

Kilkenny County Council

Application for approval for Local Authority Development under Section 177AE of the Planning and Development Act

Housing at Crokers Hill, Kennyswell Road, Kilkenny City

ADDITIONAL INFORMATION

1. Project Justification

- Rebuilding Ireland, the Government strategy to deal with the national housing shortage, contains five pillars - two of which - Pillar 2 'Accelerate Social Housing' and Pillar 3 'Build More Homes' give context to this development.
- This proposed project has been approved for funding by the Department of Housing, Planning and Local Government under Rebuilding Ireland, specifically the 'Social Housing Investment Programme' (SHIP)
- The social housing need in Kilkenny City is demonstrated by the following extract from the approved social housing list as of 19th July 2019:-

Approved housing applicants - first preference location is Kilkenny City

House Type / No of Bedrooms	No of Approved Applicants / Families
1	387
2	436
3	227
4	33
	1083

Accordingly, the scheme was designed with a variation of housing unit sizes and types in order to meet the types required by the families and individuals seeking homes. The intention is that the scheme would contain people at all stages of life with a variety of needs i.e. families with young children, families with older children, older persons, single persons – so that a sustainable intergenerational community will be formed, with the support of Kilkenny County Council.

- Kilkenny County Council in the **Strategic Plan for Housing People with Disability 2016 – 2020** has committed to providing newly built fully accessible accommodation within their schemes. A proportion of housing applicants in the City have a physical disability or exceptional medical needs and requires accommodation suitable to their needs. Other applicants, as outlined, are aged over 60, many of whom will require suitable ground floor accommodation to ensure their quality of life in their homes into the future. For this reason fully accessible units are being

provided in this scheme. There is also provision in Block F for ground floor accessible bedrooms / bathrooms to be provided in a family home to provide suitable accommodation for a disabled family member.

- It would be an aspiration of Kilkenny County Council Housing section to encourage existing tenants in unsuitable or oversized accommodation to relocate to units in this proposed scheme – particularly the accessible single storey apartments. This downsizing approach would allow for family homes in existing communities to be freed up to house other families.
- The site is located close to all amenities, within walking distance of Kilkenny City Centre. There are schools, medical centres, churches, sports facilities and shops all within a 10 to 15minute walking distance of the site.
- A community centre building is included in the proposals. It is intended that this would provide a meeting space used by the wider community as well as residents of the scheme. Further details on the proposed usage of the proposed space will be developed, should planning permission be granted following detailed consultation with local clubs / resource centres / community groups etc.
- A 5 bedroom group home is also included in the proposals. This is intended to facilitate the relocation of four service users to more suitable accommodation as part of the national decongregation programme. The fifth bedroom is intended for a carer if required. Kilkenny County Council's preference is to provide newly built and specially designed homes for these services users as this approach offers better value for money and more suitable homes.

2. PLANNING

a. Relevant Development Plan Provisions

- The site falls within a zoning of "Phase 1 Residential" in the Kilkenny City and Environs Development Plan 2014-2020, with an objective to protect, provide and improve residential amenities.

The permissible uses of Phase 1 Residential as defined under Section 3.4.5.3a are : **Dwellings**, *open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing homes, bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, local convenience shop, nursing homes, and medical centre.*

Open for Consideration: public house, hotel, restaurant

It is clear that this proposal for housing and community facility falls within the permissible uses of the zoning

- There is also a relevant Roads Objective 10K in the Kilkenny City and Environs Development Plan 2014-2020 to *'Reserve the line of Phase 2 and Phase 3 of proposed Central Access Scheme free from development and to complete Phase 1 of the Central Access Scheme within the plan period'*. This planned Central Access Scheme roads infrastructure runs to the north and west of the site and is detailed in Additional Information Item 3 of these particulars.
- Lands to the north of the site are zoned 'Amenity / Green Links / Biodiversity', the objective would be to *'allow for green links and biodiversity conservation and to preserve, provide and improve recreational open space'*. The presences of a future park close to the proposed scheme would undoubtedly enhance the quality of life for future residents.

b. Relevant Planning History

- Planning permission was granted to GMB Construction for the development of 57 units on part of the site [1.77 ha] in 2006, this permission was extended in 2013 for a further 5 years to 2018. No units were built on the site further to either permission.
- The 2006 permission was subject to an appeal to An Bord Pleanála, but the appeal was not upheld. An Bord Pleanála Reference Number: PL 62.221535 refers.
- Note that the decision granted permission by An Bord Pleanala was on a 1.7ha site (smaller than this site) with a density of 12 units/acre (20 / ha.) This is a density that is currently considered at the lower end of the density scale for building in Kilkenny City and Environs.

c. Relevant National Regional and Local Policies

- It is a clear objective of the **National Planning Framework** to encourage the sustainable compact growth of cities, towns and villages which will create less car dependent communities.

This proposal seeks to develop a centrally located, publicly owned site and achieves an effective density to create a new community close to Kilkenny City Centre.