

**CANAL ROAD/RATHDOWNEY ROAD,  
JOHNSTOWN, CO.KILKENNY**



**Part 8 Planning Application for  
Construction of 20 no. houses  
Explanatory booklet**

**Pre Planning No.: Part 8: 02/21**

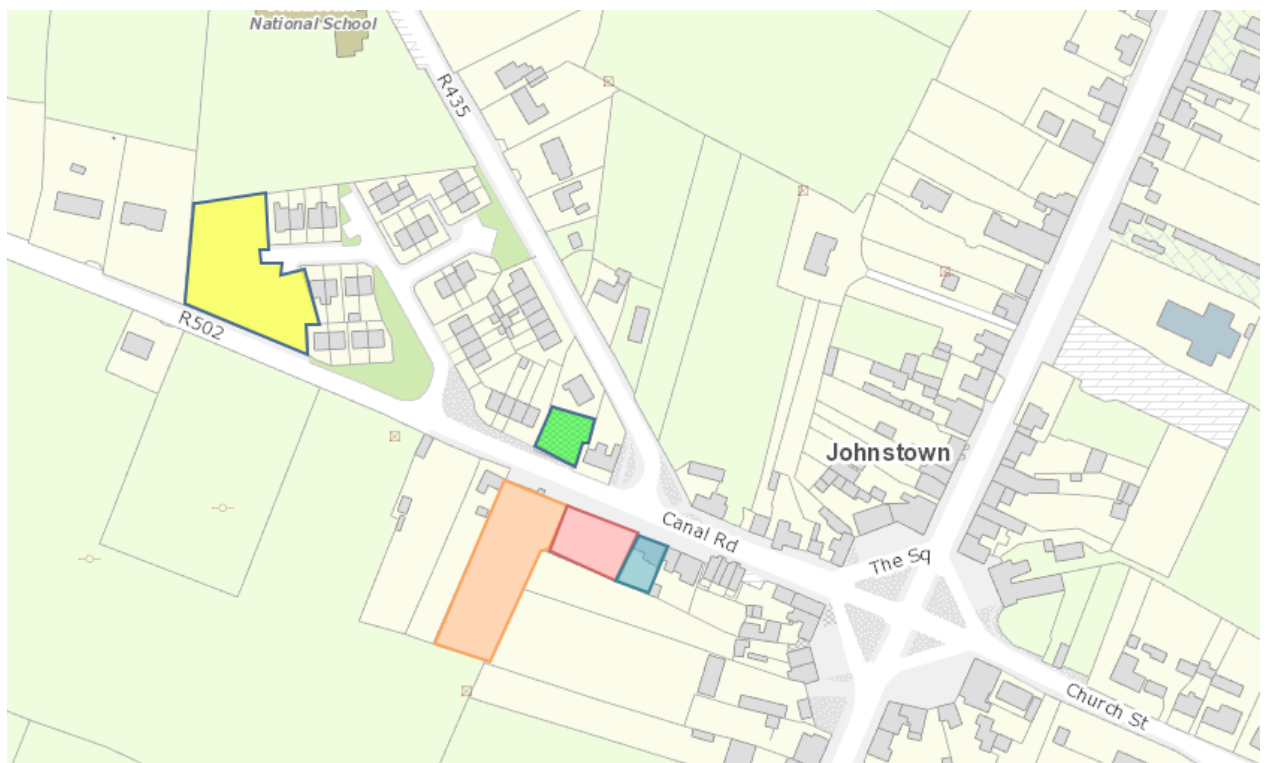
**Location of development: Canal Road/Rathdowney Road, Johnstown, Co. Kilkenny.**

**Zoning:** Residential. Part of the site is located within the Johnstown Architectural Conservation Area

**Description :**

Construction of 20 no. dwellings on a site consisting of 5 parcels of land, 3 currently owned by Kilkenny County Council with agreement to purchase for the remaining two portions. Four of the sites are on Canal Road and one site is located in the existing Rathdowney Road Estate, Johnstown, Co. Kilkenny listed as follows and shown on site location map below:

- Site 1 (orange) on south side of Canal Road: - 5 no., single-storey dwellings on cottage site
- Site 2 (blue) on south side of Canal Road: - 2 Infill 3 bed two-storey units to replace derelict pair
- Site 3 (pink) on south side of Canal Road:-5 No. 2 bed 2-storey units to replace old house & storage sheds (Acquisition by Kilkenny Co.Council underway)
- Site 4 (green) on north side of Canal Road:- infill pair of units 1 no.two-storey attached to a single storey (Acquisition by Kilkenny Co.Council underway)
- Site 5 (yellow) at Rathdowney Road Estate cul-de-sac: - 6 no.units- 4 two storey 2 single storey dwellings



**JOHNSTOWN LOCATION MAP not to scale**



**Pair of derelict houses to be demolished & replaced Site No.2**

The development also involves the demolition of a number of existing buildings including a pair of derelict dwellings (one of which is listed on the NIAH ref.12302016) which are in a dangerous condition. A Feasibility of Retention survey and report was carried out by a qualified Conservation Engineer in conjunction with a Building Condition Report in relation to the proposed demolition of the derelict pair which concluded that it was not feasible to retain & repair it.

### **Planning drawings**

Site layout plans, house types and 3D views are included in the following schedule of drawings:

HS132/P01	Site Location Map, Existing
HS132/P02	Site Location Map, Proposed
HS132/P03	Proposed Site Layout Plan - Sites 1,2,3 and 4
HS132/P04	Proposed Site Layout Plan - Site 5
HS132/P05	Contiguous Elevations
HS132/P06	3D views Sites 1 - 4
HS132/P07	3D views Sites 5
HS132/P08	House Type A - General Arrangement
HS132/P09	House Type B - General Arrangement - Sheet 1
HS132/P10	House Type B - General Arrangement - Sheet 2
HS132/P11	House Type B1 - General Arrangement
HS132/P12	House Type C - General Arrangement
HS132/P13	House Type D - General Arrangement
HS132/P14	House Type E - General Arrangement
HS132/P15	House Type F - General Arrangement
HS132/P16	House Type G1/G2 - General Arrangement
HS132/P17	House Type G1 (detached) - General Arrangement



**Existing buildings to be demolished and replaced Sites 1, 2 & 3**

### **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.

### **Compliance with Housing Design Standards & County Development Plan**

This scheme is designed in accordance with DHPLG (Department of Housing, Planning & Local Government) Design Standards "*Quality Housing for Sustainable Communities 2007*" & Kilkenny County Development Plan 2014-2020. The following issues were addressed since pre-planning:

- Overall car-parking provision is provided at 2 spaces per house which is deemed to be appropriate for this scheme and the local social housing need. The scheme includes 8 No. 1 & 2 bedroom single storey dwellings which will cater for one or two person households. There are 7 No.2 bedroom 2 storey homes which will cater for smaller families.
- Private open space provision is in accordance with or exceeds the requirements in the design guidance. For details on General Arrangement drawings see HS132/P08-P17.
- Public Open Space provision meets development plan standards for both the Canal Road sites and the overall existing estate at Rathdowney Road.
- Redesign of a pair of infill dwellings on the north side of Canal Road to address overlooking & privacy.
- Protection of the mature trees along the roadside boundary of the Rathdowney Road Estate/Canal Road & retention of the existing stone boundary wall will be included in the landscaping plan at detailed design stage for this development.



## Public Consultation & Submissions

Plans and particulars of the proposed development will be available for inspection during office hours at County Hall & Castlecomer Area Office from **Friday 18<sup>th</sup> June 2021 until Friday 16<sup>th</sup> July 2021** inclusive.

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 time and date for receipt of submissions on the development is 5.00pm on Friday 30<sup>th</sup> July 2021.**

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: Mary Mulholland, Director of Services**



**Existing view out the Canal Road with Rathdowney Road turn-off to the right**