



Ref: Part 8 – 06/16

13th February, 2017.

**TO: The Cathaoirleach, and
Each Member of Kilkenny County Council**

RE: Part V111 - Proposed Housing Scheme at Bolton, Callan, Co. Kilkenny

Dear Councillor,

In accordance with Section 4 and 179 of the Planning and Development Act 2000 (as amended) and Part V111 of the Planning and Development Act 2001 (as amended) Kilkenny County Council hereby gives notice of its intention to carry out the following development;

**Part V111 - Proposed Housing Scheme at Bolton, Callan, Co. Kilkenny
Planning & Development Acts 2000-2015
Planning & Development Regulations 2001-2015**

I attach, herewith, report of the Director of Services/Senior Executive Planner which notes that no submissions were received. I am satisfied that the proposed development is consistent with proper planning and sustainable development of the area and consistent/compliant with the County Development Plan 2014-2020.

I recommend, for your consideration, that the proposed scheme is progressed on the basis of the attached report.

Yours sincerely


Colette Byrne
Chief Executive



KILKENNY COUNTY COUNCIL

REPORT – Dated 13th February 2017

**In Accordance with Section 179 of the
Planning and Development Acts, 2000-2015**

**RE: Proposed Housing Scheme at
Bolton, Callan, Co. Kilkenny**

***For consideration by the Elected Members
of Kilkenny County Council
at monthly meeting to be held
on 20th February 2017***

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1. Introduction

This report has been prepared for submission to the elected members of Kilkenny County Council and contains information regarding the proposed development, issues raised following the erection of the public notice of the proposed development and the display for public inspection of the plans and particulars and other matters as required in accordance with Section 179 of the Planning & Development Acts, 2000-2015.

2. Description of Proposed Development

Proposed Development of a Housing Scheme at Bolton, Callan, Co.Kilkenny on a site in the ownership of Kilkenny County Council.

Breakdown of House Types:-

Unit Type	No. proposed at Bolton
1 bed cottage	11
2 bed single storey	2
2 bed terrace	9
3 bed semi detached	14
4 bed semi detached	2
Total	38

The type of units proposed are in accordance with the identified social housing need in Callan Town, as established by Housing Needs Assessment, most recently in September 2016:-

ORDER_OF_PREFERENCE	1	
AREA_OF_CHOICE	BEDS_APPROVED	Total
Callan	1	28
	2	24
	3	29
	4	1
Total		82

ORDER_OF_PREFERENCE	(All)	
AREA_OF_CHOICE	BEDS_APPROVED	Total
Callan	1	57
	2	46
	3	43
	4	4
Callan Total		150

The scheme has been designed by a design team lead by Reddy Architecture and Urbanism, Dean St, Kilkenny City.

A significant proportion of the units are single storey to cater for this particular need. The mix of units sizes is intended to create a sustainable multi generational community, that will integrate well with the surrounding area.

The design is consistent with the requirements of 'Quality Housing for Sustainable Communities' [Dept of Housing Guidelines] and will comply with all current building regulations and design standards.

3. Notice of Development / Consultation

Non-Statutory

- A meeting was held with local residents on 14th September, 2016 at which draft plans were displayed and discussed.
- Discussions took place with representatives of John Lockes GAA Club, (which adjoins the site)

Statutory

- A notice describing the proposed development was placed in the Kilkenny People, week ending 2nd December, 2016.
- A Site Notice was displayed at the site location from 2nd December 2016.
- The details of the scheme were available on: <https://consult.kilkenny.ie/> and a link on www.kilkennycoco.ie

4. Implications for proper planning and sustainable development of the area

The proposed development is consistent with the provisions of the Callan Local Area Development Plan 2009-2020 and is compatible with the zoning objectives for the area. Copy of a report to this effect from the Senior Planner is appended to this report.

5. Submissions Received

- There were no third party submissions received formally
- **John Lockes GAA club** representatives advised verbally that they would like a pedestrian gate to be included as part of the new boundary and that the type and location of the boundary wall be agreed prior to detail design / tendering.

***Design Team Response:** This request is noted and can be facilitated.*

- Details of all Internal Referrals and the Irish Water referral have been included and have been addressed by the Design Team in the attached schedule (Appendix A).

Appendix A

Design Team Responses to Submissions

SUMMARY OF SUBMISSIONS RECEIVED

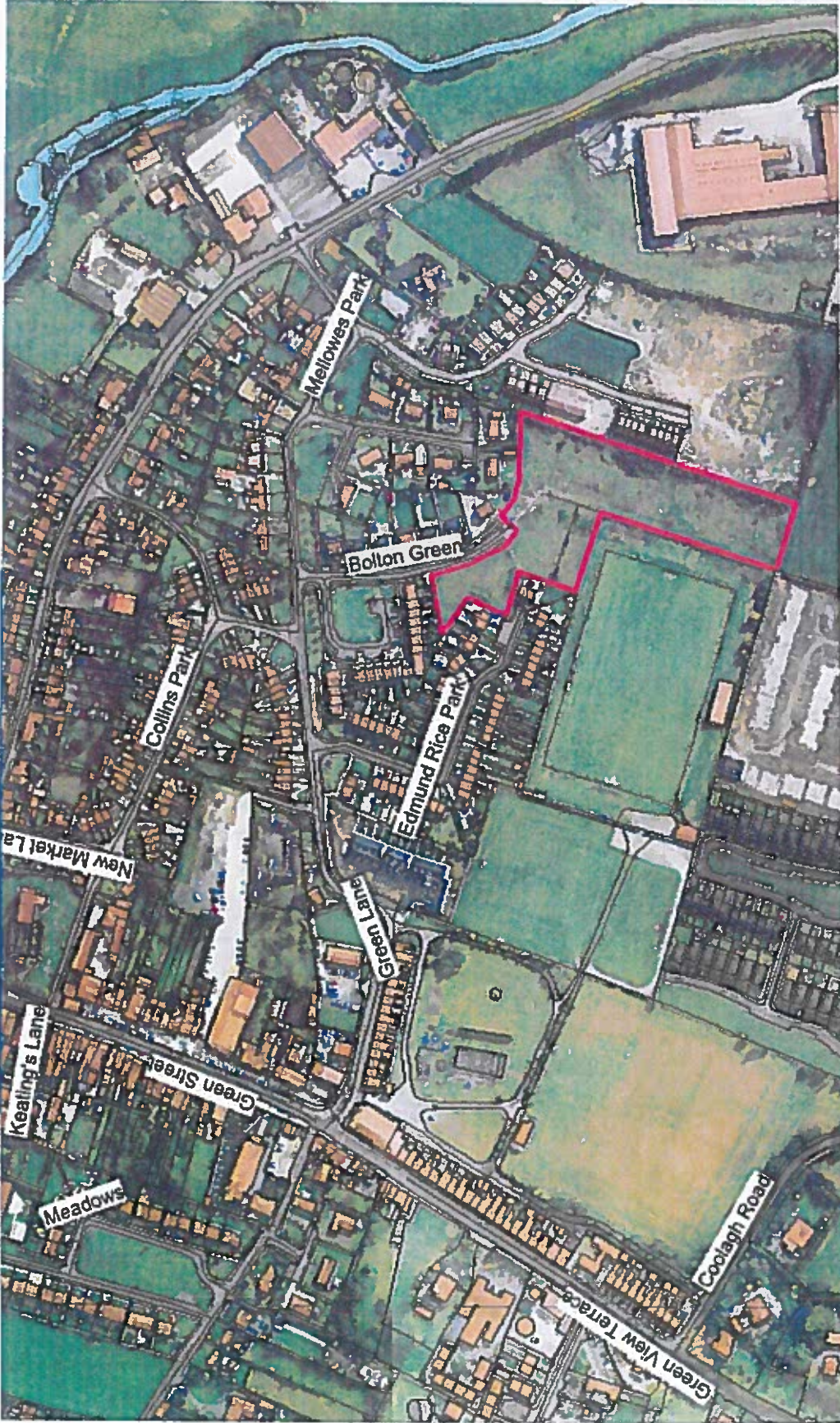
The following submissions were received in relation to the scheme, these are as follows:

Submissions received from	Summary of Issues Raised	Design Team Response.
Statutory Body submissions		
Irish Water	<ul style="list-style-type: none"> - No objections to proposed development subject to connection agreement with Irish Water 	<ul style="list-style-type: none"> - Noted & agreed that any direct or indirect connection to public water/waste water Irish Water network will adhere to standards & conditions set out in Irish Water connection agreement
Kilkenny County Council Internal submissions		
Roads Section	<ul style="list-style-type: none"> - Request for Road Safety Audit - Lighting to be energy efficient - Survey of proposed access routes prior to construction, - Agree a construction management plan and maintenance plan 	<ul style="list-style-type: none"> - Noted and will be carried out as requested - Noted and already planned - Kilkenny County Council, Housing Sections preference is to obtain access to the site for construction through an alternative route (i.e. not through the adjoining houses).
Environment Section	<ul style="list-style-type: none"> - Storage for waste segregation - Minimisation of nuisance at construction stage - Capacity of attenuation system 	<ul style="list-style-type: none"> - Noted and will be dealt with at detailed design / tender preparation stage
Fire Section	<ul style="list-style-type: none"> - Need for compliance with Building Control Regulations 	<ul style="list-style-type: none"> - Already noted and will be dealt with at detailed design stage.

	<ul style="list-style-type: none"> - Confirmed that fire safety certificate not required 	
Parks Dept	<ul style="list-style-type: none"> - Request liaison regarding provision of play space and tree planting 	Noted and agreed
Water Services	<ul style="list-style-type: none"> - No issues 	
3rd Party Submissions/Observations:	None received formally	
Verbal Submissions	<p>John Lockes GAA club requested verbally (to KCC Housing Engineer) that a pedestrian gate be provided to enable access to the club grounds and that provision of a retaining boundary wall (as opposed to a block wall) be considered in order to maximise space</p>	<ul style="list-style-type: none"> - Pedestrian entrance can be facilitated - Boundary wall to be agreed following site visit

Appendix B

Site Location Map & Public Notices



a) Site Location Map

WANT TO KNOW WHAT IS HAPPENING IN YOUR AREA? REGISTER FOR KILKENNY ALERTS

www.kilkennycco.ie

KILKENNY COUNTY COUNCIL

NEWS & NOTICES

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
 Proposed Development by a Local Authority
 Section 179 of the Planning and Development Act 2000-2015
 Part 8 of the Planning and Development Regulations 2001-2015

Section 179 of the above Regulations, Kilkenny County Council hereby gives notice of proposals pertaining to the following development:

Proposed Housing Scheme at Bolton, Collan, Co Kilkenny

The proposed development will consist of the construction of 25 no houses and associated site works, at Bolton, Collan, Co Kilkenny

Plans and particulars of the proposed development will be available for inspection from Friday 2nd December 2016 to Friday 27th January 2017 inclusive at the following locations:

- Bolton, Collan, Co Kilkenny (from 9am to 4.30pm Monday to Friday (except Public Holidays))
- Kilkenny County Council Area Office, Central Road, Collan, Co Kilkenny (from 9am to 2pm & 2pm to 4.30pm Monday to Friday (except Public Holidays))
- Details of the proposed development can also be viewed at www.kilkennycco.ie at all times

Submissions or observations with respect to the proposed development dealing with the proper planning and development of the area in which the development will be carried out may be made in writing to the undersigned or via email to the following email address: planning@kilkennycco.ie

The latest date for receipt of submissions on the development is Friday 19th February 2017. Submissions should be clearly marked "Proposed Housing Scheme at Bolton, Collan, Co Kilkenny-Planning Submission"

Mary Mulholland,
 Director of Services,
 Kilkenny County Council
 Cuatro Hall, John Street, Athlone

b) Notice in Kilkenny People – Week Ending 2nd December 2016

Attention Residents & Community Groups

For information on Kilkenny County Council community grants, activities, advice, community structure/plans, and community news from around the County check out Kilkenny County Councils quarterly newsletter online at www.kilkennycco.ie

c) NOTICE DISPLAYED ON SITE

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

Comhairle Chontae Chill Chainnigh
Kilkenny County Council



Proposed Development by a Local Authority

Section 179 of the Planning and Development Act 2000-2015

Part 8 of the Planning and Development Regulations 2001-2015

In accordance with Part 8, Article 81 of the above Regulations, Kilkenny County Council hereby gives notice of proposals pertaining to the following development:

Proposed Housing Scheme at Bolton, Callan, Co Kilkenny

The proposed development will consist of the construction of 38 no houses and associated site works, at Bolton, Callan, Co Kilkenny.

Plans and particulars of the proposed development will be available for inspection from **Friday 2nd December 2016 to Friday 27th January 2017** inclusive, at the following locations:-

- Planning Department, Kilkenny County Council, County Hall, Johns Street, Kilkenny City - *from 9am to 1pm & 2pm to 4.00pm Monday to Friday (Except Public Holidays)*
- Kilkenny County Council Area Office, Clonmel Road, Callan, Co. Kilkenny- *from 9am 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/> and www.kilkennycoco.ie at all times

Submissions or observations with respect to the proposed development dealing with the proper planning and development of the area in which the development will be carried out may be made in writing to the undersigned or sent to the following e-mail address planning@kilkennycoco.ie

The latest date for receipt of submissions on the development is **Friday 10th February 2017**. Submissions should be clearly marked "*Proposed Housing Scheme at Bolton, Callan, Co Kilkenny-Planning Submission*"

Mary Mulholland,
Director of Services,
Kilkenny County Council
County Hall, John Street, Kilkenny

d) INFORMATION ON-LINE

Kilkenny County Council Online English - Log in Register

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Housing Scheme at Bolton, Callan, Co. Kilkenny

Proposed Housing Scheme at Bolton, Callan, Co. Kilkenny

In November 2014 the Government launched the 'Social Housing Strategy 2013-2020: Support, Supply and Reform' http://www.housing.gov.ie/sites/default/files/publications/files/social_strategy_document_20141126.pdf

The stated vision of the Strategy is that every household will have access to secure, good quality housing, suited to their needs, at an affordable price in a sustainable community

This strategy was further supplemented by 'Rebuilding Ireland - Action Plan for Housing and Homelessness' <http://rebuildingireland.ie/> This project is an action by Kilkenny County Council under Pillar 2 of this Action Plan - 'accelerate social housing'

As part of the above national strategies, Kilkenny County Council prepared a local strategy for the years 2015-2017, identifying a number of key sites for the delivery of social housing units. The site in this brief is one of those key sites. It is close to Callan town.

Themes

- Traffic
- Density
- Open Space

Materials

- P16-074K RAU-00-ZZ-DR-A
- P16-074K RAU-00-ZZ-DR-A

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1 Open Public Consultations Housing Scheme at Bolton, Callan, Co. Kilkenny

Kilkenny Central Access Scheme - Current Status Read more...

Have your say at consult.kilkenny.ie Read more...

1916 100th Anniversary Celebrations

I want to...

- View Vacancies
- View Maps
- Multi Platform Mapping (mobile friendly)
- Check the Electoral Register
- Recycle Household Waste
- Pay Non Principal Private Residence Charge
- Make an Online Payment
- Make a complaint

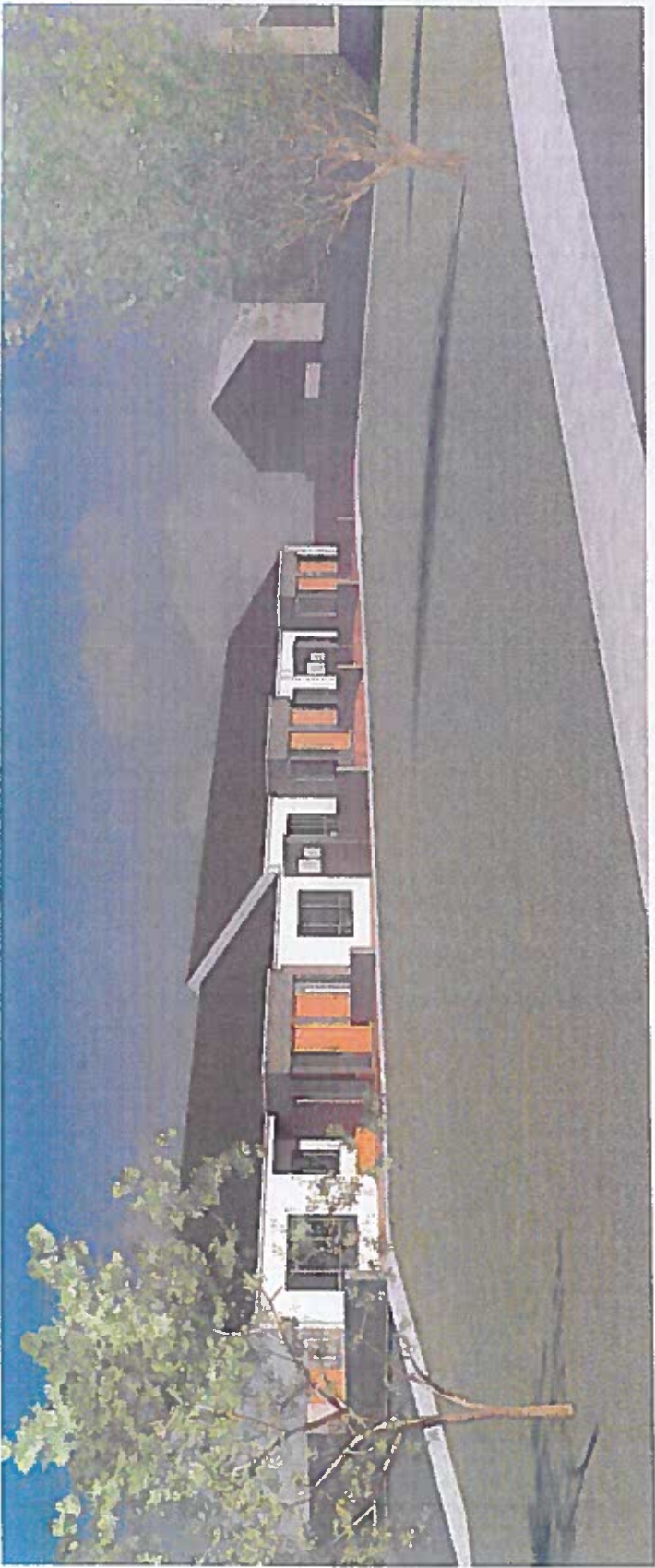
Latest News Planning Notices Road Notices Water Notices

Water Outage 10/02/2017 Patrick St, Kilkenny

Appendix C

Site Drawings & 3D Images





Appendix D
Planners Report

**Comhairle Chontae Chill Chainnigh
Kilkenny County Council
Part 8 Planning Report**



**Planning & Development Act 2000-2015
Planning & Development Regulations, 2001 - 2015**

Part 8 Ref. No.: P8 06/16
Development: Construction of 38no. housing units (11no. 1 bedroom, 11no. 2 bedroom, 14 no. 3 bedroom and 2 no. 4 bedroom) at Bolton, Callan, Co. Kilkenny.

Site Location and Description

The subject site is located within an existing established residential area within Callan Town and has a stated area of 3.65acres. The site is predominantly flat and the access to the site is via the entrance to serviced sites owned by Kilkenny County Council. The site is bounded by John Lockes's GAA field, an old existing Local Authority housing scheme, (Edmund Rice Estate) and a private unfinished residential estate (Kings Court) and Fair Green Lane.

Site History

No recent on-site history.

Callan Local Area Plan 2009-2020

The subject site is zoned *Residential* in the current Local Area Plan for Callan.

Pre-planning

As part of the planning application process the Housing Section was advised of planning requirements through a formal pre-planning submission prior to lodging the application.

Screening for Appropriate Assessment

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

Referrals

Environment No objection to the current proposal from a public health/ environmental perspective (see report dated 21/12/2016).

Roads No objection to the current proposal from a traffic safety perspective (see report dated 19/01/2017).

Area Engineer No objection to the current proposal from a traffic safety perspective (see report dated 26/01/2017).

Irish Water/ Water Services No objection to the current proposal (see report dated 17/01/2017).

Parks No objection to the current proposal from a landscape/visual impact perspective (see report dated 24/01/2017).

Chief Fire Officer No objection to the current proposal from a fire safety perspective (see report dated 21/12/2016).

Proposed Development

The current proposal is for the construction of 38no. housing units comprising of 10no. 1 bedroom, 11no. 2 bedroom, 14 no. 3 bedroom and 2 no. 4 bedroom units.

Assessment

The subject site is predominantly flat and has a stated area of 3.65acres approx. The configuration of the site is quite narrow and elongated in sections as it is an infill site between existing residential developments. The design team over-seeing the project carried out a comprehensive site analysis to determine the most optimum design solution for the specific site.

Density and Design

The proposed density of 10.6 dwellings to the acre is acceptable having regard to the context and mix of densities in the immediate vicinity of the site.

The mix of house types and sizes is quite specific as it is intended to meet the needs of the approved social housing applicants in Callan. There are 4no. variations of the one bedroom house type (all single storey), 6no. variations of the two bedroom (both two storey and single storey) and single design proposals for both the 3 and 4 bedroom units. There are minor alterations in the external finishes and elevation treatments in each of the house types which introduce variety. The diversity and dispersion of the number of house types throughout the development is intended to encourage a mixed age profile and social cohesion.

All floor areas meet the minimum requirements as set out in both the *Design Standards for New Apartments* and *Sustainable Residential Development in Urban Areas*, as detailed in the Schedule of Areas submitted with the application documents. All separation distances between dwellings both back to back (22m) and 2.3m between the side walls of detached, semi-detached and end of terrace dwellings area generally also met.

The exact details of bin storage areas for the terraced units have been identified site layout plan and elevation drawings.

Open Space/Landscaping

Each of the individual units has dedicated private open space to the rear of the unit which meets the minimum requirements as set out in the current Kilkenny County Development Plan. The rear gardens are well designed as they do not back onto roads or public open spaces and there are no north facing back gardens in the proposal.

The main area of public open space (1,750sqm) is designed as such that it is overlooked from dwellings and from frequented roads and footpaths. It also includes a dedicated children's play area. Having regard to the configuration of the site, this is considered the most optimum location for the public open space. There are also smaller pockets of open space adjoining the internal access road.

Details of boundary treatments have been submitted with the application documentation and are detailed on Drawing No. P16-074K-RAU-00-ZZ-DR-A-31004 & P16-074K-RAU-00-ZZ-DR-A-31005. The eastern boundary comprises a 1.8m high sand/cement render wall which will effectively protect the amenities of the neighbouring properties. The divisional boundary between rear gardens comprises a 1.8m high timber hit & miss boundary which is acceptable to the Planning Authority. The side walls of dwelling fronting the internal access road and areas of public space comprises a 1.8m high wall with a 0.9m high rendered wall with 0.9m high metal railing on top.

The file was referred to the Parks Department who have no objection to the proposal but have stated that the Housing Department should liaise with the Parks Department in due course with regard to the provision of the play space to EN1176 and EN1177. Similarly the Parks Department should be consulted in relation to the proposed street tree planting and landscaping within the development to identify the optimum species for planting.

Traffic/Parking

A report has been prepared by Roadplan and forms part of the current application. The design solution offers a mix of on-street and off-street parking. The off-street parking serves the 14no. semi-detached two-storey dwellings, with 2no. spaces per unit so therefore 28 spaces plus 3.5 visitor spaces on-street (0.25/unit). The remaining 24 units are served by on-street parking with a total of 35 spaces plus 6 visitor spaces. The overall total number of car parking spaces to serve the development is therefore calculated at 73. The total number of spaces is considered reasonable.

The Report also includes details of Development Trip Generation and Trip Distribution and refers to proposed road network improvements which have been identified in the Callan Local Area Plan. The Roads Design Section is satisfied with the proposal from a traffic safety perspective.

Services

The proposal is to connect to the public water and wastewater system serving Callan. Details of the connections have been outlined on drawings submitted with the application documents and the supporting written documentation. The Water Services Section is satisfied with the proposal to connect into same.

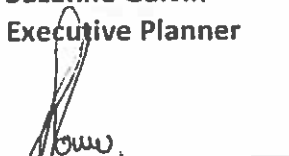
Conclusion and Recommendation

Overall, the Planning Authority considers that the proposed development is consistent with the zoning objectives for the site and accords with the proper planning and sustainable development of the area. The design solution is the optimum available having regard to the configuration of the site. It is therefore recommended that the Part 8 application for 38 dwellings at Bolton, Callan, Co. Kilkenny, be agreed subject to the following conditions.



Suzanne Galvin
Executive Planner

Date 13/02/17



Nicolaas Louw
Senior Executive Planner

Date 13/02/17



Denis Malone
Senior Planner

Date 13/02/17

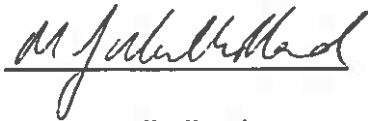


A.M Walsh
Senior Executive Officer

Date 13/2/17

Part 8 P06/16

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the recommendations made by the Planning and other Service Departments.



**Mary J Mulholland
Director of Services**

Date 13/2/2017

Schedule of Conditions to be attached to Part 8 06-16.

1. A Road Safety Audit Stage 1/2 shall be undertaken for this development at detailed design stage. The scope of the audit shall include the proposed development and the Bolton Green Road down to its junction with Meadow's Park. The recommendations of same shall be submitted for the agreement of the Road Design Office and the cost to implement any such agreed recommendations shall be borne by the applicant.

Reason: In the interests of traffic safety

2. All road markings and signage shall be in compliance with the Department of Transport, Traffic Signs Manual, 2010.

Reason: In the interests of traffic safety

3. The Developer shall ensure that the lighting infrastructure implemented to service this development is energy efficient in design.

Reason: In the interests of traffic safety

4. The Developer shall undertake a video and condition survey of the proposed access routes to the site immediately prior to commencement and after completion of the development. This survey shall include at a minimum the access road through the existing housing estate Bolton Green Road and Green Lane. This shall be undertaken in conjunction with the Municipal District of Kilkenny Engineer (Callan Office). The Developer shall be responsible for rectifying any defects arising on these access routes during the construction period as a result of the construction traffic.

Reason: In the interests of traffic safety

5. The Developer shall ensure that during the construction phase adequate parking is provided for all personnel working on the site as on-street parking shall not be permitted.

Reason: In the interests of traffic safety

6. Prior to the commencement of development, the Developer is required to submit to the Municipal District of Kilkenny Engineer (Callan Office) for written agreement a Construction Management Plan to include details regarding a Works Schedule for the phasing of the development, construction working hours, storage of construction materials, construction traffic and traffic management, access, supervision details etc. Construction on Sundays and Bank Holidays is not permitted, without prior written consent from the Planning Authority.

Reason: In the interests of traffic safety

7. Prior to the commencement of any works, the Developer shall submit to the Municipal District of Kilkenny Engineer (Callan Office) for formal written agreement, a Roads Maintenance Programme for the construction phase of the development including street sweeping/cleaning in order to prevent muck/debris, excavated materials and construction materials interfering with the safe operation of the public road. No materials either excavated or for construction purposes, shall be stored on the public road.

Reason: In the interests of traffic safety

8. Prior to the occupation of the development a Road Safety Audit Stage 3 shall be undertaken. The scope of the audit shall include the proposed development and the Bolton Green Road down to its junction with Meadow's Park. The recommendations of same shall be submitted for the agreement of the Road Design Office and the cost to implement any such agreed recommendations shall be borne by the applicant.

Reason: In the interests of traffic safety

9. No development shall commence until such time as the developer has obtained a Connection Agreement from Irish Water for the provision of water services necessary to enable the proposed development

Reason: In the interests of public health.

10. The detailed design should include for adequate space to be provided internally and externally to allow for the segregation of waste into dry recyclable, biodegradable and residual wastes. This is particularly relevant for terraced dwellings with no rear-garden access. It is recommended that a small unit be constructed as a design feature to the front of any such dwelling to house 3 no. wheelie bins and screen their visual impact.

Reason: In the interests of public health and the environment.

11. The detailed design should have regard to minimising potential nuisance during the construction stage. In particular construction activities should be undertaken so as to ensure that noise, air emissions and/or odours do not result in significant impairment of, or significant interference with, the environment or amenities beyond the site.

Reason: In the interests of public health and the environment.

12. The contractor should be required to prepare a Construction Stage Waste Management Plan. The Plan should be prepared in accordance with the Department of the Environment, Heritage and Local Government's *Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects*. The contractor's plan should be subject to the approval of the Housing or Environment Section. Wastes sent off site for recovery or disposal shall only be conveyed by an authorised waste contractor and transported from the proposed development site to an authorised site of recovery/disposal in a manner which will not adversely affect the environment.

Reason: In the interests of public health and the environment.

13. The detailed design of the stormwater infiltration and attenuation system should cater for a 100 year rainfall event with rainfall intensities increased by a factor of 10% to allow for climate change.

Reason: In the interests of public health and the environment.

14. Prior to the completion of the construction contract, the Housing Section should satisfy itself that there are no misconnections between the foul and storm drainage systems.

Reason: In the interests of public health and the environment.

15. The Developer shall liaise with the Parks Department in due course with regard to the provision of the play space to EN1176 and EN1177. The Parks Department shall consult in relation to the proposed street tree planting and landscaping within the development to identify the optimum species for planting.

Reason: In the interests of visual amenity.