



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

**RE: PART VIII - Construction of Extension to No 5 Skeaghaccloran, Callan, Co Kilkenny
Planning & Development Acts 2000 - 2018
*Planning & Development Regulations 2001 - 2018***

DATE: 19th March 2019

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 - EXTENSION TO NO 5 SKEAGHACLORAN, CALLAN, 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 proposed revisions to plans as outlined in the report and recommendations made by the Planning and other Service Departments.

Colette Byrne

Chief Executive





KILKENNY COUNTY COUNCIL

REPORT - Dated 19th March 2019

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

Extension to a House at 5 Skeaghacoran, Callan, Co. Kilkenny

**For consideration by the Elected Members
of Kilkenny County Council
at monthly meeting to be held
on 25th March 2019**

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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

The proposal put forward on public display provided for a large extension to a local authority owned house at 5 Skeaghacloran, Callan, Co. Kilkenny in order to provide for an identified housing need.

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.

4. Notice of Development

A notice describing the proposed development was placed in the Kilkenny People, week ending Friday 18th January, 2019. A Site Notice was displayed at the site location from Friday 18th January 2019.

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

5. Details of Submissions Received

Internal submissions were made by the Environment Section and the comments therein will be taken into account in the detailed design of the scheme.

6. 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 and the Housing Strategy for the area.

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

7. Kilkenny County Council's Intention Regarding Proposed Development

Proposed Development: Part 8 Proposal
Extension at 5 Skeaghacloran, Callan, 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 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

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



**Planning & Development Act 2000-2018
Planning & Development Regulations, 2001 - 2018**

Part 8 Ref. No.: 11/18

Development: Demolition of existing single storey structure to side of house and construction of two storey extension to side of existing house and associated site works at Skeoghacloran, Callan, Co. Kilkenny.

Site Location and Description

The site is located at Skeoghacloran, approx 1.5km north of Callan town centre. The site is accessed off the LS5045 cul de sac roadway. There is an existing semi detached two storey house on site.

Planning History on site:

No recent on site planning history.

Sites in immediate vicinity:

17/97 – Retention permission granted for a storage shed.

Assessment:

The development involves the following:

Demolition of a single storey hall and bathroom to the side of the existing two storey semi detached dwelling house and the construction of a 71sqm two storey extension to the side. The proposed extension will provide for a new centralized front door leading to a hallway, showroom and 2no. double bedrooms and ground floor level and 2no. double bedrooms and bathroom at first floor level. The overall design and layout is considered acceptable at this location.

Wastewater disposal:

A new packaged wastewater treatment with raised polishing filter is proposed on site in accordance with the EPA's Code of Practice. A completed Site Characterisation form has been included which indicates that a T value was not achievable due to presence of water and a P value of 8.61 was achieved on site. The application was referred to the Environment Section for comment in this regard.

Referrals:

Environment – No objection subject to condition
Irish Water - No report received at time of writing

Impact on Natura 2000 site (SAC or SPA):

Part 8 (11/18)

A Screening exercise was completed at pre planning stage, which showed that no significant impact is likely having regard to the distance of the subject site from any Natura 2000 site.

EIA

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 EIA is not required.

Third Party Submissions

None on file

Conclusion and Recommendation:

Having regards to the policies and objectives of the current Kilkenny County Development Plan 2014 – 2020 and the design and layout of the proposed two storey extension and proposed upgraded wastewater treatment system, it is recommended that the Part 8 application for demolition of existing single storey structure to side of house and construction of two storey extension to side of existing house and associated site works at Skeoghacloran, Callan, Co. Kilkenny, be approved by Kilkenny County Council subject to conditions set out below.



Deirdre Breen
Executive Planner

Date 05/03/19

I agree with the above report.



Arlene O'Connor
Senior Executive Planner

Date 6/3/19

Recommended Conditions:

1. Clean stormwater from the new extension shall be managed within the curtilage of the landholding via suitably sized soakaways designed in accordance with BRE Digest 365 – Soakaway Design.

Reason: In the interests of public health and to provide for the protection of the environment.

2. The on-site wastewater treatment system proposed shall be constructed in accordance with the recommendations in the Environmental Protection Agency's Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (EPA, 2009). Prior to installation, the Planning Authority may, in the interest of public health and to facilitate best practice, agree in writing certain EPA compliant variations to the wastewater treatment system approved under this application. Such agreement shall be placed on file and deemed to officially substitute/vary the original granted system. Certification that the complete wastewater treatment unit and percolation area / polishing filter have been satisfactorily installed to accord with EPA, 2009 shall be submitted to the Planning Authority prior to occupation of the house. The certificate shall be completed by a suitably qualified and indemnified person and shall include a site specific 'as constructed' layout plan and cross sectional drawing through the effluent treatment system and associated percolation area. A generic cross-section is not acceptable. Proof of indemnification insurance shall be submitted with the certificate. The complete on-site wastewater treatment system shall be installed and maintained in accordance with the manufacturer's instructions.

Reason: In the interests of public health and to provide for the protection of the environment.

Footnote: The certificate to be completed will accompany the Final Grant of Permission. A list of qualified persons is available on the Council's website or from the planning counter.

3. All external materials and finishes shall harmonise with those of the existing dwelling.

Reason: In the interests of visual amenity.

Appendix B – Drawings



