



**TO: AN CATHAOIRLEACH  
& EACH MEMBER OF KILKENNY COUNTY COUNCIL**

**RE: PART VIII - CONSTRUCTION OF A HOUSE AT CLOGHABRODY,  
THOMASTOWN, CO. KILKENNY**

*Planning & Development Acts 2000 - 2018  
Planning & Development Regulations 2001 - 2018*

**DATE: 7<sup>th</sup> September 2018**

Dear Councillor,

In accordance with 179 of the Planning & Development Act 2000 as amended and Part VIII of the Planning & Development Regulations 2001, as amended, Kilkenny County Council hereby gives notice of its intention to carry out the following development:

**PART VIII - CONSTRUCTION OF A HOUSE AT CLOGHABRODY, THOMASTOWN, CO. KILKENNY**

I attach herewith Report of the Director of Services together with Planner's Report. I am satisfied that the proposed development is consistent with proper planning and sustainable development of the area and consistent with the provisions of the County Development Plan 2014 – 2020.

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.

**Colette Byrne  
Chief Executive**



**KILKENNY COUNTY COUNCIL**

**REPORT - Dated 7<sup>th</sup> September, 2018**

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

**Construction of a House at  
Cloghabrody, Thomastown, Co. Kilkenny**

**For consideration by the Elected Members  
of Kilkenny County Council  
at monthly meeting to be held  
on 17<sup>th</sup> September, 2018**

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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 as amended.

## **2. Description of Proposed Development**

Construction of 4 bedroom group home at Cloughabrody, Thomastown. Intended residents would be current service users at St Patricks Centre, Kells Road, Kilkenny. Development is part of the decongregation programme.

Site was originally used as a back garden for the adjoining house, which is now in KCC ownership and occupied by a family.

It is intended to reconfigure the entrance to the house to have a shared entrance and parking, in consultation with the existing residents.

## **3. 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

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#### **4. Notice of Development**

A notice describing the proposed development was placed in the Kilkenny People, week ending Friday 15<sup>th</sup> June, 2018. A Site Notice was displayed at the site location from Friday 15<sup>th</sup> June, 2018.

#### **5. Implications for Proper Planning and Sustainable Development of the Area**

The proposed development is consistent with the provisions of the Kilkenny County Development Plan 2014 - 2020 and is compatible with the zoning objectives for the area. Copy of a report to this effect from the Area Planner is appended to this report. All conditions/comments in the Area Planners Report will be taken into account when preparing the detailed tender drawings.

#### **6. Submissions Received**

A submission was received from the tenants of the neighbouring house relating to boundary treatment, construction hours and pedestrian access.

It is proposed to adjust the layout slightly to allow for a private pedestrian entrance to the existing house.

The other concerns can be addressed at detailed design and construction stage in consultation with the tenants. Kilkenny County Council, as landlord of this existing house, will ensure that all works are completed to a high standard.

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## Kilkenny County Council's Intention Regarding Proposed Development

**Proposed Development:** Part 8 Proposal  
Construction of a house at Cloghabrody,  
Thomastown, Co. Kilkenny

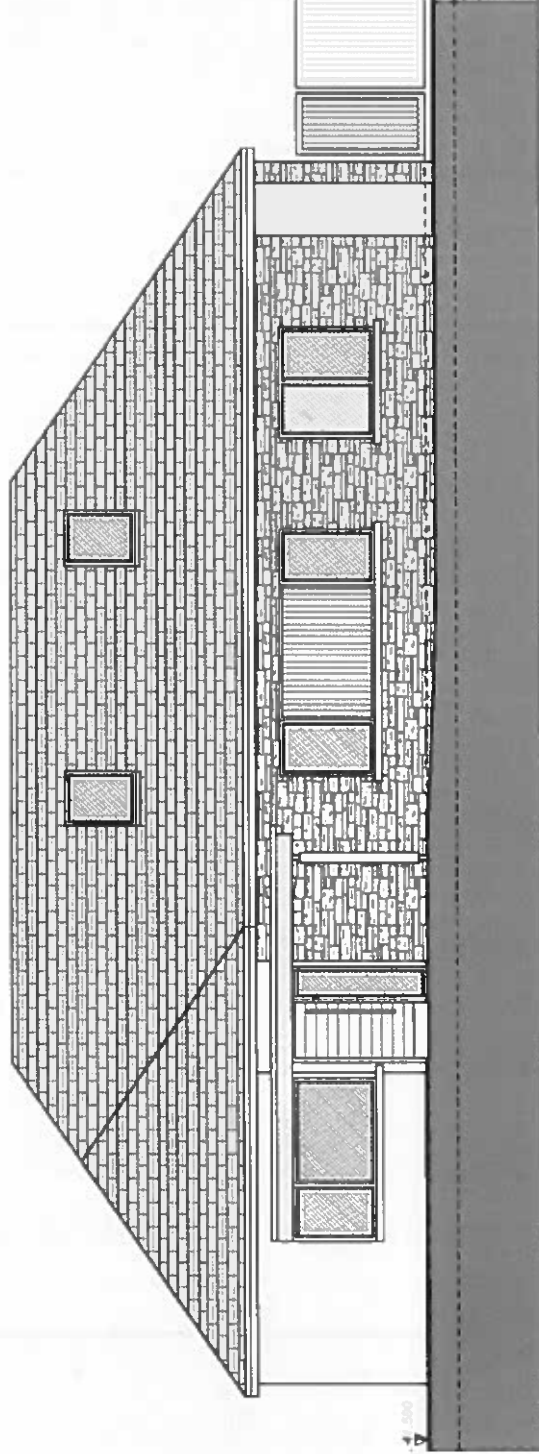
I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the recommendations made by the Planning and other Service Departments.

**SIGNED**

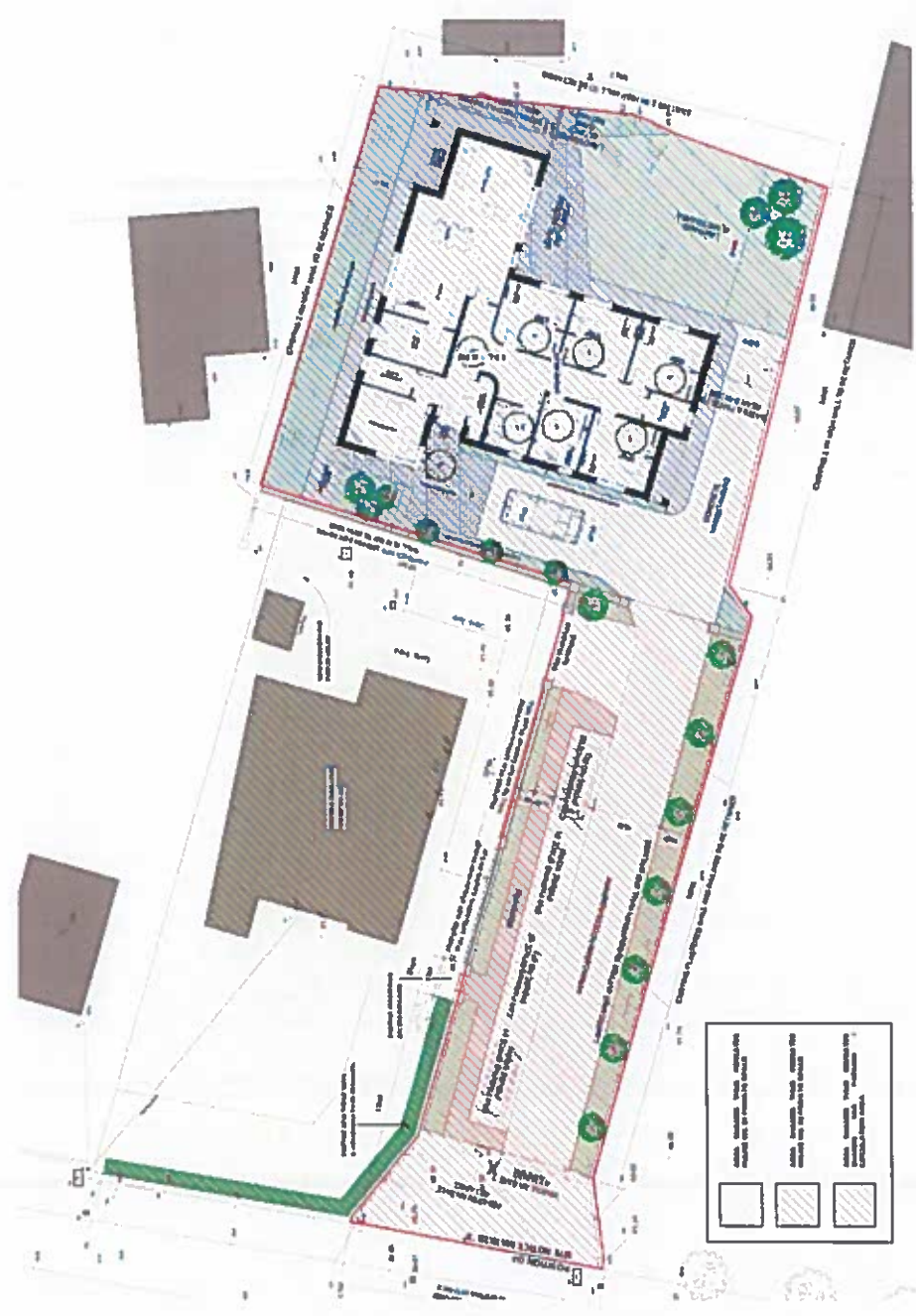
  
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Mary Mulholland  
Director of Services

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Appendix A – Project Details



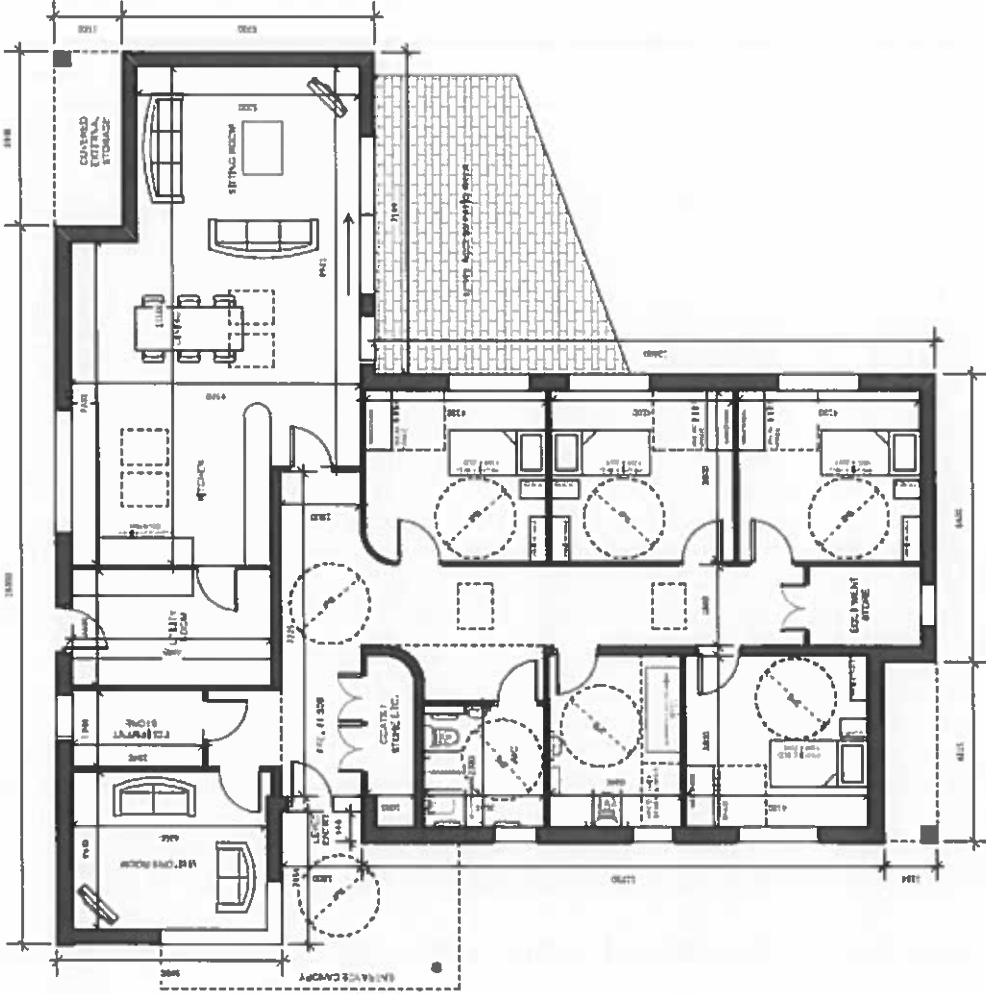
Elevation



**Site Layout as advertised.**

*Note that it is intended to adjust the layout slightly to allow for a private pedestrian entrance to the existing house.*





Floor Plans

**Location**



**Location**

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## **Appendix B – Planners Report**

**Comhairle Chontae Chill Chainnigh  
Kilkenny County Council**

**Part VIII  
Pre- Planning Report**



**Planning & Development Acts, 2000 – 2018  
Planning & Development Regulations, 2001 - 2018**

**To: Eimear Cody, Senior Executive Engineer, Housing**

**Planning Ref. Part 8: 02/18**

**Subject: Part VIII application for construction of a group home at Cloghabrody  
Thoamstown , Co.Kilkenny.**

**Date received: 15/06/2018**

**Report date: 3/09/2018**

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**Part VIII Proposal**

The development involves the following construction of a group home at Cloghabrody, Thomastown. The intended residents will be current service users at St Patrick's Center Kells Road. The development will form part of decongregation programme.

**Location**

The proposed site is located in the town center to the rear of an existing single storey dwelling. Cloghabrody heights housing scheme is located adjacent. The site is bounded by a block wall. Supervalu is located on an adjacent site.

**Referrals:**

Irish Water – no objection subject to condition

Roads – no report received

Area Engineer- no report received

**Site History:**

03/806 for the following works at Cloghabrody, Thomastown, Co. Kilkenny: (a) 1st floor extension to existing dwelling house; (b) modifications to front of existing house; (c) associated works.

04/357 to construct a new entrance and boundary walls and railings at dwelling

**Appropriate Assessment:**

Not required. See screening report on file.

**Pre- Planning**

Pre-planning advice given from Area Planner on 22/05/2018

**Third Party Submissions**

One third party submission was received from the tenant of the Local Authority property to the front of the site. The main issues raised can be summarized as follows

- Concern over construction hours
- Concern over boundary treatment to ensure privacy
- Provision of a pedestrian gate and access should be designed with safety of children in mind
- The oil tank needs to be relocated
- Would like landscaping along the boundary wall
- Works shall include reinstatement of the area around the house

I discussed all of the concerns raised in the third party submission with Eimear Cody, Senior Executive Engineer Housing section who has advised all concerns raised will be addressed.

#### **Assessment**

##### Zoning

The site is zoned existing residential. The proposed development is acceptable and complies with this zoning objective. The proposed house is single storey in design, has a floor area of 230msq and height of 3.5m. The design of the dwelling is viewed as acceptable. No overlooking or loss of amenity to adjoining residences will occur. Private open space accords with the County Development Plan standard of 60-75msq.

The proposed boundary of 1.8m block rendered wall is acceptable.

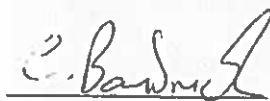
Services; It is proposed to connect to public water and sewerage. The file was referred to Irish Water who have no objection to this development.

Access : It is proposed to utilise the existing access . The file was referred to Roads Section and to the Area Engineer for comment.

##### **Conclusion and Recommendation:**

The Planning Authority considers that the principle of the proposed development is consistent with the zoning objectives for the site and accords with the policies and objectives of the Thomastown Local Area Plan, the Kilkenny County Development Plan 2014 - 2020 and the proper planning and sustainable development of the area. The development has been screened for Appropriate Assessment, which showed that no significant environmental impact is likely on the adjoining Natura 2000 site.

It is therefore recommended that the Part 8 application for the provision for construction of a group home at Thomastown, Co. Kilkenny, be approved by Council.



Catriona Bambrick  
Executive Planner

Date 3/9/2018 .

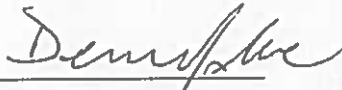
I agree with the above report



Arlene O'Connor  
Senior Executive Planner

Date 5/9/18

I agree with the above report.



Denis Malone  
Senior Planner

Date 7/9/2018