
1.8	Storage of chemicals hydrocarbons or organic wastes within 100 m of a watercourse.	
1.9	Development of a large scale which involves the production of an EIS.	
1.10	Development of quarries, particularly where abstraction is below water table. Provision of process water silt management systems	
1.11	Development of windfarms within 1km of an SAC or with the risk of runoff to an SAC/SPA, particularly during construction.	
1.12	Development of pumped hydro electric stations.	
2	Impacts on designated wetland habitats (bog, heath, marsh, fen). <i>Please answer the following if the answer to question 2b in table 2 was yes.</i> <i>Does the development involve any of the following:</i>	
2.1	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge.	
2.2	Construction of roads or other infrastructure on peat habitats within 1km of a Natura 2000 site of which qualifying interests include peat, fen or marsh. (Only Peat habitat at Bruckana – consider Galmoy fen – impact unlikely	
2.3	Development of a large scale within 1km within a Natura 2000 site, whose qualifying features include fen or marsh, which involves the production of an EIS.	
3	Impacts on designated intertidal and marine habitats (mudflats, sandflats, estuaries, reefs and sea cliffs). <i>Please answer the following if the answer to question 2c in table 2 was yes.</i> <i>Does the development involve any of the following:</i>	
3.1	Impacts on intertidal and marine habitats from potential development which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	
3.2	Development of piers, slipways, marinas, pontoons or any other infrastructure within 5km of a Natura 2000 site whose qualifying features include intertidal or marine habitats.	
3.3	Dredging within 5km of a Natura 2000 site whose qualifying features include intertidal or marine habitats.	
3.4	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge.	
3.5	Removal of topsoil or infilling within 100m of Natura 2000 sites whose qualifying features include intertidal or marine habitats where potential for surface water runoff exists.	
3.6	Development of a large scale within 1km of Natura 2000 sites whose qualifying features include intertidal or marine habitats, which involves the production of an EIS.	

4	Impacts on other designated woodlands and grasslands (woodland, upland grassland, lowland grassland, coastal grassland including dunes). <i>Please answer the following if the answer to question 2d in table 2 was yes.</i> <i>Does the development involve any of the following:</i>	
4.1	Works within the boundary of a Special Area of Conservation whose qualifying interests include woodland or grassland habitat types.	
4.2	Development within 200m of Natura 2000 site with woodland or grassland habitats.	
4.3	Development of a large scale within 1km of Natura 2000 site with woodland, grassland or coastal habitats which involves the production of an EIS.	
5	Impacts on birds in SPAs <i>Please answer the following if the answer to question 2e in table 2 was yes.</i> <i>Does the development involve any of the following:</i>	
5.2	Erection of wind turbines within 1km of an SPA.	
5.3	All construction works within 100m of SPA (River Nore), including the development of cycle ways or walking routes	
5.4	Infilling of coastal habitats within 500m of intertidal SPA.	
5.5	Works within 1km of coastal SPA which will result in discharges to rivers or streams that are directly connected to designated sites.	

Conclusion: If the answer to question 1 and 2a-e are no or n/a, significant impacts on habitats within Natura 2000 sites and on SPAs can be ruled out. No further assessment is required in relation to habitats or birds. If the answer to any question in table 2 is yes, you may require further information, unless you are satisfied that the project proponents have incorporated adequate mitigation into their design to avoid impacts on the Natura 2000 site (eg water pollution protection measures). Such information should be provided in the form of a Natura Impact Statement which should address the particular issues of concern as identified through the above.

Table 4: Consideration of potential impacts on protected species

Many of our Special Areas of Conservation are designated for species as well as for habitats. These are listed below, alongside the sites for which they are designated. Included is a short list of the types of activities which could have an impact on these species. Please tick if you are concerned that the proposed development could have an impact on these species.

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Otter	River Nore River Barrow Lower River Suir Note: Otters are a strictly protected species. All breeding sites and resting places are protected regardless of whether or not they are within or external to Special Areas of Conservation.	Activities that interfere with river banks.	
Atlantic Salmon	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed;	
River Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed;	
Brook Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed;	

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Sea Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality or the river bed – estuarine areas;	
Twaite Shad	Lower River Suir	Activities that interfere with water quality or the river bed – estuarine areas;	
Crayfish	Lower River Suir	Activities that interfere with water quality or the river bed;	
Freshwater Pearl Mussel	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed ;	
Nore Freshwater Pearl Mussel	River Nore	Activities that interfere with water quality, levels or the river bed ;	

Conclusion: If the answer to all of the above is no, significant impacts on species can be ruled out. If the answer to any of the above is yes, then further information is likely to be required in relation to potential for impact on that particular species. Where potential impacts are identified on Otters or on Bats outside designated sites, then further information should be sought in the form of a species specific survey. In these cases, appropriate assessment is not required.

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. <ul style="list-style-type: none"> • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	Not anticipated to
Operational phase e.g. <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	None anticipated
In-combination/Other	

(b) Describe any likely changes to the European site:

Examples of the type of changes to give consideration to include:	None anticipated
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- Reduction or fragmentation of habitat area
- Disturbance to QI species
- Habitat or species fragmentation
- Reduction or fragmentation in species density
- Changes in key indicators of conservation status value (water or air quality etc.)
- Changes to areas of sensitivity or threats to QI
- Interference with the key relationships that define the structure or ecological function of the site

(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?

No

Step 4: Habitats Directive Screening Conclusion Statement

Conclusion:

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	√	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer: 	07/06/2023	

Appendix C

Proposed Public Notice



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

**NOTICE OF INTENTION TO UNDERTAKE DEVELOPMENT BY A LOCAL AUTHORITY
UNDER SECTION 179A OF THE PLANNING AND DEVELOPMENT ACT, 2000 (as amended)**

In accordance with the provisions of Section 179A of the Planning and Development Act 2000 (as amended) Kilkenny County Council gives notice of its intention to carry out the following development:

Extension to existing 3 bedroom dwelling at Cloghscregg, Thomastown, Co. Kilkenny to allow for accessible dwelling, alterations to entrance area and all associated site works.

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 June 2023** for 8 weeks, at Planning Dept., Kilkenny County Council, County Hall, John St., Kilkenny City, and Thomastown Area Office, Thomastown from 9am to 1pm & 2pm to 4pm Monday to Friday (excluding weekends and Bank Holidays) and can be viewed online at <https://consult.kilkenny.ie/>

Screening Determination:- 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 updated 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.

Within a period of 8 weeks from the date of this notice any person may question the validity of any decision of the Planning Authority by way of an application for judicial review. The development will not commence until this period of 8 weeks has expired.

Mary Mulholland, Director of Services, Kilkenny County Council

30/06/2023