



KILKENNY COUNTY COUNCIL

REPORT - Dated 27th May, 2024

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

*RE: Changes to previously permitted Development at
Tobernepeiste, Freshford, Co. Kilkenny*

**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

1. Proposed architectural drawings prepared by Kilkenny County Council Housing Technical

Appendix B

1. Pre-planning Report

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

Kilkenny County Council acquired the site in Freshford with planning permission Ref. 19/99 in late 2022 for 19no. dwellings. This scheme was revised and approval granted under a Section 179A Planning approval in January 2024 for a total of 20no. dwellings. Further revisions to the layout are now proposed as a result of further flood modelling carried out for the site which recommended the relocation of three no. terraced houses from the north eastern corner of the site to the southern end. House Types were revised slightly as a result of this change to provide passive surveillance of the open spaces. The number of houses and the open space provision remains the same as for the previous Section 179A proposal.

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	

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 Area Planner and was advised of planning requirements through a formal pre-planning submission prior to 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 Kilkenny City and County Development Plan 2021-2027 and is compatible with the proper planning and sustainable development for the area.

Appended to this report in Appendix B is the Pre-Planning Report from the Area Planner.

The following comments were noted by the Planning Department and will be addressed as follows:

1. *Boundary treatment/s and landscaping of area to front of site requires detailing to ensure an appropriately defined streetscape is provided along Bohercrussia Street.*

Housing Capital will request that the appointed architects, van Dijk Architects Ltd, detail the front of the site to ensure an appropriately defined streetscape along Bohercrussia St as part of the detailed design for tender stage.

2. *Landscaping of remainder of site to be detailed to ensure hard landscaped surfaces do not dominate the site.*

Housing Capital will ensure that hard landscaping surfaces are kept to minimum. This will be achieved by including additional rain gardens and grassed areas to the front of the dwellings as part of the nature based solutions for stormwater.

3. *Site Notice: Site notices to be erected at entrance to site from public road and at location of proposed pedestrian entrance from neighbouring Woodview estate.*

Site notices will be erected to both the public road and the pedestrian entrance from the neighbouring Woodview estate.

Report prepared by:

SIGNED



Richard Vaughan
Executive Architect

6. Kilkenny County Council's Intention Regarding Proposed Development

Proposed Development: S179A Proposal
Changes to previously permitted
development at Tobernapeiste, Freshford,
Co. Kilkenny

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the report and recommendation from the Housing Capital Section dated 27th May, 2024.

SIGNED



Mary J Mulholland
Director of Services

SIGNED:

Lar Power
Chief Executive

KILKENNY COUNTY COUNCIL

CHIEF EXECUTIVE'S ORDER

HS 158

NO: HCAP 24/43

SUBJECT:

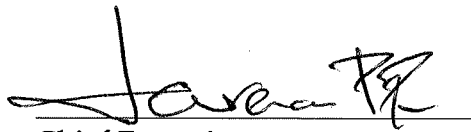
Approval to proceed with the changes to the previously permitted development, An Tobar, Tobernepeiste, Freshford, Co. Kilkenny in Accordance with Section 179A of the Planning and Development Acts, 2000 as amended.

ORDER:

Recommendation to proceed with the changes to the previously permitted development of 20no. dwellings at, An Tobar, Tobernepeiste, Freshford, Co. Kilkenny. Changes include the relocation of 3no. terraced houses and elevational and layout changes to the dwellings in accordance with Section 179A of the Planning & Development Acts, 2000 as amended.

Report dated 27th May, 2024 prepared by Richard Vaughan, Executive Architect, recommended by Mary Mulholland, Director of Services refers

Signed:

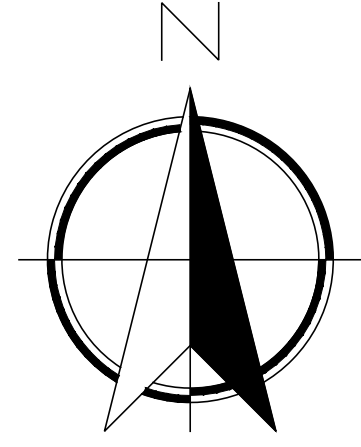

Chief Executive

Dated: 30/05/2024

Appendix A

1. Proposed architectural drawings prepared by Kilkenny County Council Housing Technical.

NOTES
 DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
 VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.
 DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.
 ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.



LOCATION OF SITE NOTICE MARKED WITH AN 'X'

SITE ENTRANCE

EXISTING FRONT BOUNDARY WALL TO BE SET BACK TO FACILITATE SIGHTLINE REQUIREMENTS

EXISTING FRONT BOUNDARY WALL TO BE MODIFIED TO FACILITATE NEW VEHICULAR ENTRANCE TO EXISTING DWELLING

EXISTING FOOTPATH TO BE RECONFIGURED AT THE ENTRANCE

EXISTING HEDGEROW TO BE RETAINED AND SUPPLEMENTED WITH ADDITIONAL PLANTING WHERE NECESSARY. SEE LANDSCAPING DWG

NATURE BASED PLAY AREA (boulders and logs)

PUBLIC OPEN SPACE 2
003x3 543 m2

EXISTING HEDGEROW TO BE RETAINED

PUBLIC OPEN SPACE 1
003x5 886 m2

EXISTING HEDGEROW TO BE REMOVED FOR EXTENT INDICATED AND REPLACED WITH NEW BLOCKWORK WALL AND GALVANISED METAL RAILINGS BETWEEN SITE SUBJECT TO APPLICATION AND NEIGHBOURING WOODVIEW ESTATE.
 NEW LINK FOOTPATH FROM PEDESTRIAN ACCESS TO NEIGHBOURING WOODVIEW ESTATE TO DEVELOPMENT FOOTPATH

LOCATION OF SITE NOTICE MARKED WITH AN 'X'

EXISTING 2m HIGH BLOCKWORK BOUNDARY WALL TO BE RETAINED.

EXISTING 2m HIGH BLOCKWORK BOUNDARY WALL TO BE RETAINED.

EXISTING HEDGEROW TO BE RETAINED AND SUPPLEMENTED WITH ADDITIONAL PLANTING WHERE NECESSARY. SEE LANDSCAPING DWG

Notes
 1. Footpaths to be constructed as per recommendations or site development works for housing areas.
 2. Refer to ENGINEER'S construction drawings for all details of new roads, footpaths, ground levels, floor levels, slopes and site services.

- Legend**
- Site Ownership
 - Site Outlined in Red
 - Tactile Paving
 - No.33 Proposed numbering /overall no. of Houses
 - Dwelling Principal Entrance
 - Site Entrance Entrance
 - 01-13 (13) No. of Parking Space /overall
 - Bin Stores
 - Bike Stands

SITE AREA: 0.8523 Ha

EXISTING HEDGEROW TO BE RETAINED AND SUPPLEMENTED WITH ADDITIONAL PLANTING WHERE NECESSARY. SEE LANDSCAPING DWG

Rev.	Description	Date
A	CHANGES TO HOUSE TYPE	APRIL 2024

HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
 Kilkenny County Council
 County Hall, John Street, Kilkenny
 Tel: 056 779 4000
 E-mail: info@kilkennycoco.ie
 Web: www.kilkennycoco.ie

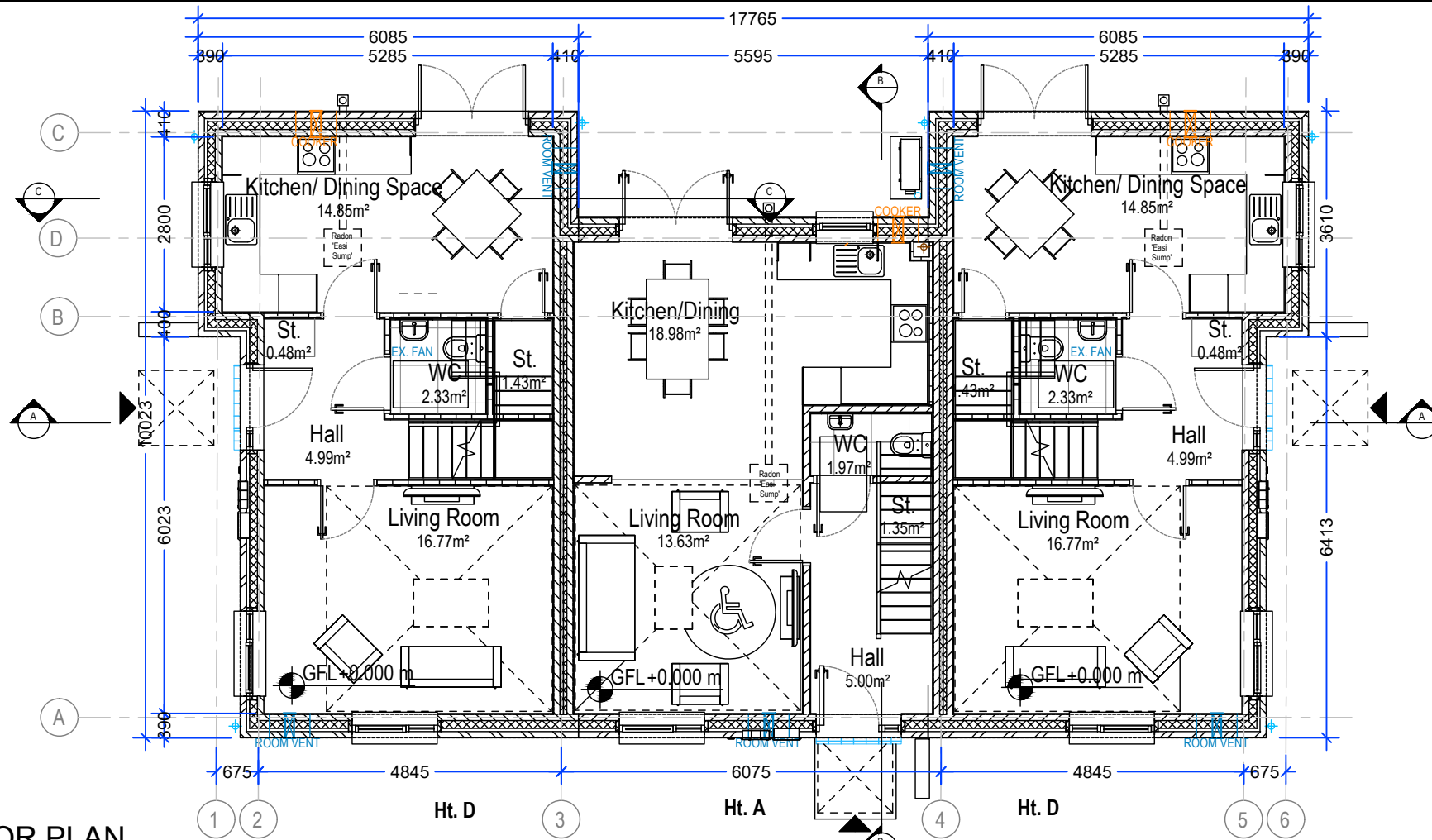
PLANNING	<input checked="" type="checkbox"/> TENDER	CONSTRUCTION
----------	--------------------------------------------	--------------

PROJECT: An Tobar Tobernaepastia Freshford

DRAWING: Site Layout

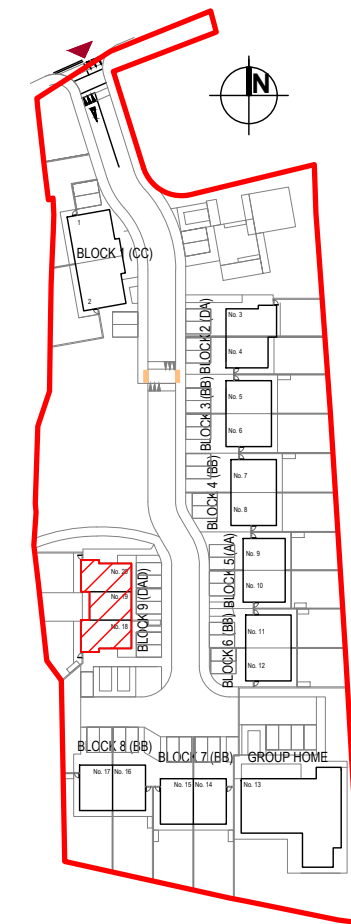
DRAWN BY:	
CHECKED BY:	
SCALE:	1/250 @ A1; 1/500 @ A3
DATE:	October 2023
FILE No.:	HS 158
DRAWING No.:	PL-002

ALL ORDNANCE SURVEY DATA BASED ON ORDNANCE SURVEY OF IRELAND PLAN LICENSE NUMBER 30133102/COMANNAVY © COPYRIGHT RESERVED



GROUND FLOOR PLAN

SCALE 1/100



KEY PLAN

SCALE 1/1500

NOTES
 DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
 VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.
 DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.
 ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

KEY:

- Selected Brick to Outer Leaf Type and Colour To Be Approved By The Architects
- Blockwork (Blocks to Blockwork)
- Concrete
- Stud Walls
- Insulation (see Architects spec.)
- Expansion Joint
- Cavity Barrier (1hour)

Rev.	Description	Date
A	CHANGES TO HOUSE TYPE	APRIL 2024

HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
 Kilkenny County Council
 County Hall John Street Kilkenny
 Tel: 056 779 4000
 E-mail: info@kilkennycoco.ie
 Web: www.kilkennycoco.ie

PLANNING	<input checked="" type="checkbox"/> TENDER	CONSTRUCTION
----------	--------------------------------------------	--------------

PROJECT: An Tobar Tobernapeastia
 Freshford
 BLOCK (DAD) - 2BED/4P

DRAWING: Proposed Plans

DRAWN BY:

CHECKED BY:

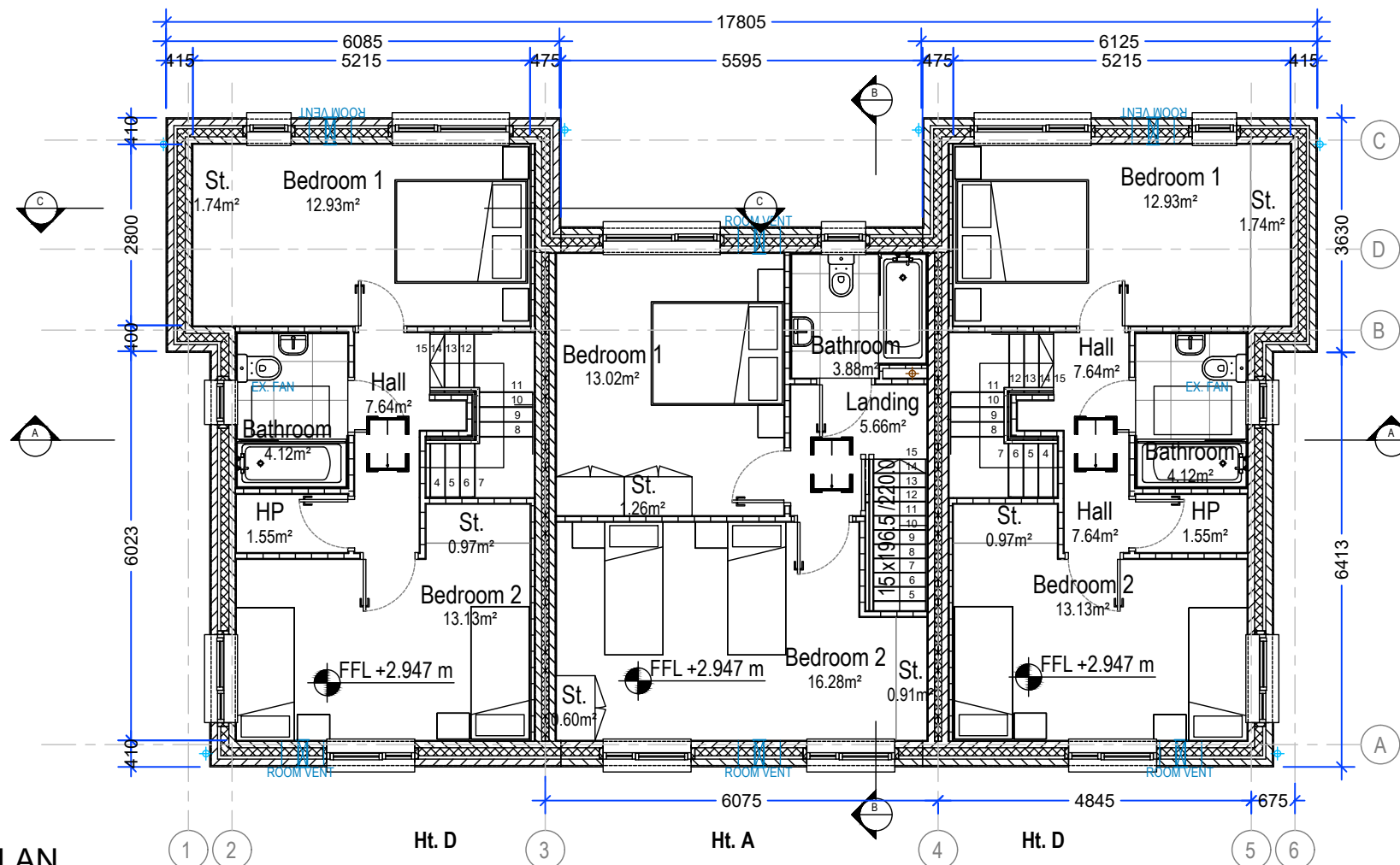
SCALE: as shown @ A3

DATE: October 2023

FILE No.: HS 158

DRAWING No.: PL100-BL DAD

ALL ORDINANCE SURVEY DATA BASED ON ORDINANCE SURVEY OF IRELAND MAP LICENCE NUMBER 2013/27/CMA/KILKENNY

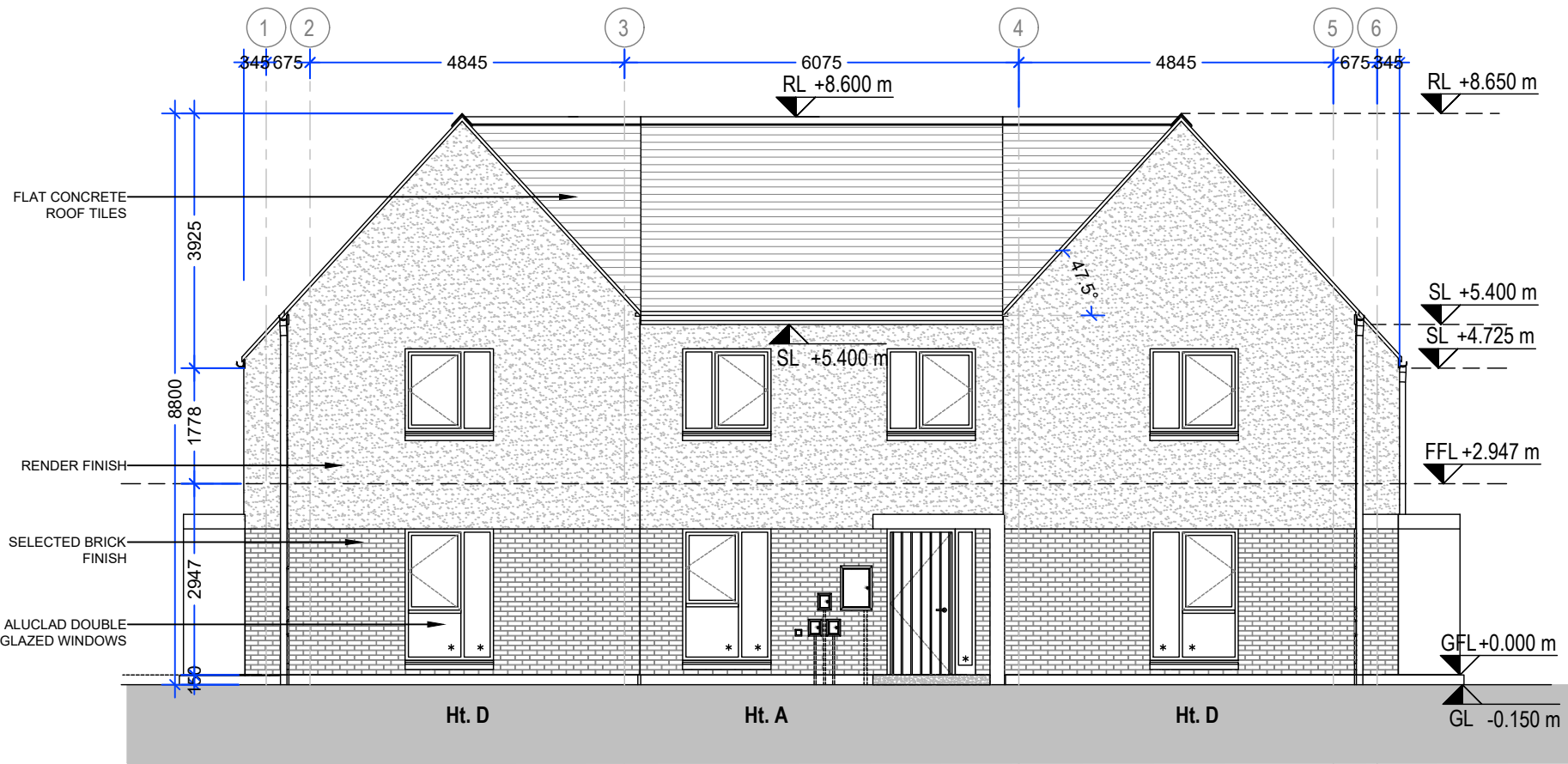


FIRST FLOOR PLAN

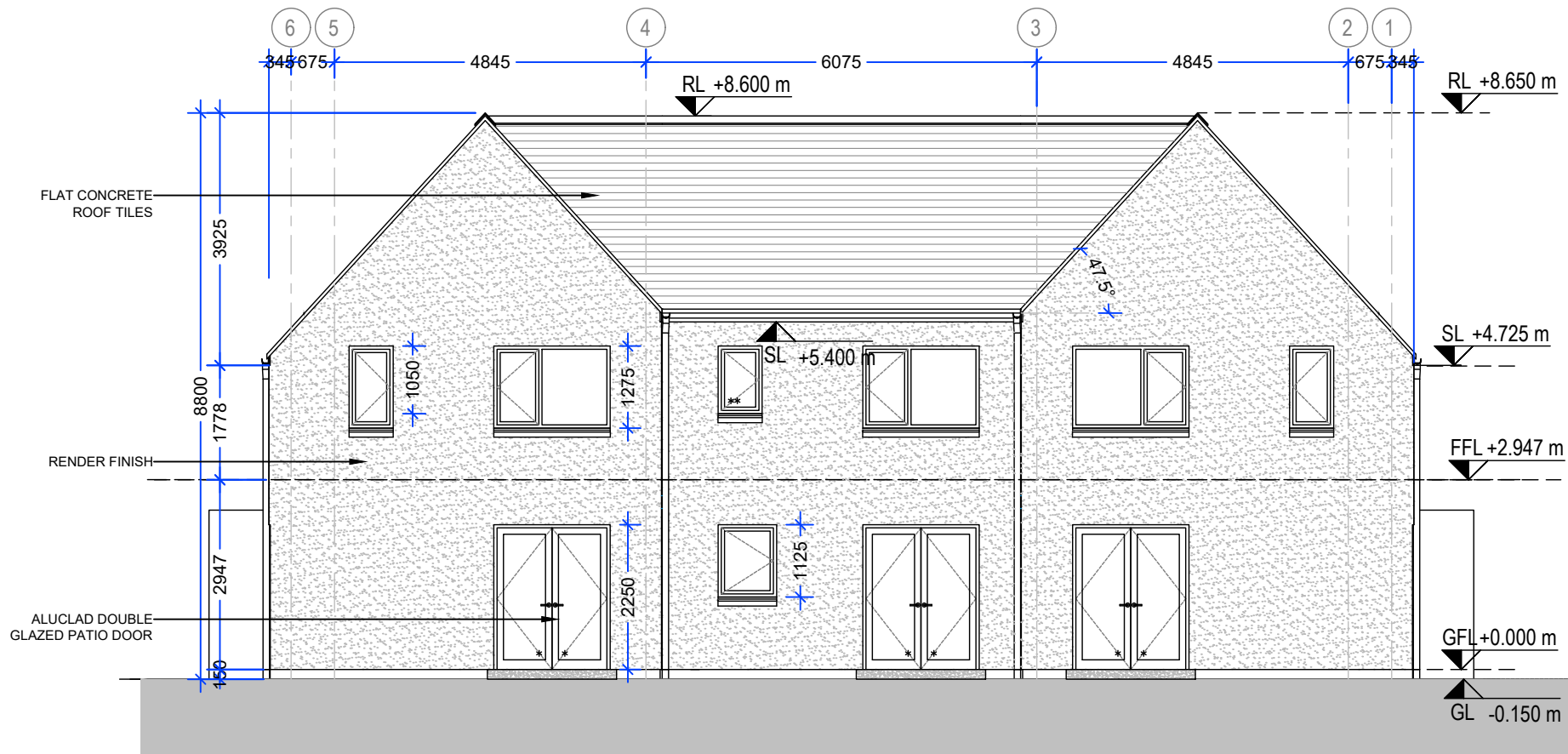
SCALE 1/100

FLOOR AREA SCHEDULE		
House Type A: 2BED/4P		
	Area provided	min Area required
Aggregate Living	31.5m ²	30m ²
Bedroom 1	13.2m ²	11.4m ²
Bedroom 2	16.1m ²	13m ²
storage	4m ²	4m ²
Gross Floor Area	86.4m ²	80m ²
House Type D: 2BED/4P		
	Area provided	min Area required
Aggregate Living	31.6m ²	30m ²
Bedroom 1	12.9m ²	11.4m ²
Bedroom 2	13.1m ²	13m ²
storage	3.95m ²	4m ²
Gross Floor Area	84.1m ²	80m ²

© COPYRIGHT RESERVED



FRONT ELEVATION
SCALE 1/100



REAR ELEVATION
SCALE 1/100



KEY PLAN
SCALE 1/1000

NOTES

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.

DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.

ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

Rev.	Description	Date
A	CHANGES TO HOUSE TYPE	APRIL 2024

HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel: 056 779 4000
E-mail: info@kilkennycoco.ie
Web: www.kilkennycoco.ie

PLANNING TENDER CONSTRUCTION

PROJECT: An Tobar Tobernapeastia
Freshford
BLOCK (DAD) - 2BED/4P

DRAWING: Proposed Front & Rear Elevation

DRAWN BY:

CHECKED BY:

SCALE: as shown @ A3

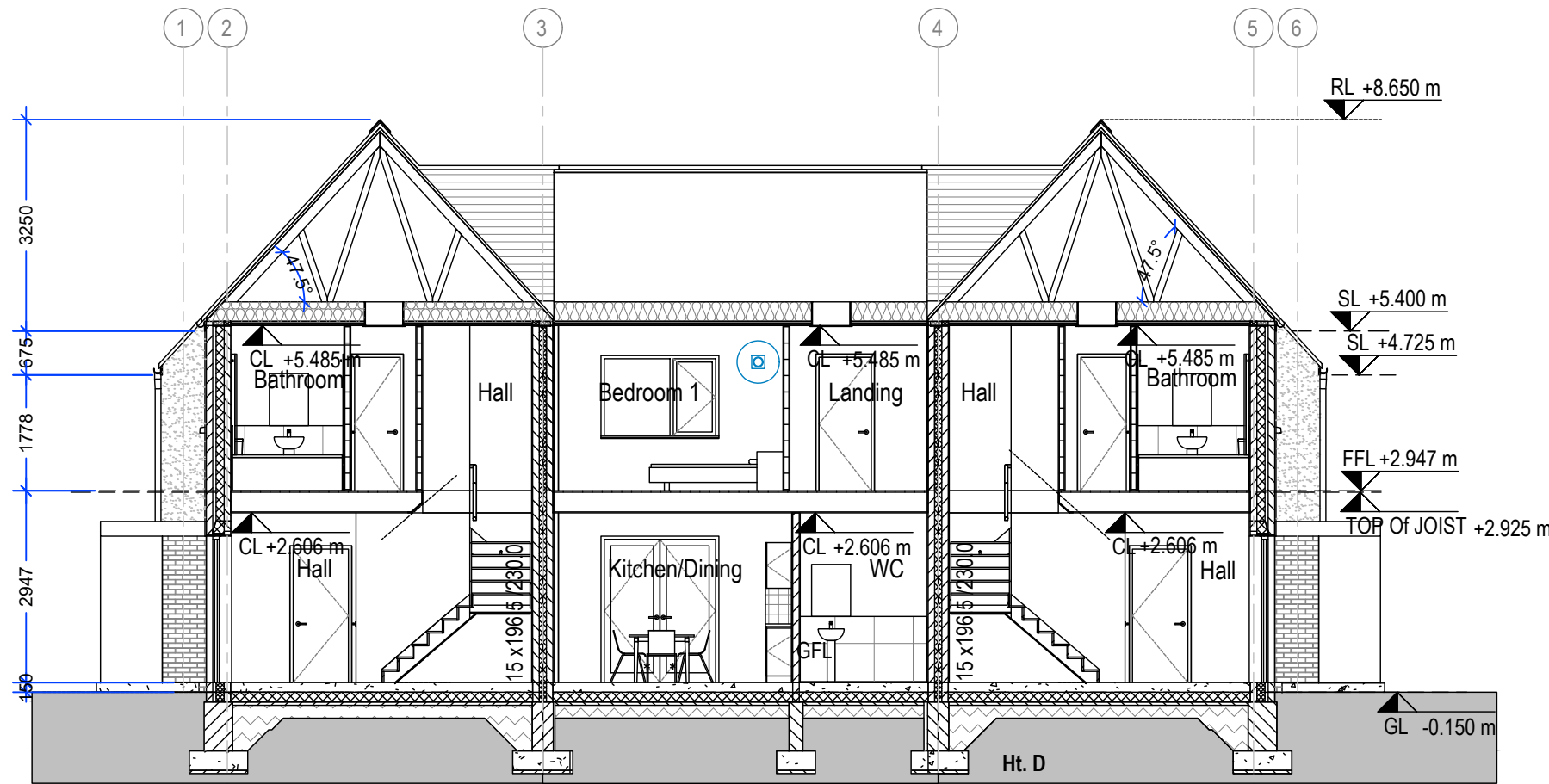
DATE: October 2023

FILE No.: HS 158

DRAWING No.: PL200-BL DAD

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

© COPYRIGHT RESERVED



SECTION A-A
SCALE 1/100



KEY PLAN
SCALE 1/1500

NOTES

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.

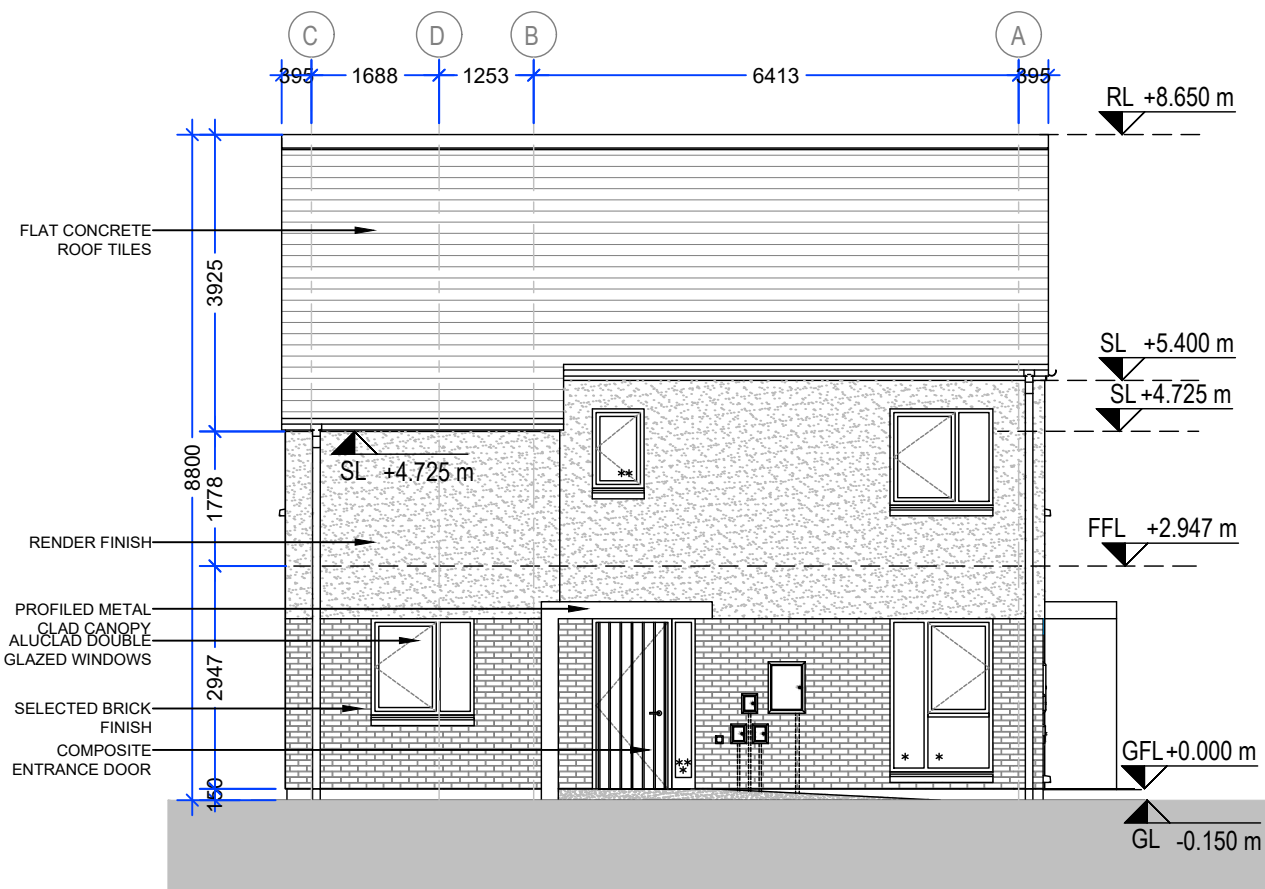
DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.

ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

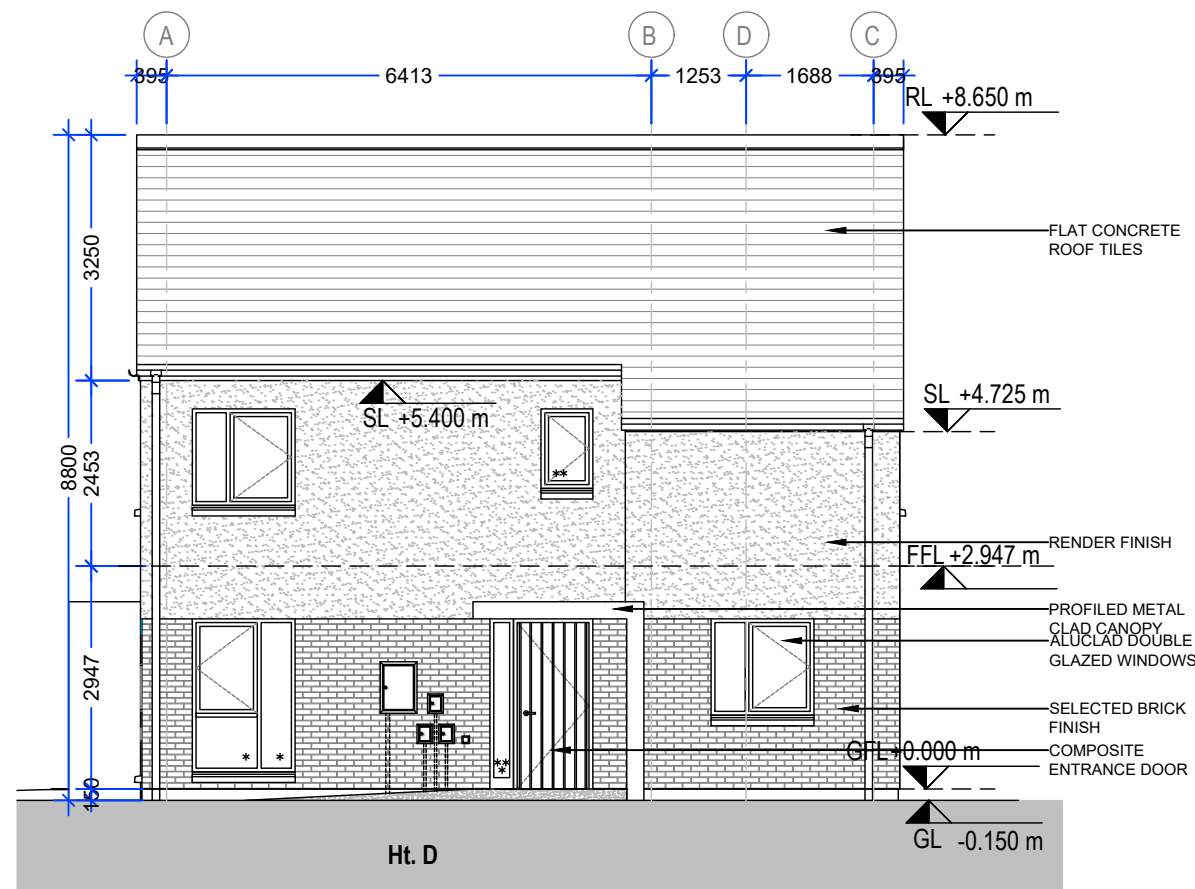
KEY:

- Selected Brick to Outer Leaf Type and Colour To Be Approved By The Architects
- Blockwork (Blocks to Engineers spec.)
- Concrete
- Stud Walls
- Insulation (see Architects spec.)
- Expansion Joint
- Cavity Barrier (1hour)

Rev.	Description	Date
A	CHANGES TO HOUSE TYPE	APRIL 2024



SIDE ELEVATION 1
SCALE 1/100



SIDE ELEVATION 2
SCALE 1/100

HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel: 056 779 4000
E-mail: info@kilkennycoco.ie
Web: www.kilkennycoco.ie

PLANNING TENDER CONSTRUCTION

PROJECT: An Tobar Tobernapeastia
Freshford
BLOCK (DAD) - 2BED/4P

DRAWING: Proposed Side Elevations

DRAWN BY:

CHECKED BY:

SCALE: as shown @ A3

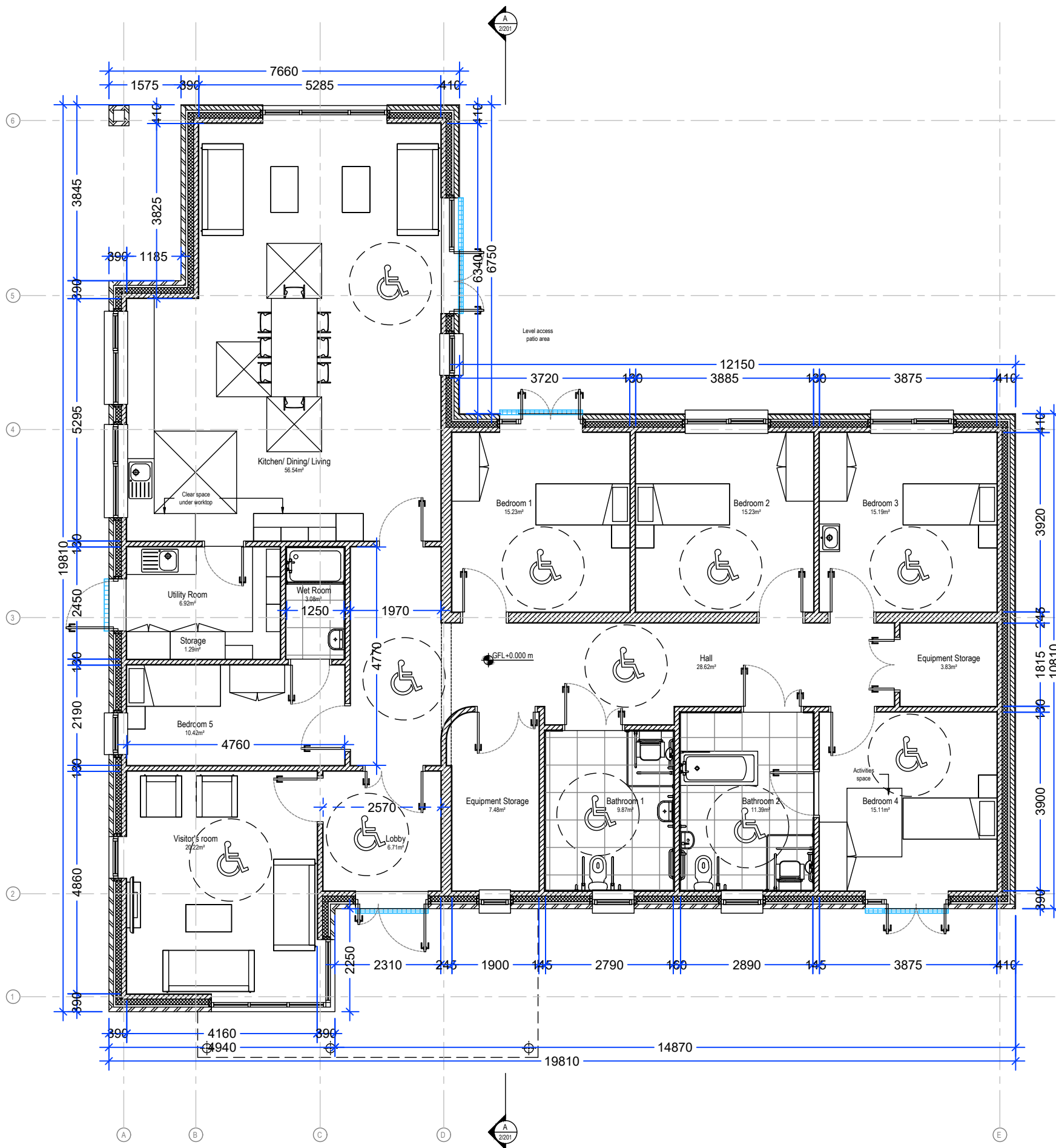
DATE: October 2023

FILE No.: HS 158

DRAWING No.: PL201-BL DAD

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

© COPYRIGHT RESERVED



GROUND FLOOR PLAN
SCALE 1/100



KEY PLAN
SCALE 1/1000

FLOOR AREA SCHEDULE	
House Type: GROUP HOME	
	Area provided
Aggregate Living	56.5m2
Visitors Room	20.2m2
Bedroom 1	15.2m2
Bedroom 2	15.2m2
Bedroom 3	15.2m2
Bedroom 4	15.1m2
Bedroom 5	10.4m2
storage	8.8m2
Gross Floor Area	239.8m2

NOTES

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.

DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.

ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

KEY:

- Selected Brick to Outer Leaf Type and Colour To Be Approved By The Architects
- Blockwork (Blocks to Enginners spec.)
- Concrete
- Stud Walls
- Insulation (see Architects spec.)
- Expansion Joint
- Cavity Barrier (1hour)

Rev.	Description	Date
A	KEY PLAN UPDATED	APRIL 2024

HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel: 056 779 4000
E-mail: info@kilkennycoco.ie
Web: www.kilkennycoco.ie

PLANNING	<input checked="" type="checkbox"/> TENDER	<input type="checkbox"/> CONSTRUCTION
----------	--------------------------------------------	---------------------------------------

PROJECT: An Tobar Tobernapeastia
Freshford
GROUP HOME

DRAWING: Proposed Plan

DRAWN BY:

CHECKED BY:

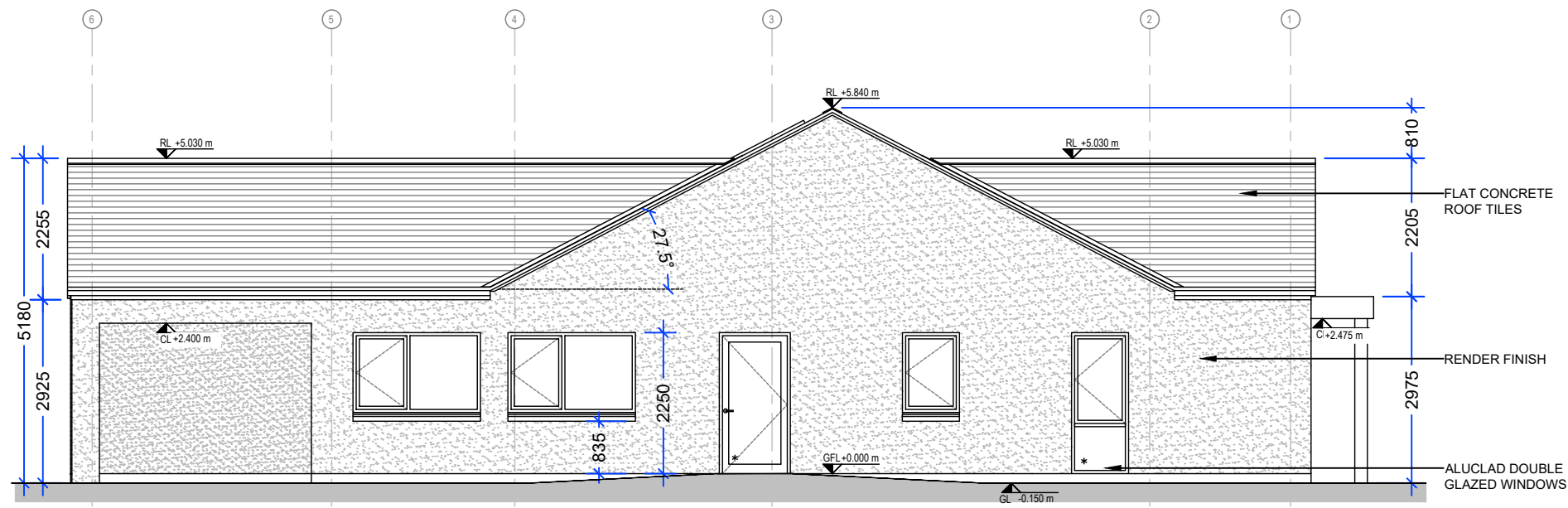
SCALE: as shown @ A3

DATE: October 2023

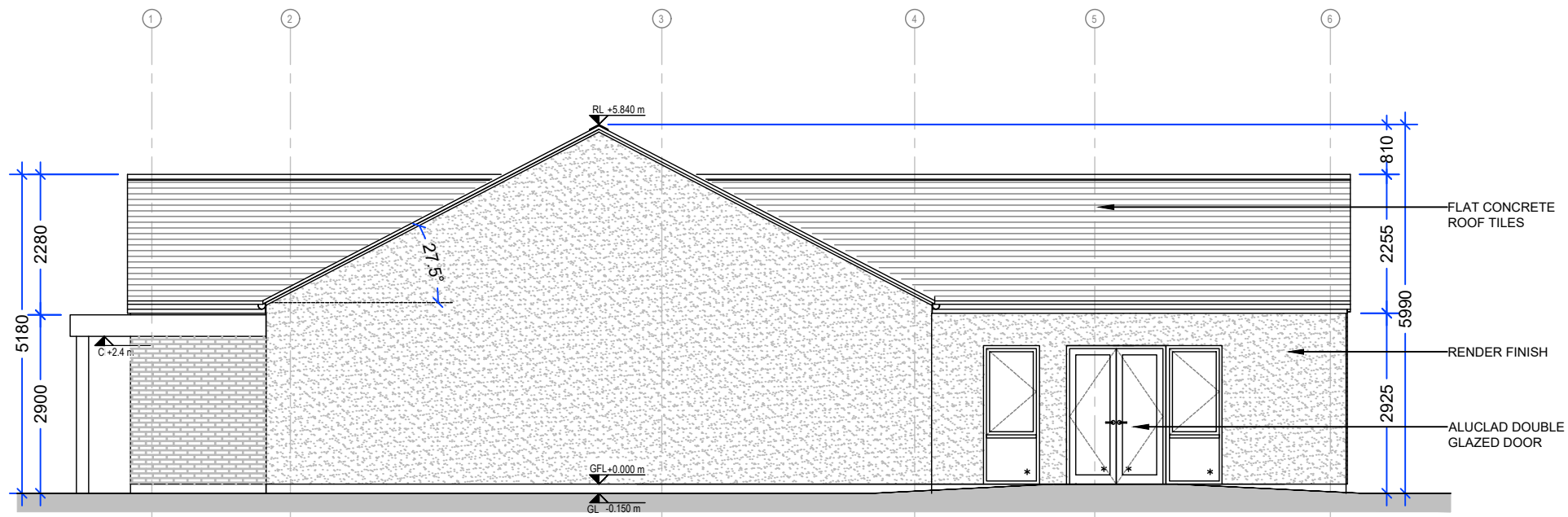
FILE No.: HS 158

DRAWING No.: PL100-GH

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



○ SIDE ELEVATION 1
SCALE 1/100



○ SIDE ELEVATION 2
SCALE 1/100



○ KEY PLAN
SCALE 1/1000

NOTES

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.

DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.

ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

Rev.	Description	Date
A	KEY PLAN UPDATED	APRIL 2024

HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel: 056 779 4000
E-mail: info@kilkennycoco.ie
Web: www.kilkennycoco.ie

PLANNING	<input checked="" type="checkbox"/> TENDER	CONSTRUCTION
----------	--------------------------------------------	--------------

PROJECT: An Tobar Tobernapeastia
Freshford
GROUP HOME

DRAWING: Proposed Side Elevations

DRAWN BY:

CHECKED BY:

SCALE: as shown @ A3

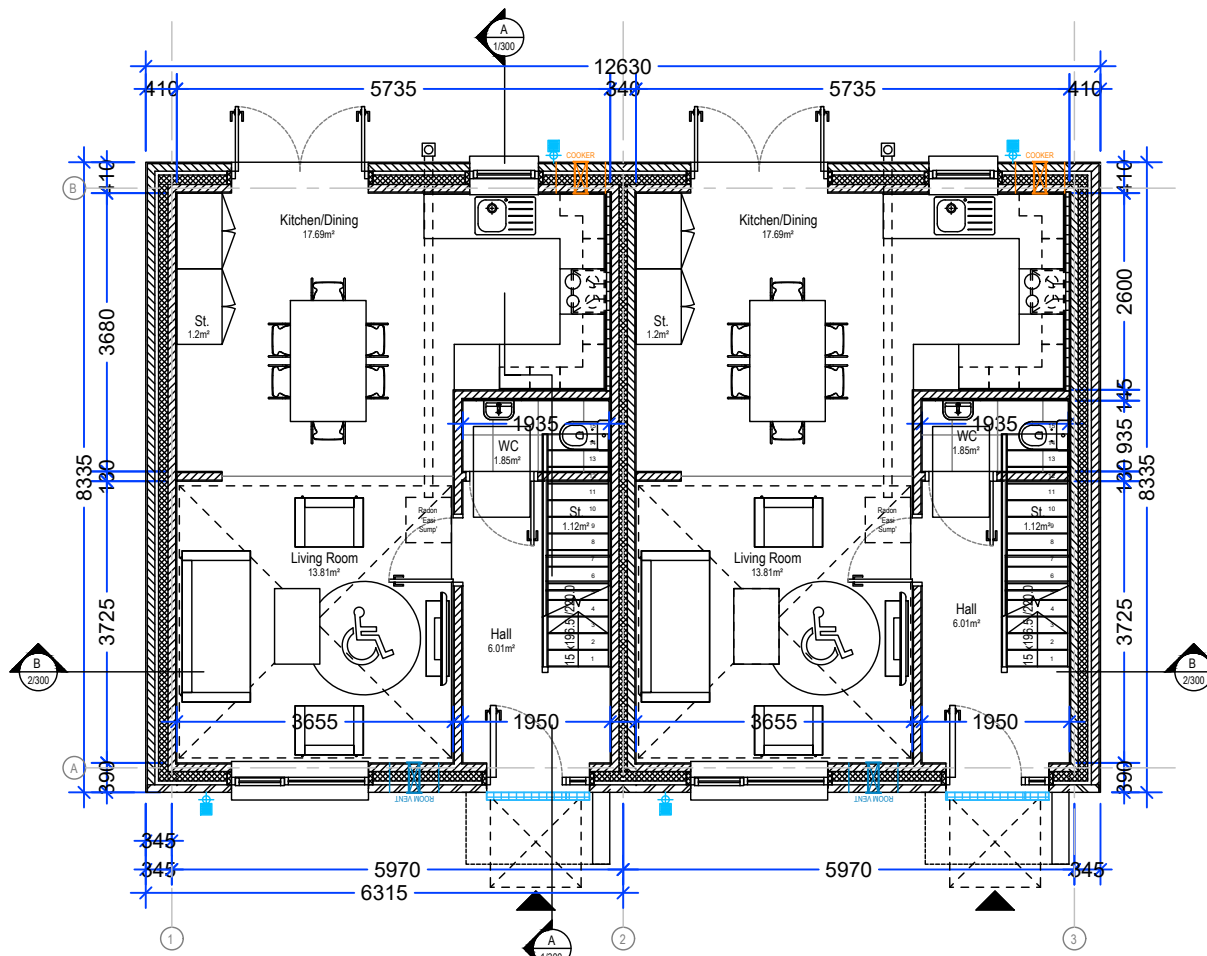
DATE: October 2023

FILE No.: HS 158

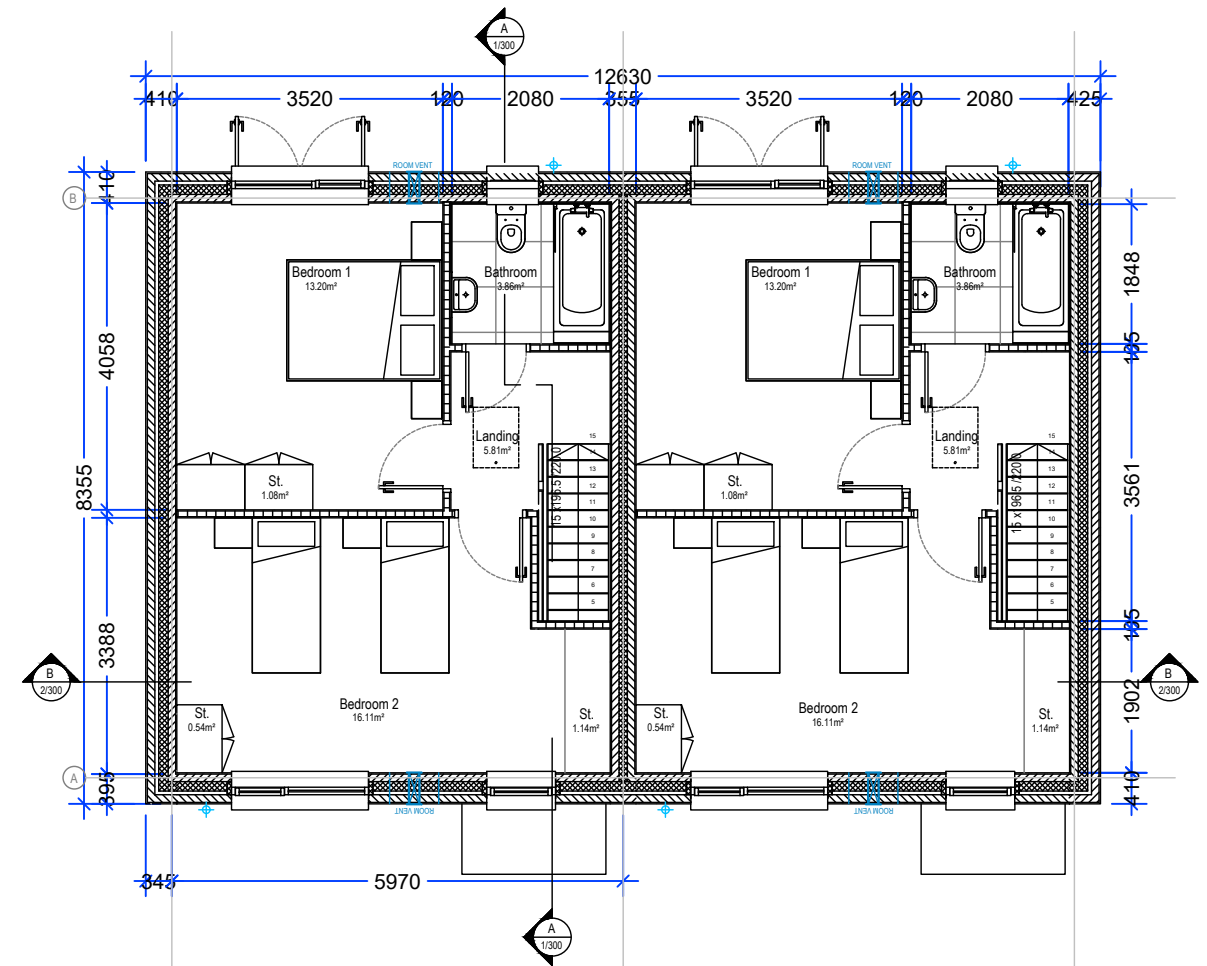
DRAWING No.: PL201-GH

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

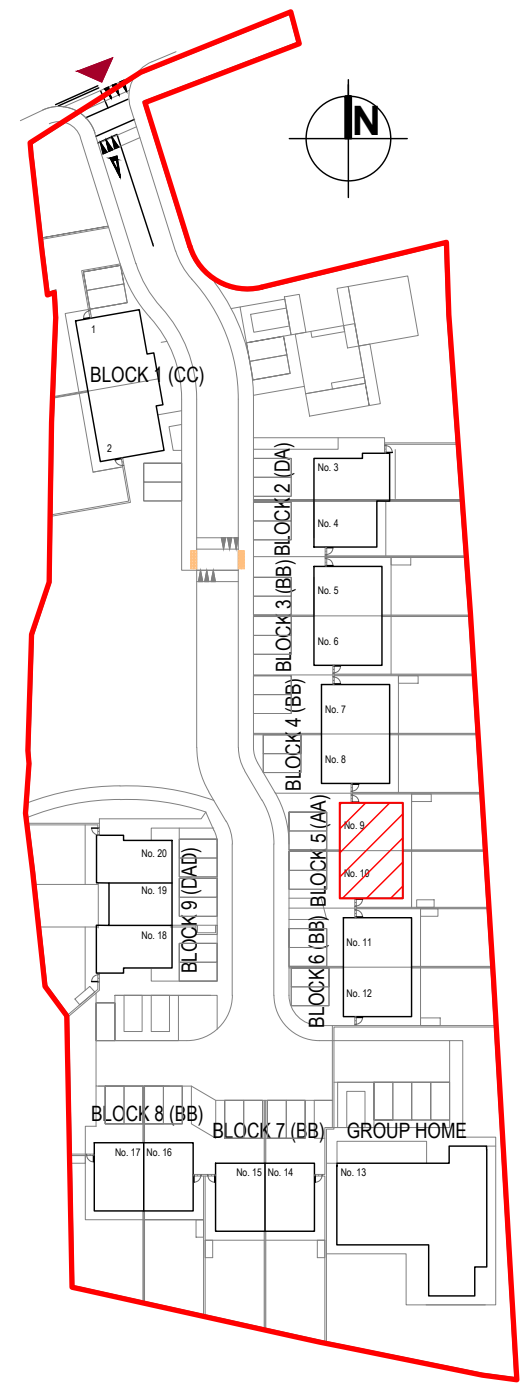




GROUND FLOOR PLAN
SCALE 1/100



FIRST FLOOR PLAN
SCALE 1/100



KEY PLAN
SCALE 1/1000

NOTES
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.
DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.
ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

KEY:

- Selected Brick to Outer Leaf Type and Colour To Be Approved By The Architects
- Blockwork (Blocks to Engineers spec.)
- Concrete
- Stud Walls
- Insulation (see Architects spec.)
- Expansion Joint
- Cavity Barrier (1hour)

Rev.	Description	Date
A	KEY PLAN UPDATED	APRIL 2024

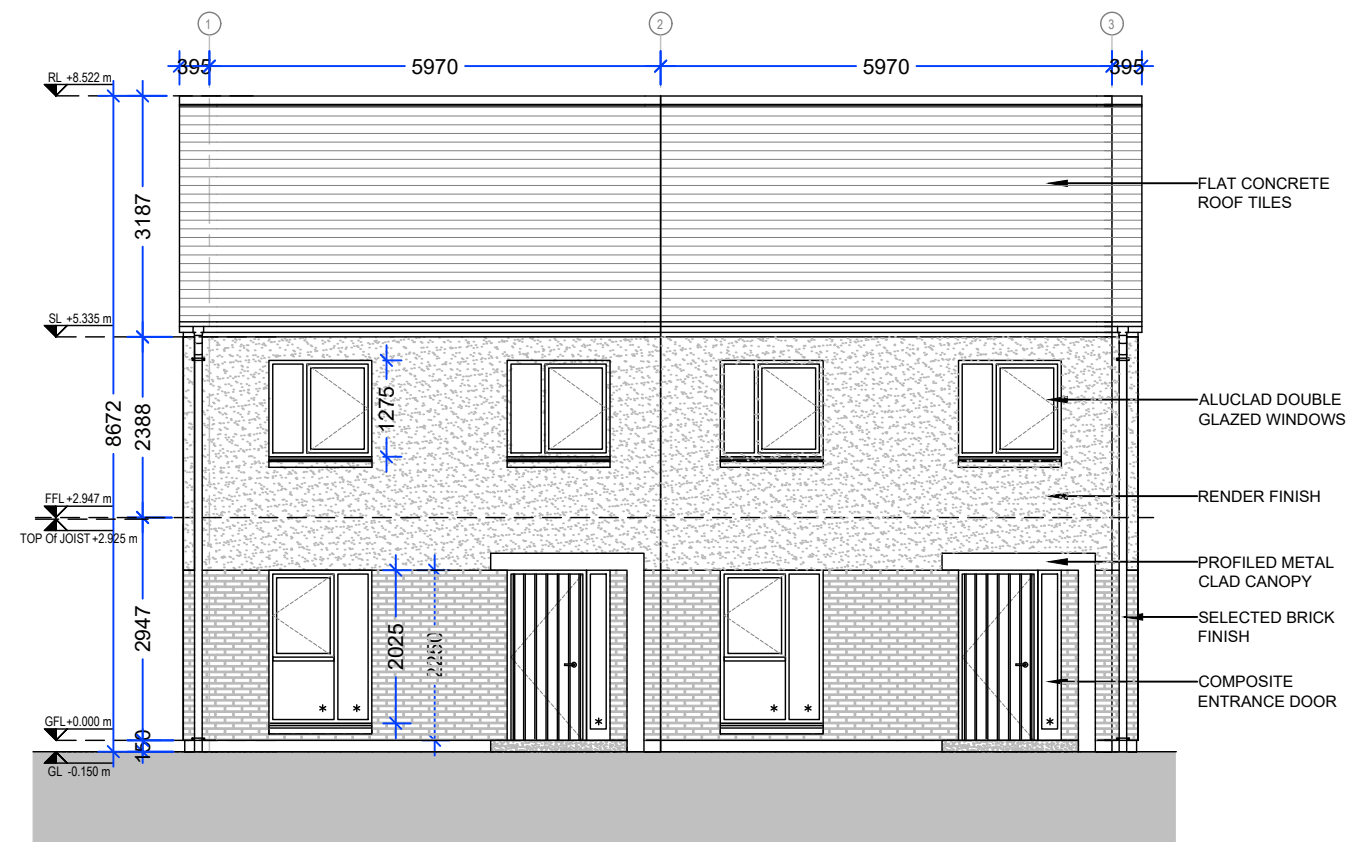
HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel: 056 779 4000
E-mail: info@kilkennycoco.ie
Web: www.kilkennycoco.ie

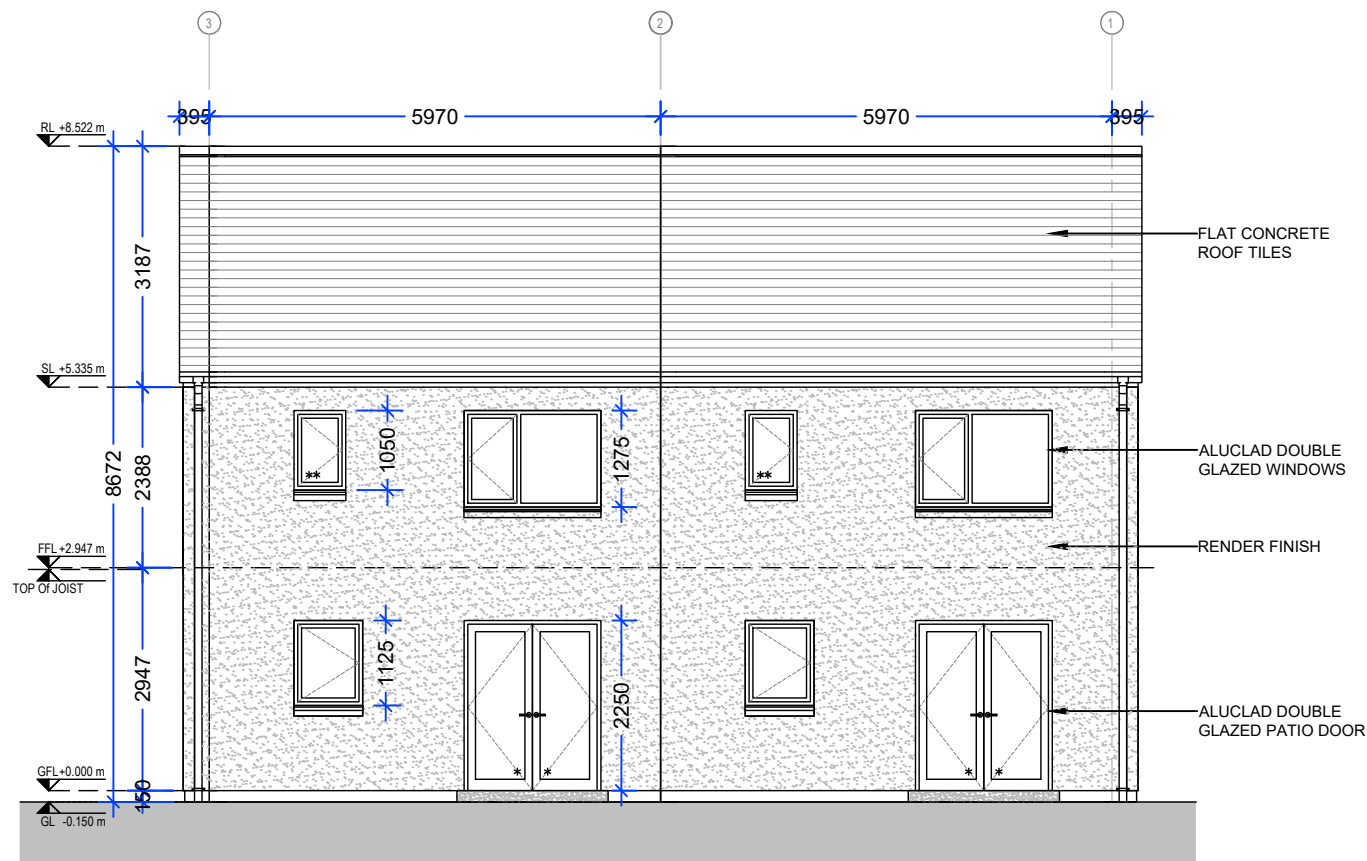
FLOOR AREA SCHEDULE		
House Type: 2BED/4P		
	Area provided	min Area required
Aggregate Living	31.5m ²	30m ²
Bedroom 1	13.2m ²	11.4m ²
Bedroom 2	16.1m ²	13m ²
storage	4m ²	4m ²
Gross Floor Area	86.4m ²	80m ²

PLANNING	<input checked="" type="checkbox"/> TENDER	<input type="checkbox"/> CONSTRUCTION
PROJECT:	An Tobar Tobernapeastia Freshford SEMI-D (AA) - 2BED/4P	
DRAWING:	Proposed Plans	
DRAWN BY:		
CHECKED BY:		
SCALE:	as shown @ A3	
DATE:	October 2023	
FILE No.:	HS 158	
DRAWING No.:	PL100-SEMI-D (AA)	

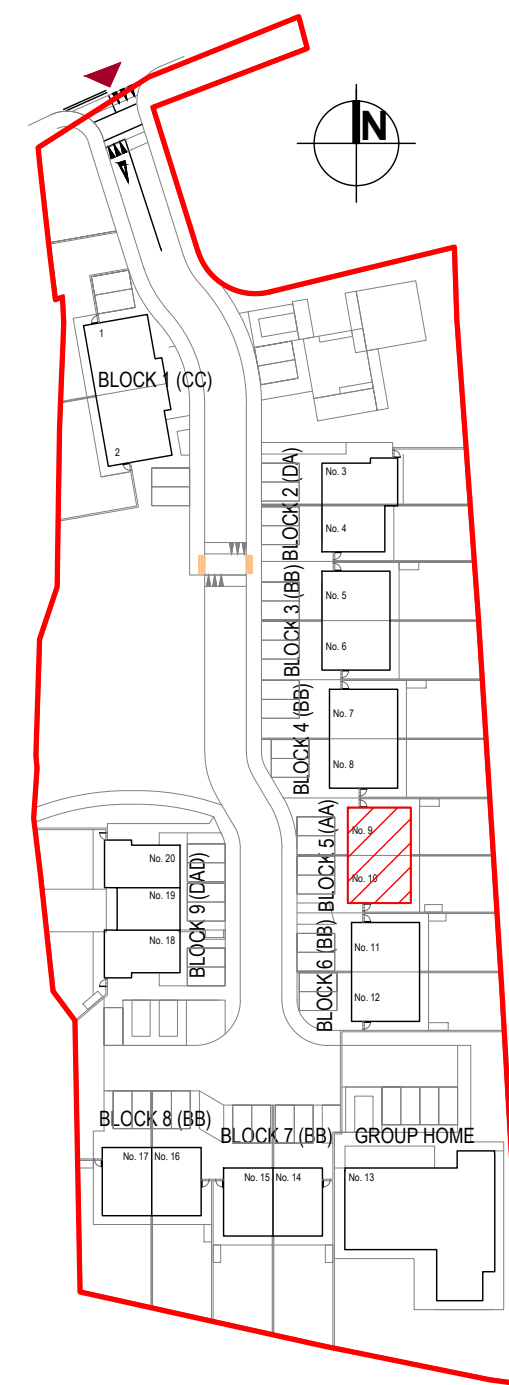
ALL ORDINANCE SURVEY DATA BASED ON ORDINANCE SURVEY OF IRELAND MAP LICENCE NUMBER 2013/27/CCMA/KILKENNY © COPYRIGHT RESERVED



FRONT ELEVATION
SCALE 1/100



REAR ELEVATION
SCALE 1/100



KEY PLAN
SCALE 1/1000

NOTES
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.
DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.
ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

Rev.	Description	Date
A	KEY PLAN UPDATED	APRIL 2024

HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel: 056 779 4000
E-mail: info@kilkennycoco.ie
Web: www.kilkennycoco.ie

PLANNING TENDER CONSTRUCTION

PROJECT: An Tobar Tobernapeastia
Freshford
SEMI-D (AA) - 2BED/4P

DRAWING: Proposed Front & Rear Elevation

DRAWN BY:

CHECKED BY:

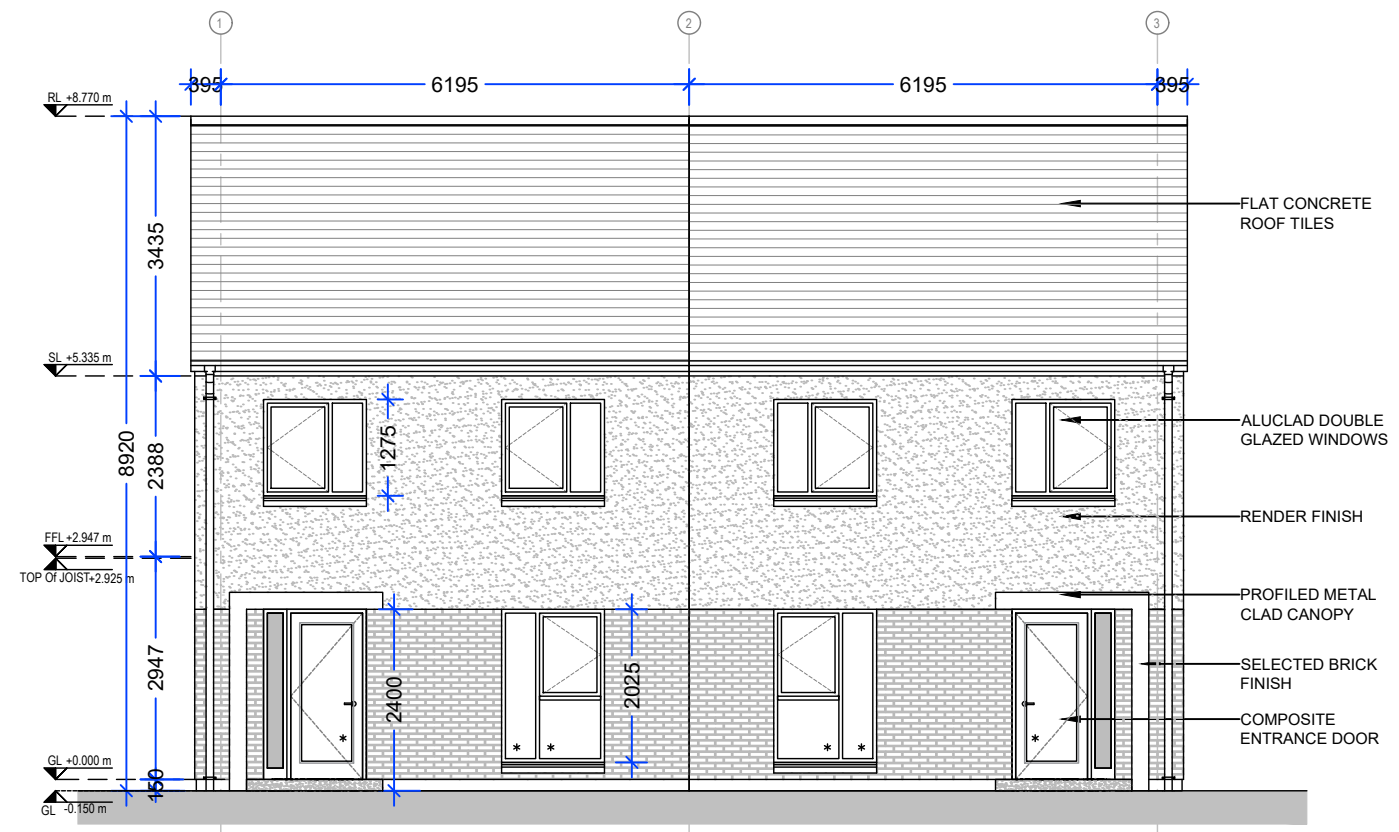
SCALE: as shown @ A3

DATE: October 2023

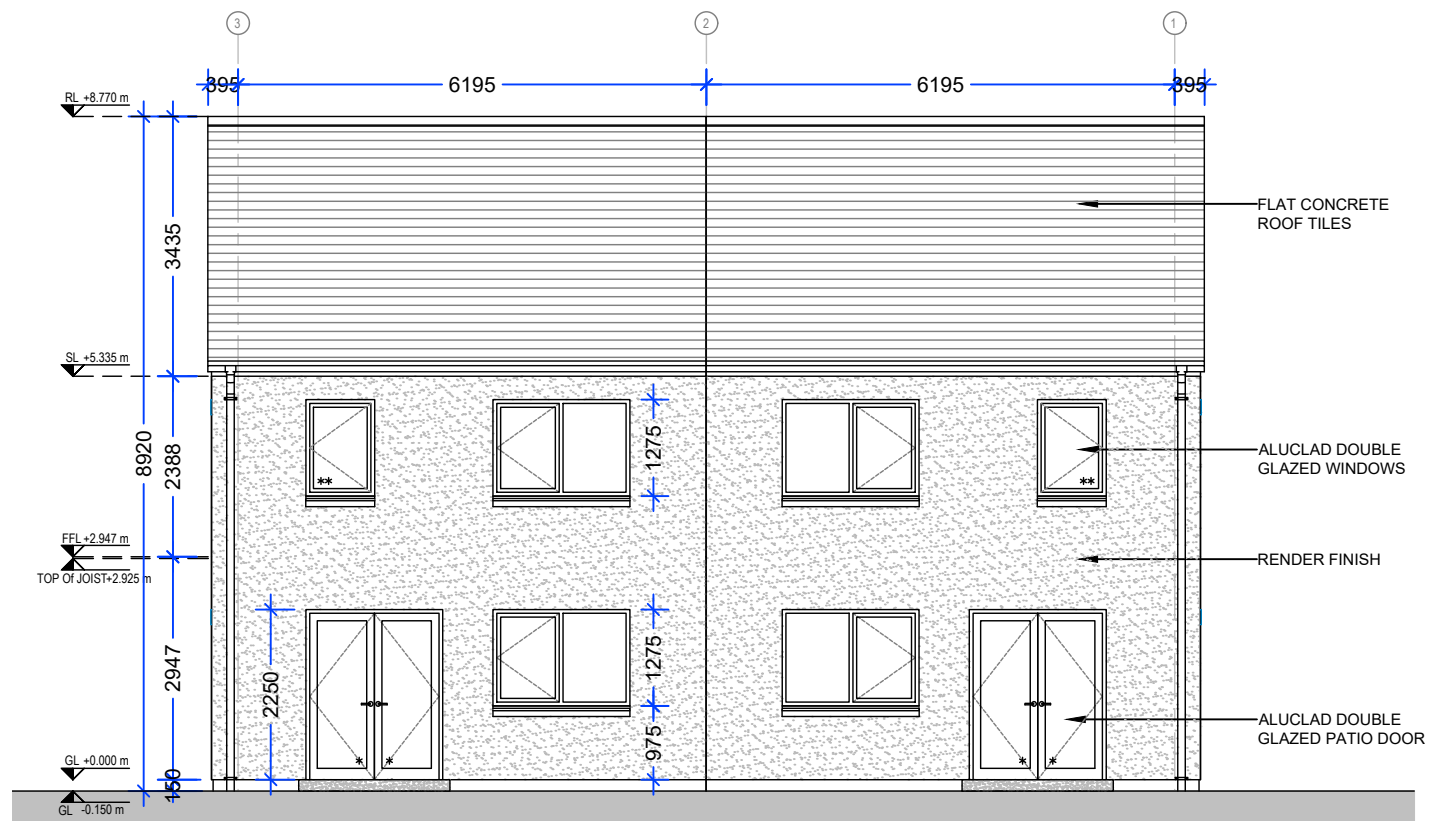
FILE No.: HS 158

DRAWING No.: PL200-SEMI-D (AA)

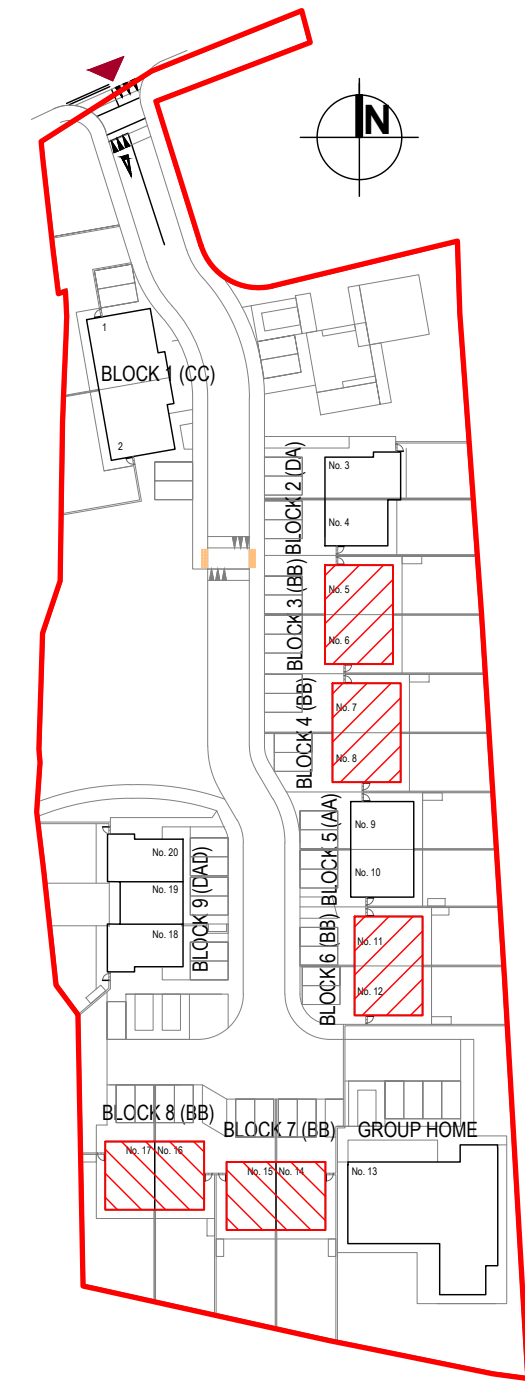
ALL ORDINANCE SURVEY DATA BASED ON ORDINANCE SURVEY OF IRELAND MAP LICENCE NUMBER 2013/27/CCMA/KILKENNY © COPYRIGHT RESERVED



FRONT ELEVATION
SCALE 1/100



REAR ELEVATION
SCALE 1/100



KEY PLAN
SCALE 1/1000

NOTES

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.

DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.

ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

Rev.	Description	Date
A	KEY PLAN UPDATED	APRIL 2024

HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel: 056 779 4000
E-mail: info@kilkennycoco.ie
Web: www.kilkennycoco.ie

PLANNING	<input checked="" type="checkbox"/> TENDER	CONSTRUCTION
----------	--------------------------------------------	--------------

PROJECT: An Tobar Tobernapeastia
Freshford
SEMI-D (BB) - 3BED/5P

DRAWING: Proposed Front & Rear Elevation

DRAWN BY:

CHECKED BY:

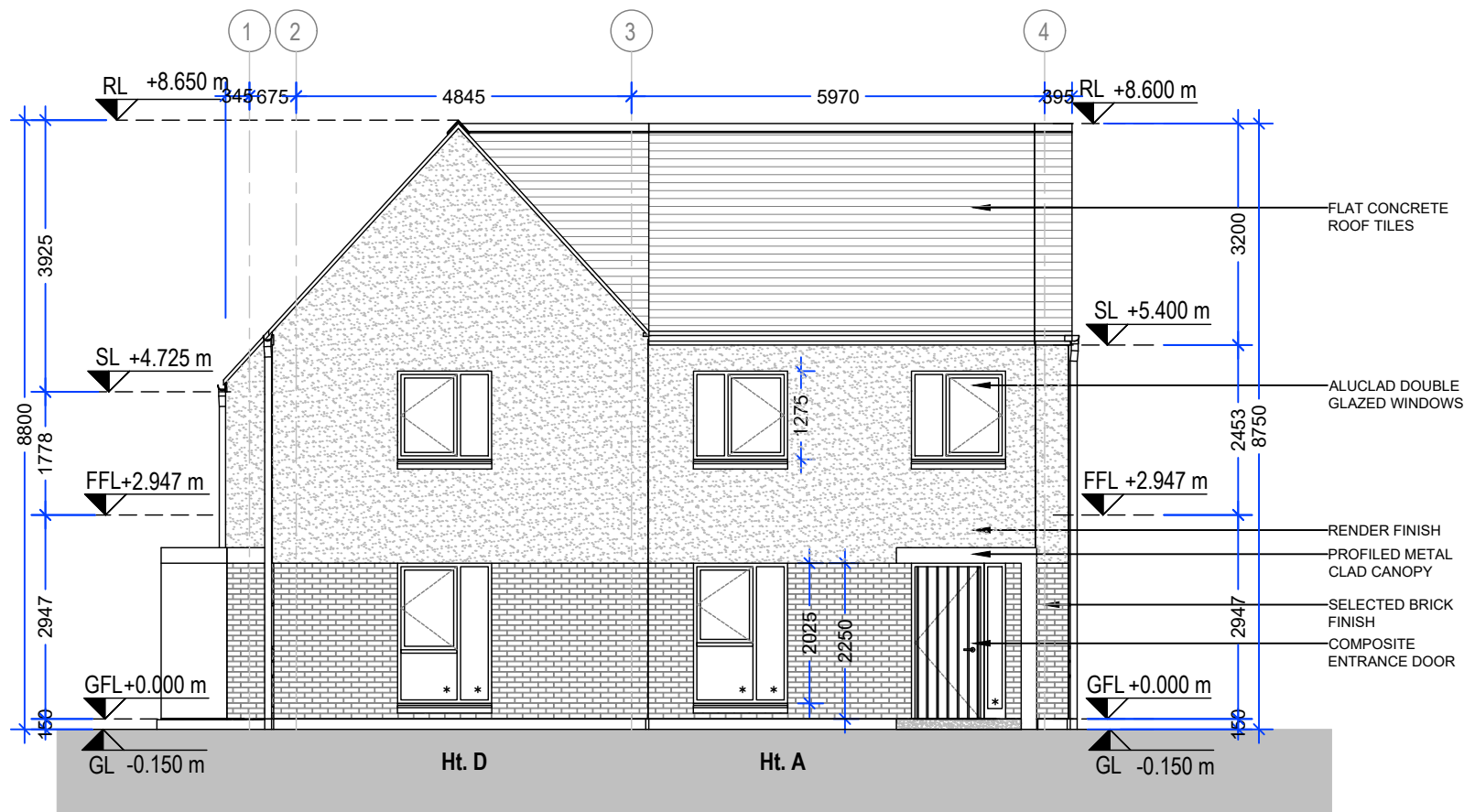
SCALE: as shown @ A3

DATE: October 2023

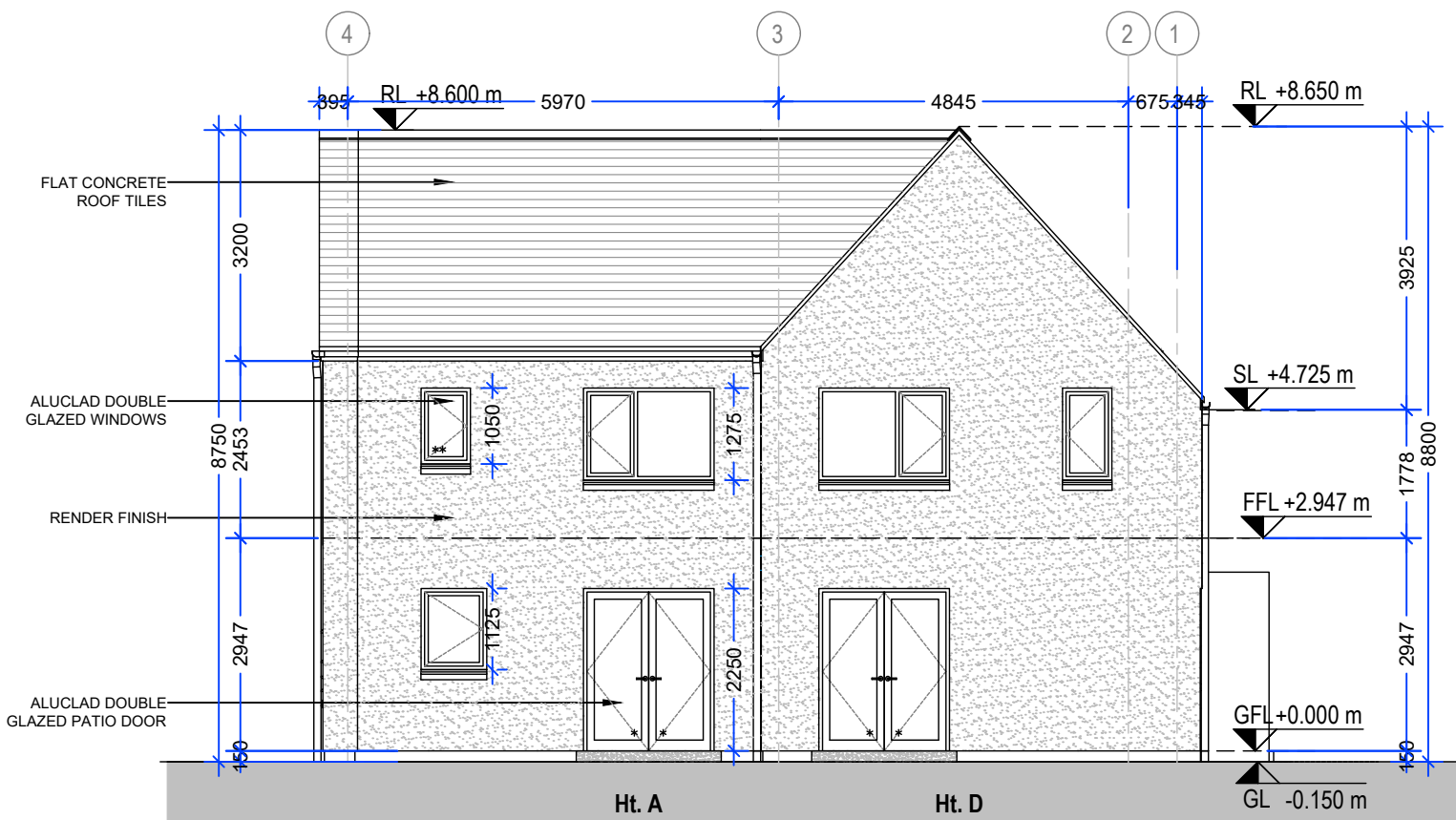
FILE No.: HS 158

DRAWING No.: PL200-SEMI-D (BB)

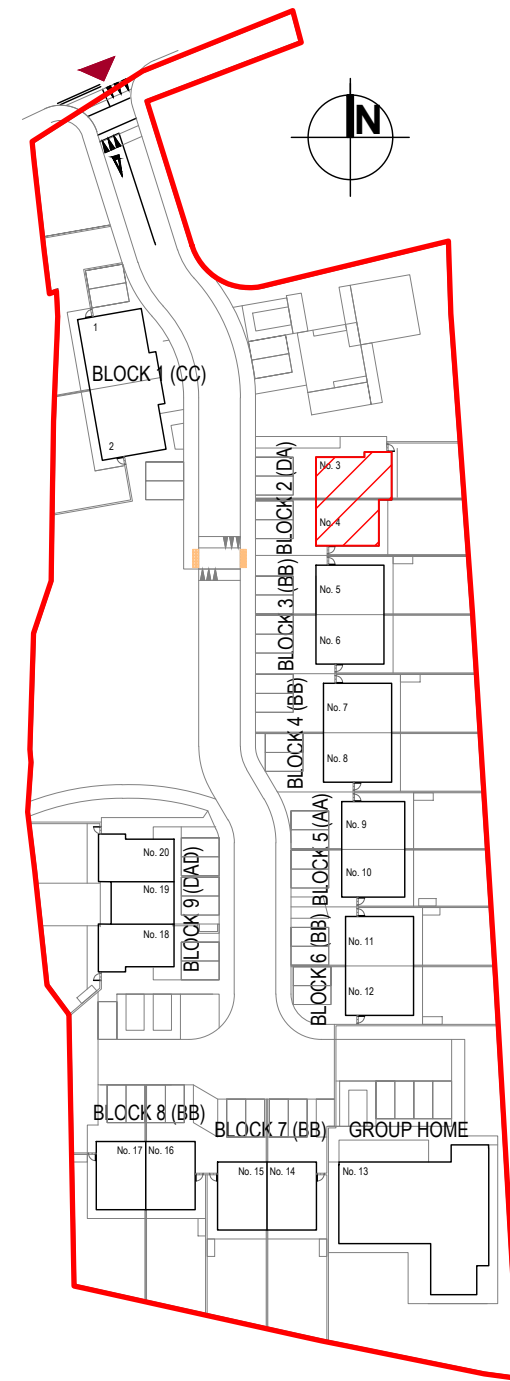
ALL ORDINANCE SURVEY DATA BASED ON ORDINANCE SURVEY OF IRELAND MAP LICENCE NUMBER 2013/27/CCMA/KILKENNY © COPYRIGHT RESERVED



FRONT ELEVATION
SCALE 1/100



REAR ELEVATION
SCALE 1/100



KEY PLAN
SCALE 1/1000

NOTES

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.

DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.

ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

Rev.	Description	Date
A	CHANGES TO HOUSE TYPE	APRIL 2024

HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel: 056 779 4000
E-mail: info@kilkennycoco.ie
Web: www.kilkennycoco.ie

PLANNING	<input checked="" type="checkbox"/> TENDER	CONSTRUCTION
----------	--------------------------------------------	--------------

PROJECT: An Tobar Tobernapeastia
Freshford
SEMI-D (DA) - 2BED/4P

DRAWING: Proposed Front & Rear Elevation

DRAWN BY:

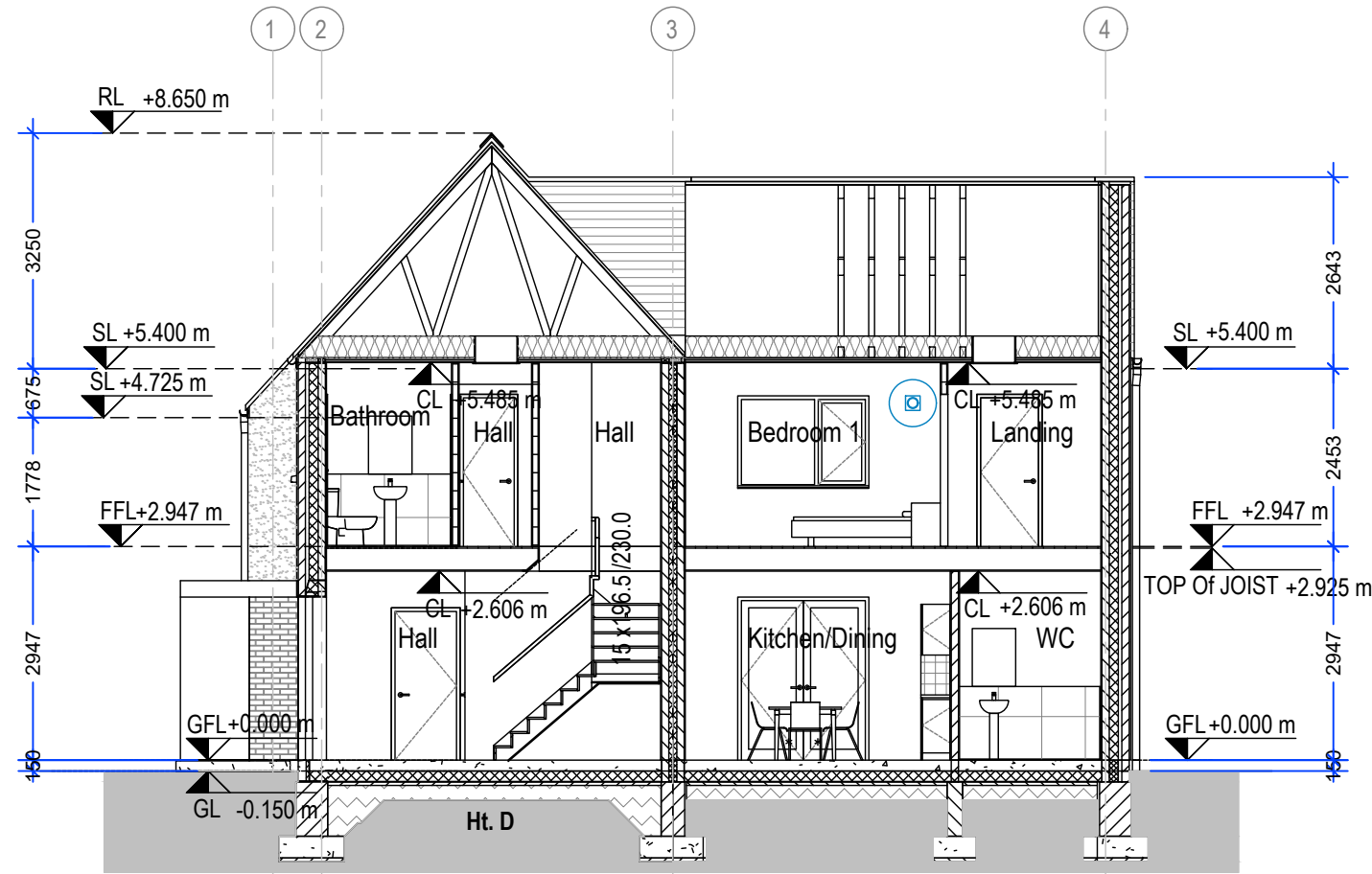
CHECKED BY:

SCALE: as shown @ A3

DATE: October 2023

FILE No.: HS 158

DRAWING No.: PL200-SEMI-D (DA)



SECTION A-A
SCALE 1/100



KEY PLAN
SCALE 1/1500

NOTES

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.

DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.

ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

KEY:

- Selected Brick to Outer Leaf Type and Colour To Be Approved By The Architects
- Blockwork (Blocks to Engineers spec.)
- Concrete
- Stud Walls
- Insulation (see Architects spec.)
- Expansion Joint
- Cavity Barrier (1hour)

Rev.	Description	Date
A	CHANGES TO HOUSE TYPE	APRIL 2024

HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel: 056 779 4000
E-mail: info@kilkennycoco.ie
Web: www.kilkennycoco.ie

PLANNING	<input checked="" type="checkbox"/> TENDER	CONSTRUCTION
----------	--------------------------------------------	--------------

PROJECT: An Tobar Tobernapeastia
Freshford
SEMI-D (DA) - 2BED/4P

DRAWING: Proposed Section & Side Elevations

DRAWN BY:

CHECKED BY:

SCALE: as shown @ A3

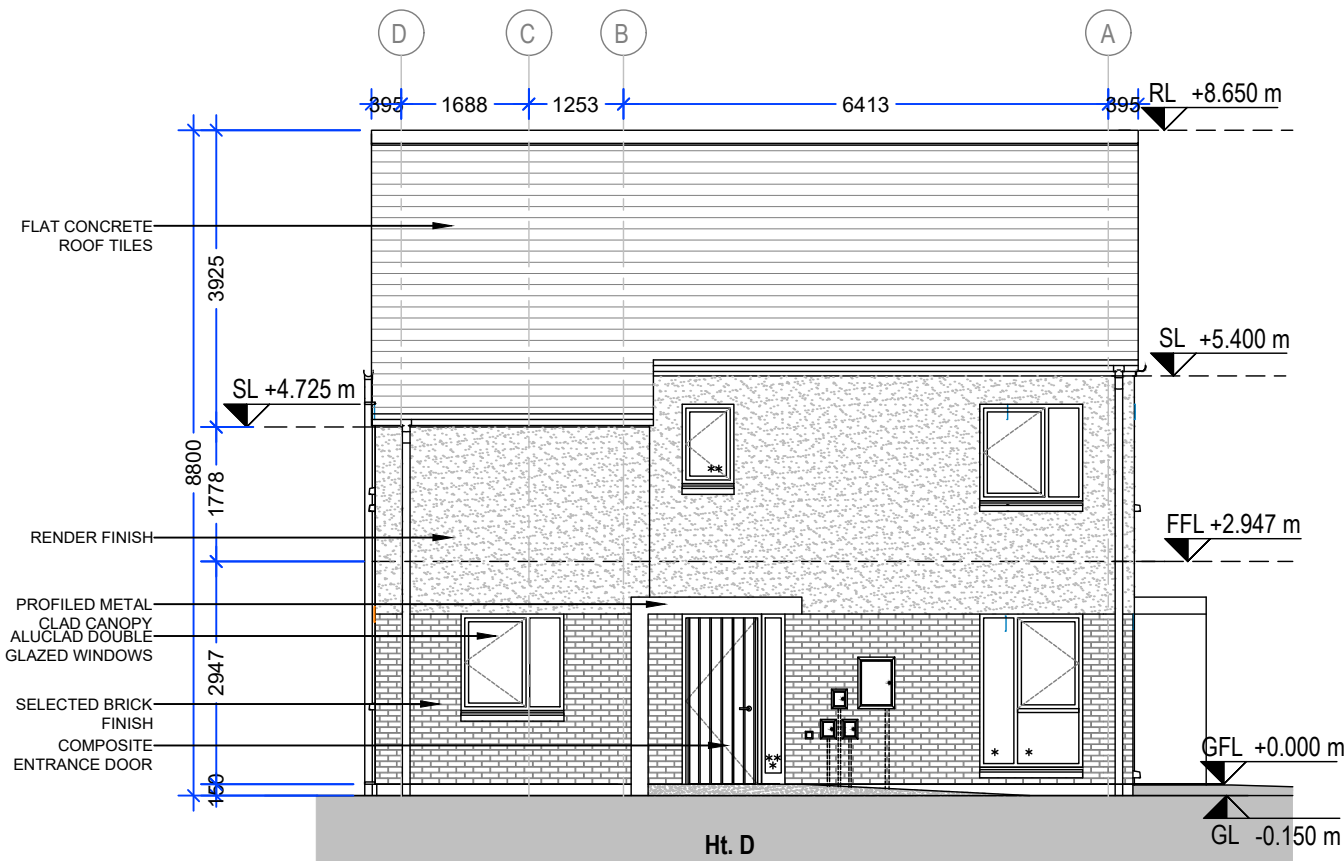
DATE: October 2023

FILE No.: HS 158

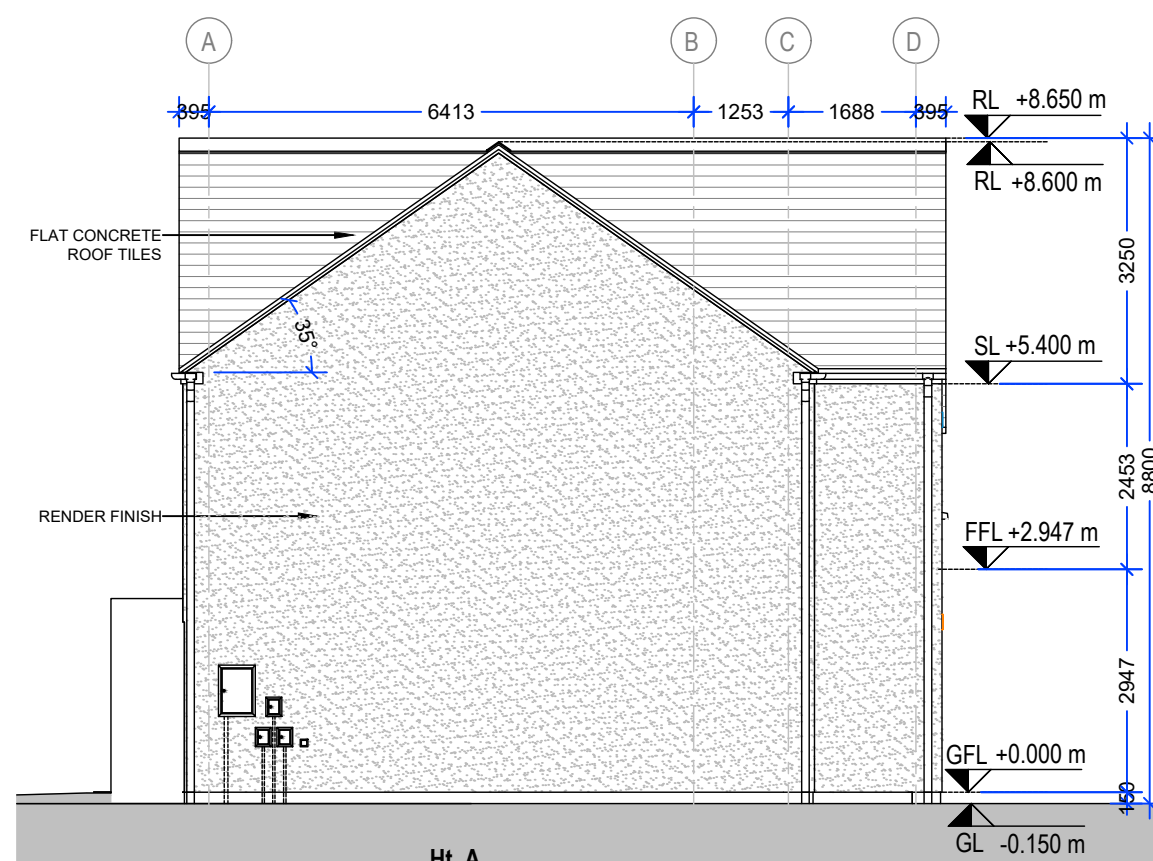
DRAWING No.: PL201-SEMI-D (AA)

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

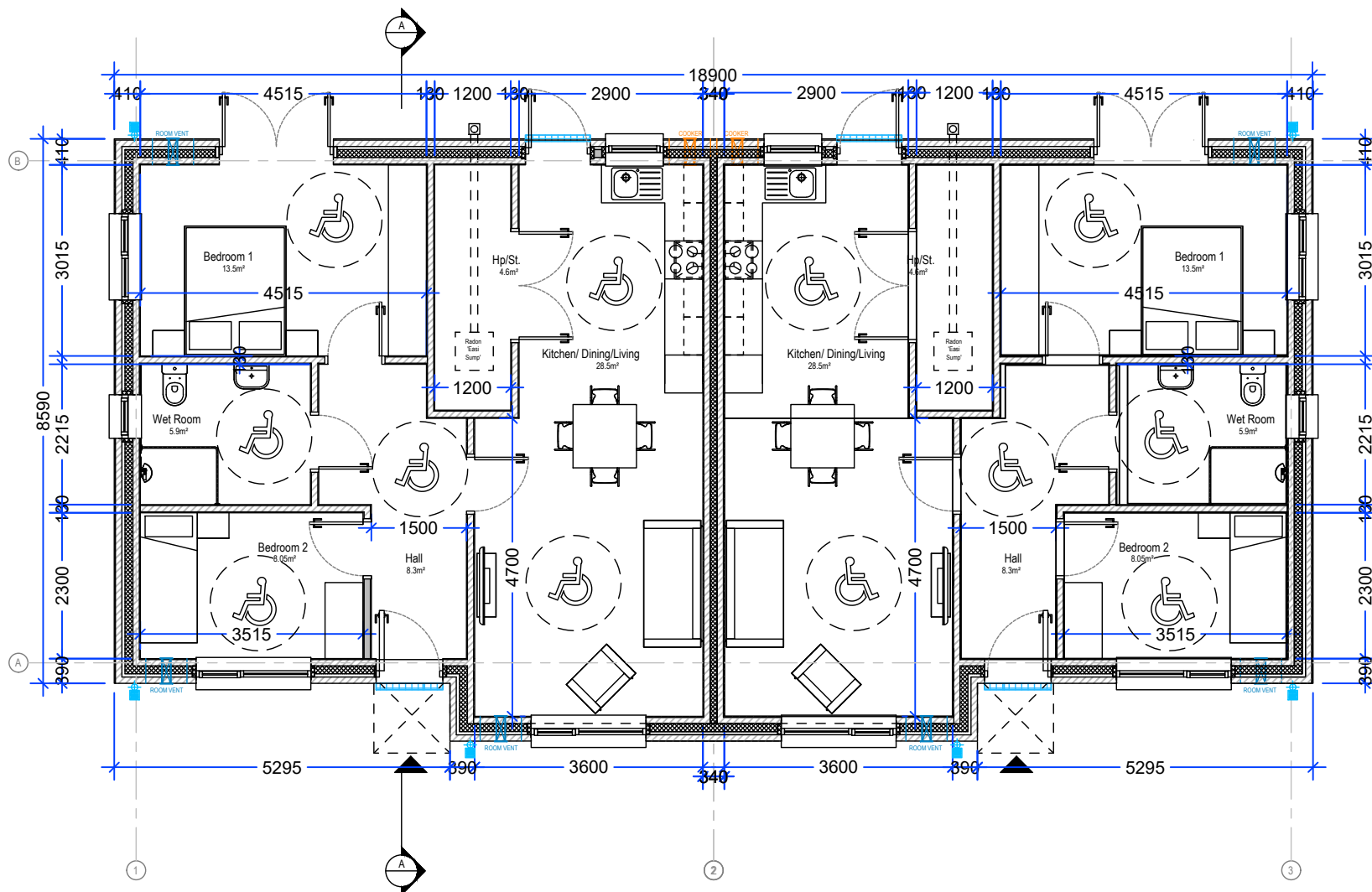
© COPYRIGHT RESERVED



SIDE ELEVATION 1
SCALE 1/100



SIDE ELEVATION 2
SCALE 1/100



GROUND FLOOR PLAN
SCALE 1/100

FLOOR AREA SCHEDULE		
House Type: UD BUNGALOW 2BED/3P		
	Area provided	min Area required
Aggregate Living	28.5m ²	28m ²
Bedroom 1	13.5m ²	13m ²
Bedroom 2	8.05m ²	7.1m ²
storage	4.6m ²	5m ²
Gross Floor Area	72.3m ²	63m ²



KEY PLAN
SCALE 1/1000

NOTES

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.

DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.

ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

KEY:

- Selected Brick to Outer Leaf Type and Colour To Be Approved By The Architects
- Blockwork (Blocks to Enginners spec.)
- Concrete
- Stud Walls
- Insulation (see Architects spec.)
- Expansion Joint
- Cavity Barrier (1hour)

Rev.	Description	Date
A	KEY PLAN UPDATED	APRIL 2024

HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel: 056 779 4000
E-mail: info@kilkennycoco.ie
Web: www.kilkennycoco.ie

PLANNING	<input checked="" type="checkbox"/> TENDER	CONSTRUCTION
----------	--------------------------------------------	--------------

PROJECT: An Tobar Tobernapeastia
Freshford
UD BUNGALOW - CC

DRAWING: Proposed Plan

DRAWN BY:

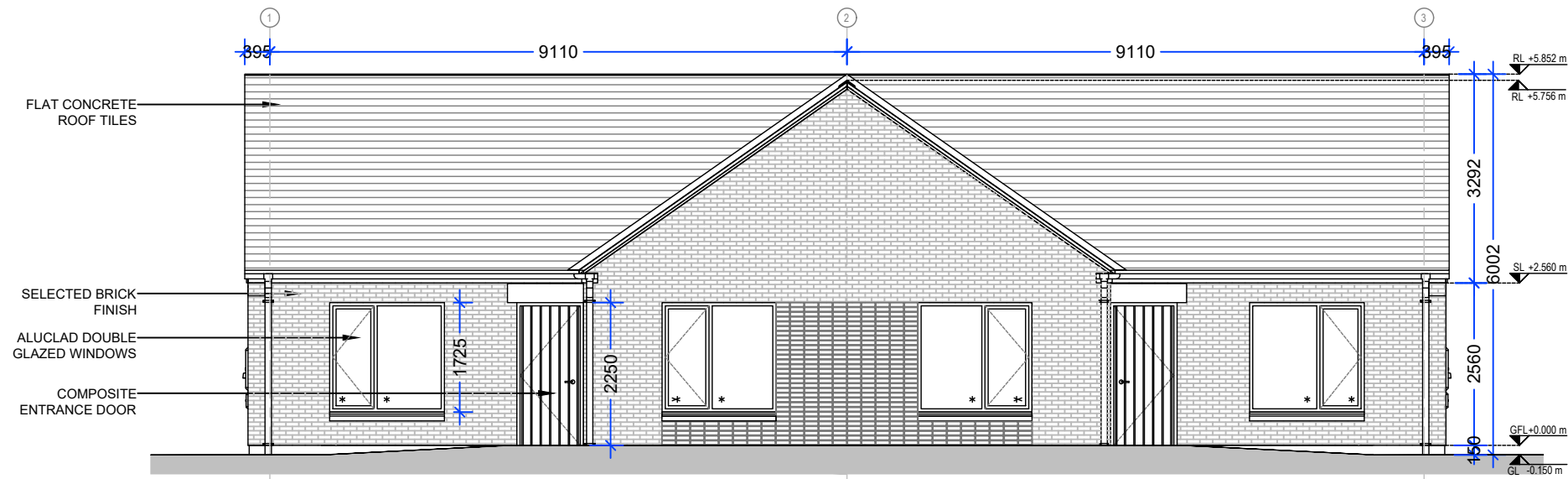
CHECKED BY:

SCALE: as shown @ A3

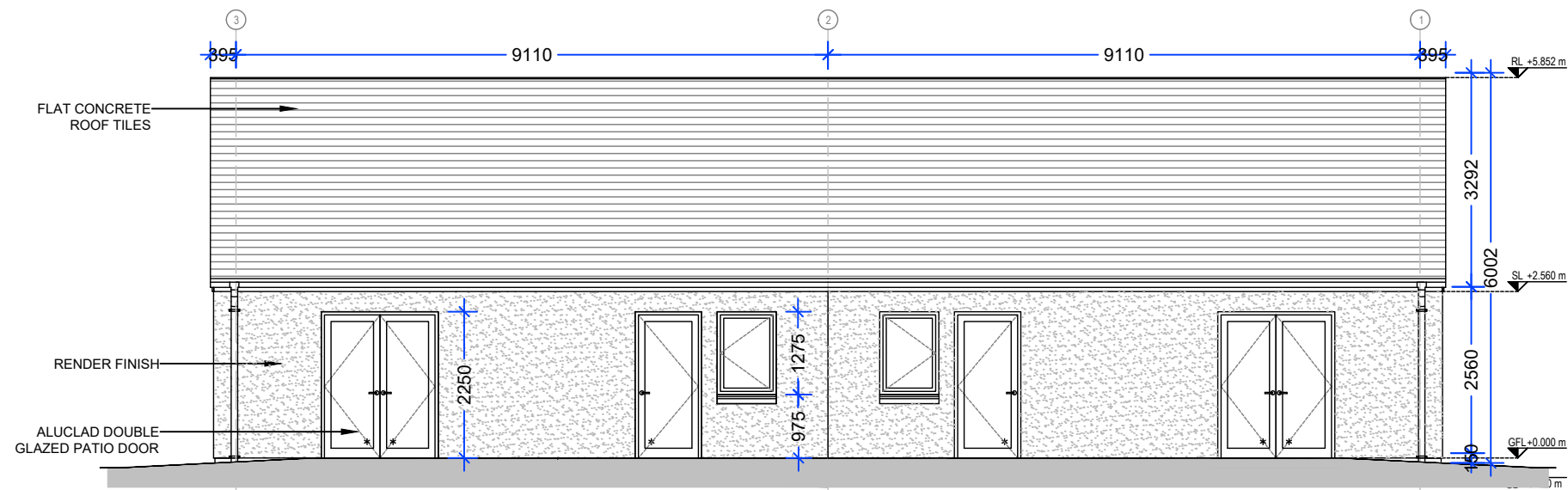
DATE: October 2023

FILE No.: HS 158

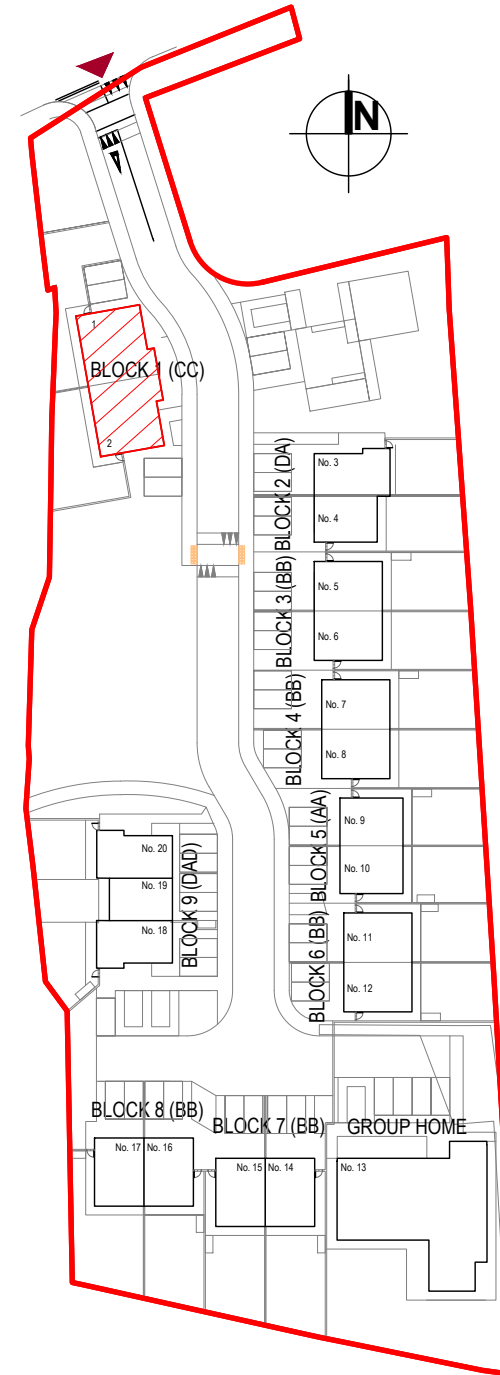
DRAWING No.: PL100-CC(UD)



FRONT ELEVATION
SCALE 1/100



REAR ELEVATION
SCALE 1/100



KEY PLAN
SCALE 1/1000

NOTES

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.

DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.

ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

Rev.	Description	Date
A	KEY PLAN UPDATED	APRIL 2024

HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel: 056 779 4000
E-mail: info@kilkennycoco.ie
Web: www.kilkennycoco.ie

PLANNING	<input checked="" type="checkbox"/> TENDER	CONSTRUCTION
----------	--------------------------------------------	--------------

PROJECT: An Tobar Tobernapeastia
Freshford
UD BUNGALOW - CC

DRAWING: Proposed Front & Rear Elevations

DRAWN BY:

CHECKED BY:

SCALE: as shown @ A3

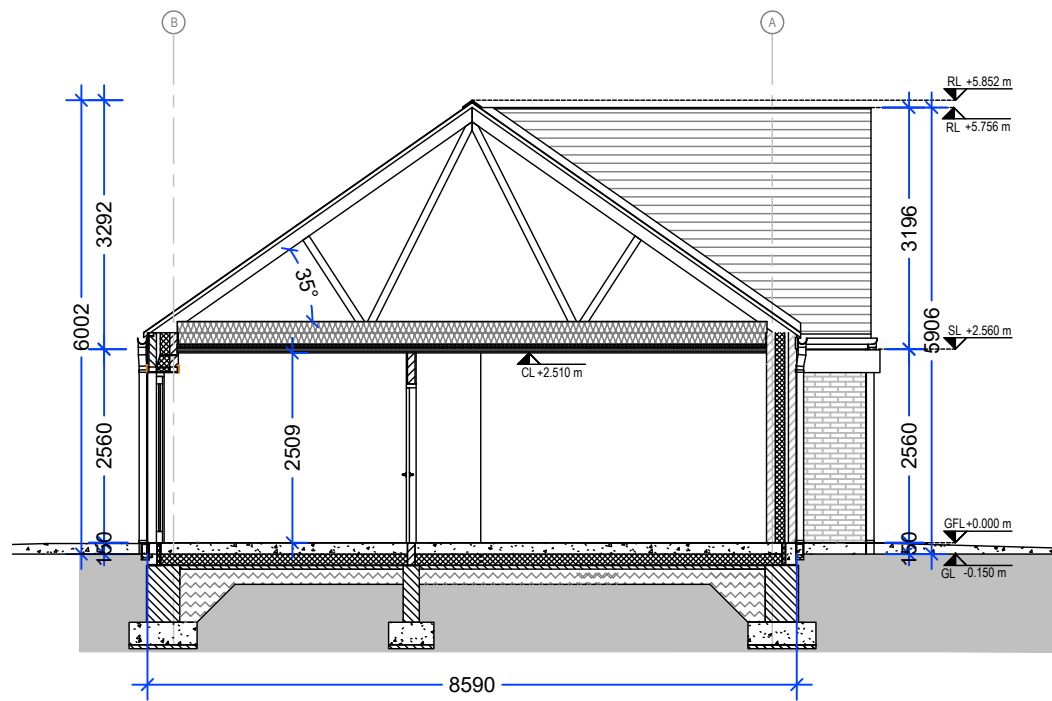
DATE: October 2023

FILE No.: HS 158

DRAWING No.: PL200-CC(UD)

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

© COPYRIGHT RESERVED



SECTION A-A
SCALE 1/100



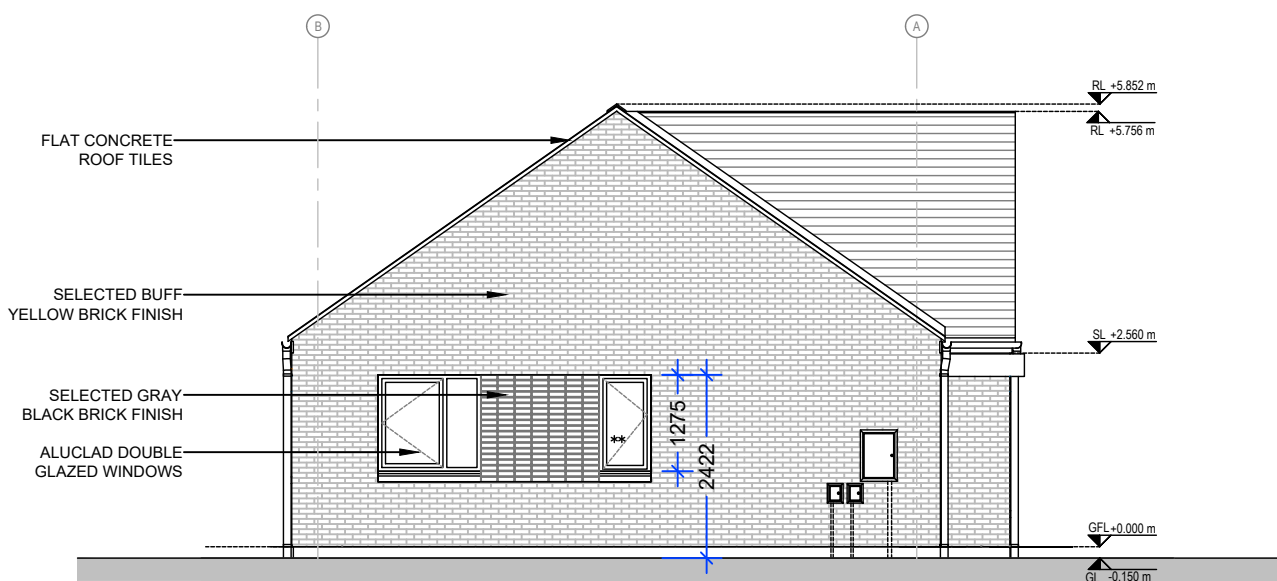
KEY PLAN
SCALE 1/1500

NOTES
DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
VERIFY DIMENSION ON SITE AND REPORT ANY DISCREPANCIES TO KILKENNY COUNTY COUNCIL REP. IMMEDIATELY.
DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND OTHER DESIGN TEAM ENGINEERING DRAWINGS.
ALL CONSTRUCTION WORKS TO COMPLY WITH CURRENT BUILDING REGULATIONS.

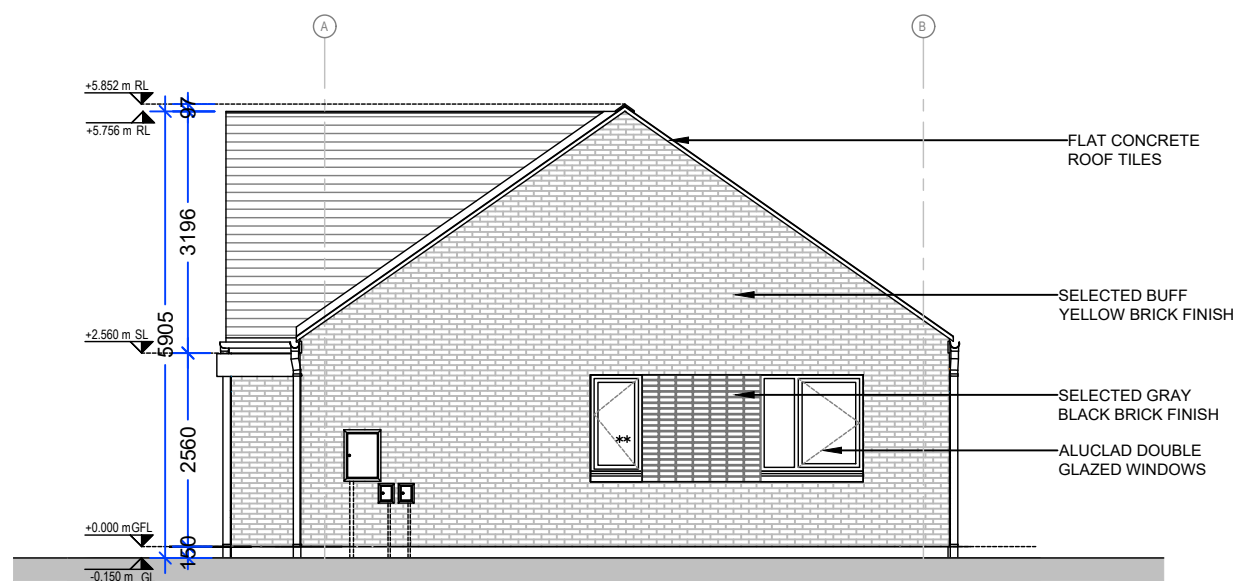
KEY:

- Selected Brick to Outer Leaf Type and Colour To Be Approved By The Architects
- Blockwork (Blocks to Enginners spec.)
- Concrete
- Stud Walls
- Insulation (see Architects spec.)
- Expansion Joint
- Cavity Barrier (1hour)

Rev.	Description	Date
A	KEY PLAN UPDATED	APRIL 2024



SIDE ELEVATION 1
SCALE 1/100



SIDE ELEVATION 2
SCALE 1/100

HOUSING CAPITAL SECTION

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
County Hall John Street Kilkenny
Tel: 056 779 4000
E-mail: info@kilkennycoco.ie
Web: www.kilkennycoco.ie

PLANNING TENDER CONSTRUCTION

PROJECT: An Tobar Tobernapeastia
Freshford
UD BUNGALOW - CC

DRAWING: Proposed Sections & Side Elevations

DRAWN BY:

CHECKED BY:

SCALE: as shown @ A3

DATE: October 2023

FILE No.: HS 158

DRAWING No.: PL201-CC(UD)

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

© COPYRIGHT RESERVED

Appendix B

1. Pre-planning 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: (01/24 – Part 8)

**Subject: Housing Section proposed housing development at Tobernaeiste,
Freshford, Co. Kilkenny.**

Site History

P19/99 – Permission granted for - Demolition of existing single dwelling and associated sheds - Provision of 19 no. dwellings comprising 2 no. two-bed detached dormer style units, 2 no. two-bed semi-detached dormer style units, 10 no. three-bed two storey semi-detached units, 4 no. two-bed two storey semi-detached units and 1 no. four-bed single storey community dwelling - Provision of new vehicular entrance to the proposed development - Alterations to front boundary wall and provision of new vehicular entrance to neighbouring existing dwelling - Provision of a new pedestrian access to neighbouring Woodview Estate - Alterations to the public footpath and provision of new pedestrian crossing on the adjacent Bohercrussia Street - All associated site development works

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.

Development Plan Zoning

The site is located within the settlement boundary for Freshford village as per Figure 4.9 of the Kilkenny City and County Development Plan 2021 – 2027. The settlement boundaries define an area within which development will be encouraged.

The proposed development is in accordance with the Development Plan policies and objectives for Freshford.

Uisce Eireann have confirmed feasibility to connect to public water and wastewater services.

Site location and description

The site is located within the settlement boundary for Freshford village, on the western approach into the settlement along the local road. There are two existing dwellings located to the front of the site, one of which it is proposed to retain and the second dwelling is proposed to be demolished. The site is a long narrow site extending from Bohercrussia Street in a southerly direction. The rear garden of the dwelling fronting onto Bohercrussia Street adjoins the site to the east. To the west of the site is the established residential development of Woodview. To the west are also sports fields and associated clubhouse/dressing rooms. There is an agricultural field to the south of the site. There are mature site boundaries around the site.

Referrals (by proposing section)

- Planning

Proposed development

Further revisions to the layout of the proposed housing development are proposed as a result of further flood modelling carried out for the site. The revisions are summarised as follows:

Landowner

The Local Authority is the stated landowner.

Impact on Natura 2000 site

A Screening exercise was completed, 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.

S.179A Recommendation:

The following shall be addressed by the Housing Section:

1. Boundary treatment/s and landscaping of area to front of site requires detailing to ensure an appropriately defined streetscape is provided along Bohercrussia Street.
2. Landscaping of remainder of site to be detailed to ensure hard landscaped surfaces do not dominate the site.
3. Site Notice: Site notices to be erected at entrance to site from public road and at location of proposed pedestrian entrance from neighbouring Woodview estate.



14/05/2024

D. Breen,
Executive Planner



17/05/'24

N. Louw,
Senior Executive Planner

Appendix C

1. 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:

Changes to the previously approved Section 179A development to reconfigure the site layout and elevational and layout changes to the house types. A total of 20no. dwellings are proposed consisting of 2no. 2-bedroom bungalows, 10no. 3bedroom semi detached houses, 7no. 2-bedroom semi-detached and terraced houses and a 4 bedroom plus carer community dwelling and all associated site works at Tobernapeiste, Freshford, Co. Kilkenny

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 Planning Dept., Kilkenny County Council, County Hall, John St., Kilkenny City 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. The authority has concluded that there is no likelihood of significant effects on a European Site and that an Appropriate Assessment 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.

Date of Notice