

Kilkenny County Council
Planning Section
County Hall
Kilkenny

Barrrets Pharmacy
Barrack Street
Castlecomer
Co. Kilkenny

28 Feb. 18

Submission on Material Alterations to Castlecomer Draft Local Area Plan

Submission by Giles & Breda Barrett, Barrack Street, Castlecomer

Subject

2.1.7. Change the zoning of the Medical Centre and Locum house off Barrack Street to General Business.

Context

The lands subject of this zoning change are currently designated Community Facilities and permitted uses therein.

The proposal is to change this zoning designation to General Business.

The site was subject of two planning applications, the most recent of which was P 12/599 and was appealed to An Bord Pleanala and refused ref No. PL 10.241771.

The basis of the refusal was on car parking deficiencies and zoning.

A submission has been made by the land owner Dr Tom Lynch to have the zoning changed to general business. This was assessed by the professional staff of Kilkenny County Council and presented to the council in the following terms:

"The current zoning does not preclude uses such as chiropody, physiotherapy, podiatry, HSE outreach clinic or Primary Care Centre. Under ref 12/599 permission was refused by and Bord Pleanala for change of use to a dispensing chemist due to zoning and lack of car parking. Car parking within this cul-de-sac remains problematic. A change to "General Business" would potentially generate increase parking requirements in this cul-de-sac, which is already restricted due to on-site parking"

Recommendation: "No change recommended"

This apparently was changed at Council level and the officials were over-ruled.

It should be noted that the planning appeals bord, namely An Bord Pleanala, have deemed this site to be unsuitable for the owner's proposal to accommodate a "dispensing chemist" and the change of zoning could potentially allow for reactivation of this planning application.

The facts in this case do not alter and this site is not suitable for the zoning sought by Dr Lynch as he does not provide sufficient parking for the intensified use that would associated with the additional services he is proposing in the submission made.

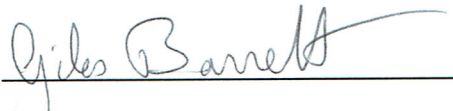
The parking provided at present is not sufficient for the current use and cannot does take account of further intensified use of the premises.

The further intensification would generate additional traffic movement which would have the effect of causing serious problems at the Ballyragget road junction. This is currently a busy junction and additional traffic movement would lead to traffic safety issues. It was noted that Aldi was not permitted to use the Love Lane access to their proposed development and therefore any intensification of use of this site would also be equally undesirable.

Conclusion

This proposed change of zoning is not in keeping with the proper planning and development of the area as outlined by the Chief Executive in her report to the council. I respectfully request that this zoning be reverted to the use as was recommend by the council's professional staff who have a clear understanding of the issues raised by this change of zoning.

Yours Sincerely

A handwritten signature in cursive script that reads "Giles Barrett". The signature is written in black ink and is positioned above a solid horizontal line.

Giles Barrett