



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

**RE: RECONFIGURATION OF THE SECOND FLOOR APARTMENT AT 34 THE
GREEN, AYRFIELD, GRANGES ROAD, KILKENNY CITY, R95 X023**

Planning & Development Acts 2000 - 2020

DATE: 15th December, 2020

Dear Councillor,

In accordance with 179 of the Planning & Development Act 2000-2020 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 - RECONFIGURATION OF THE SECOND FLOOR APARTMENT
AT 34 THE GREEN, AYRFIELD, GRANGES ROAD, KILKENNY CITY, R95 X023**

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 Department.


Colette Byrne
Chief Executive





KILKENNY COUNTY COUNCIL

REPORT – Dated 11th December 2020

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

Reconfiguration of the 2nd Floor Apartment at
34 The Green, Ayrfield, Granges Road, Kilkenny City R95 X023
Part VIII Ref: P8/08/20

For consideration by the Elected Members

of Kilkenny County Council

at meeting to be held

on 21st December 2020

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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. Part VIII Planning Reference: P8/08/20

2. Description of Proposed Development

The proposal put forward on public display consists of:-

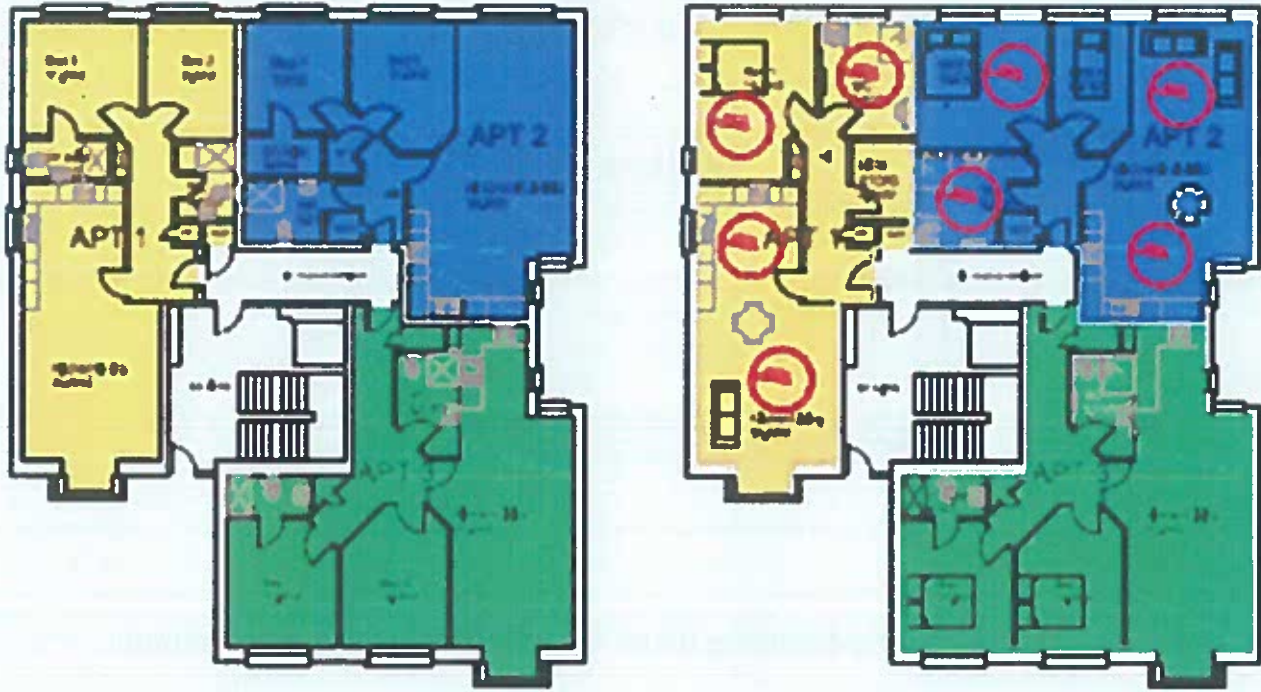
Reconfigure the 2nd Floor Apartment at
34 The Green, Ayrfield, Granges Road, Kilkenny City R95 X023



Existing Site Plan

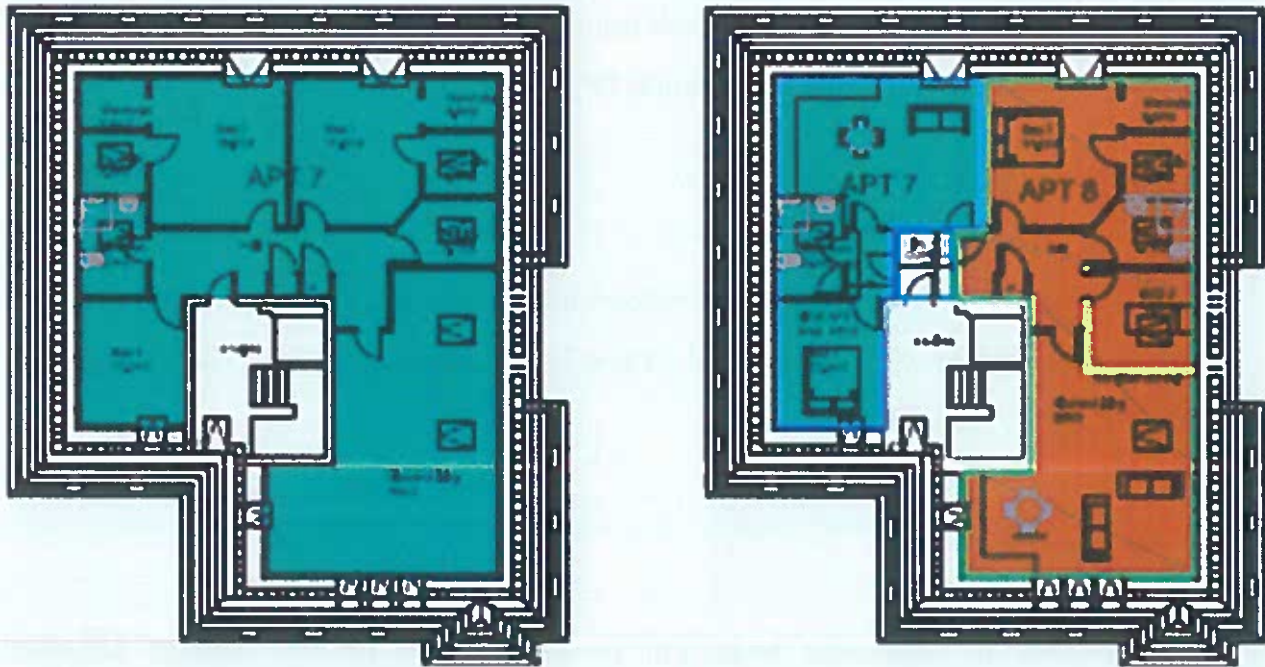


Proposed Site Plan



Existing & Proposed Ground Floor Layout: Apartments 1, 2 & 3

(Note no adjustments to First Floor Layout: Apartments 4, 5 & 6)



Existing & Proposed Second Floor Layout: Apartments 7 & 8

The proposal was put forward having regard to the social housing demand in Kilkenny, which is currently

Kilkenny		
1 bed	418	40%
2 bed	393	37%
3 bed	206	20%
4 bed	36	3%
Total	1053	

The project has been granted funding under the Rebuilding Ireland Programme.

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. Part VIII Planning Reference: P8/08/20.

4. Notice of Development

A notice describing the proposed development was placed in the Kilkenny People, week ending Friday 2nd October 2020. A Site Notice was displayed at the site location from Friday 2nd October 2020.

5. Consultation

- a) Details of proposals were put on display on on the consult website: <https://consult.kilkenny.ie> and at the Planning Department, Kilkenny County Council

6. Details of Submissions Received

1 no external submission was received which outlined concerns about the following:

Density: While the number of units over the three floors is being increased from 7 to 8, the reconfigured layout reduces the number of bedrooms in the building by one to allow for wheelchair accessible accommodation in the ground floor apartments 1 & 2.

Carpark & Refuse Storage: These will be maintained by Kilkenny County Council

Noise: No change to occupation of the existing building

Windows: Existing frosted glass and restrictors on windows to the east side will be maintained.

7. Implications for Proper Planning and Sustainable Development of the Area

The proposed development is consistent with the provisions of the Kilkenny City and Environs Development Plan 2014 - 2020 and is compatible with the zoning objectives and the Housing Strategy for the area.

AA Screening was carried out and no impacts determined on any Natura 2000 site.

An Environmental Impact Report (EIAR) is not required for this site.

Copy of a report from the Area Planner is appended to this report. All conditions/comments in the Area Planner's Report will be taken into account by the Housing Section when preparing the detailed tender drawings.

8. Kilkenny County Council's Intention Regarding Proposed Development

Proposed Development: Part 8 Proposal Planning Reference: P8/08/20 for:

Reconfiguration of the 2nd Floor Apartment at
34 The Green, Ayrfield, Granges Road, Kilkenny City R95 X023

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 proposed revisions to plans as outlined and the recommendations made by the Planning and other Service Departments.

SIGNED



Mary Mulholland
Director of Services

Appendix A -Planning Report

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



To : Mary Mulholland, Director of Services, Housing

From: Arlene O' Connor, Senior Executive Planner

Date: 09/12/2020 **Part VIII Ref:** P8/08/20

Re: Reconfigure the 2nd floor apartment at 34 The Green, Ayrfield, Granges Rd, Kilkenny City.

Part VIII Proposal

This Part VIII proposal is for the reconfiguration of a second floor apartment to create 2 no. apartments. The proposal is to create a 1 bed unit and a 2 bed unit, in what was originally a 3 bed apartment, thus the existing apartment no. 7 within this block will be sub-divided into 2 to create apartment no. 7 and a new apartment no. 8.

Zoning

The site falls within a zoning of '*Existing Residential*', within the Kilkenny City and Environs Development Plan 2014 – 2020, with an objective to provide to protect, provide and improve residential amenities.

Housing is defined as a Permissible Use on these zoned lands as defined under Section 3.4.5.3a of the City and Environs Development Plan.

Heritage

Protected Structure – None on site or within the immediate area.

Recorded Monument – None on site or within the immediate area.

ACA – The site falls beyond any Architectural Conservation Area.

SAC – The site is a significant distance from the River Nore cSAC,.

SPA – The River Nore SPA is a significant distance to the east of this site.

pNHA – The site is not within any pNHA.

Zone of Archaeological Potential - The site is located beyond any Zone of Archaeological Potential, established under the National Monuments Act.

Appropriate Assessment

The site has been screened in relation to the Habitats Directive Project Screening Assessment and there are no impacts determined on any Natura 2000 site.

Environmental Impact Assessment

An Environmental Impact Assessment Report (EIAR) is not required for this development as defined under Schedule 5 of the Planning and Development Regulations 2001 – 2020.

Consideration was also given to the environmental sensitivities of the area and the potential effects of the development with regards a multitude of environmental factors and it was determined that no EIAR was required.

Relevant Planning Policy and Guidelines

- Kilkenny City and Environs Development Plan 2014 – 2020
- Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)
- Sustainable Urban Housing: Design Standards for New Apartments 2018

Planning History

P.04/990107 – Permission granted for a residential development consisting of 7 No. two Bedroom apartments in a three storey residential apartment building with associated stairs access and lift, car parking and open space, detached bicycle and bin store, vehicular entrance from proposed residential estate (Planning Permission P56/03), paths, boundary walls, site services and ancillary related works on this site.

Internal Departmental Reports

Environment – No observations in relation to this proposal.

Roads – It is noted that a shortfall arises in parking due to the creation of another apartment within this development.

External Body Reports

Irish Water - No returned report to date.

Third Party Submissions

This Part VIII proposal was placed on public display from Friday 2nd October, 2020 to Friday 13th November, 2019 and during this timeframe 1 no. submission was received.

Seamus O' Connor, Ayrfield whose submission questioned issues such as density, carpark and refuse storage, noise and windows overlooking from the apartment.

These concerns have been addressed by the Housing Section as follows;

Density: While the number of units over the three floors is being increased from 7 to 8, the reconfigured layout reduces the number of bedrooms in the building by one to allow for wheelchair accessible accommodation in 2 of the ground floor apartments.

Carpark & Refuse Storage: These will be maintained by Kilkenny County Council

Noise: No change to occupation of the existing building

Windows: Existing frosted glass and restrictors on windows to the east side will be maintained

Assessment

This proposal is for an existing three bed apartment unit to be reconfigured so as to create two no. apartments within this existing space. The area under proposal is a second floor apartment within an existing three storey apartment block on the northern side of the access road into The Green housing estate, off the Granges Road in Kilkenny city.

Presently the apartment at 2nd floor level is a three bed unit, but when reconfigured, this space will be divided into two no. apartment, a one bed and a two bed unit respectively.

The units are all served by a connection to both public water and sewer in this area and this new apartment unit requires its own individual connection to the public network.

The site presently has 7 no. apartments, with a total of 9 no. car parking spaces provided. The creation of an additional residential unit will not result in additional car parking spaces being provided. Under Table 10.5 of the Kilkenny City and Environs Development Plan, there is a requirement of 1.5 spaces per apartment, thus for this revised proposal, 12 spaces are required, but only 9 are provided for. Considering the location of the site within a 10 minute distance

from the town centre, close to schools, shops and other amenities, this shortfall is acceptable to the Planning Authority. There is also a modal shift nationally away from the reliance on the private car and not having a full compliment of car parking spaces may aid the shift away from dependency on the private car and towards other modes of transport such as the city bus, walking or bicycles.

In relation to the apartments being proposed at second floor level of this building, the sizes as presented in relation to overall apartment sizes, bedroom sizes, dining / living room areas are all in accordance with the Sustainable Urban Housing: Design Standards for New Apartments 2018. Storage area is not indicated in apartment no. 7 but it can be advised that this be considered in the design.

In principle, there are no issues from a planning, environment or roads perspective to this proposal.

Recommendation

Having regard to the location of the development within an existing apartment complex in an established housing estate, to the proposal being the sub-division of an existing three bed apartment to create 2 no. apartments, to the layout and design of the apartments, the proposal does not present any negative impact on the apartment block within which it is located nor to the surrounding housing.

The Planning Authority recommend that the Part 8 application be approved by Council and advise that the apartments comply with Sustainable Urban Housing: Design Standards for New Apartments 2018.

Signed: 
Senior Executive Planner

Date: 09/12/2020

Signed: 
Senior Planner

Date: 11/12/2020