

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

16th April 2021

Re: PLANNING APPLICATION FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING 115 NO. RESIDENTIAL UNITS AT MARGARET'S FIELDS, CALLAN ROAD, KILKENNY, COUNTY KILKENNY ALL ON A SITE MEASURING C. 3.2HA

Dear Sir/Madam,

On behalf of Denis Treacy Construction Limited, El Caserio, Kells Road, Kilkenny, 999932 , Ireland, please find enclosed planning application for Strategic Housing Development in respect of lands at Margaret's Fields, Callan Road, Kilkenny, County Kilkenny comprising of the provision of 115 no. residential units.

Note 2 hard copies have been submitted to An Bord Pleanála along with 3 digital copies in CD format in accordance with the Strategic Housing Regulations 2017 (Section 297(5)). The necessary copies have been issued to the Planning Authority (Kilkenny County Council) and prescribed bodies (Irish Water and TII).

A website has been created for the SHD application at – www.margaretsfieldsshd.com

Please find enclosed the following with this application:

PLANNING

- Strategic Housing Development Planning Application Form;
- Application fee of €15,560, has been paid by EFT, Payment Reference No. IE21041597093991;
- 3 No. digital copies – CD;
- Copy of Newspaper Notice published in the Irish Daily Star on 16th April 2021;
- Copy of Site Notice erected on site on 16th April 2021;
- Copy of Cover Letter to Kilkenny County Council;
- Planning Statement of Consistency prepared by Tom Phillips & Associates (TPA);
- Material Contravention Statement prepared by Tom Phillips & Associates (TPA);
- Statement in Response to An Bord Pleanála's Opinion prepared by prepared by Tom Phillips & Associates (TPA) including copies of letters issued to prescribed bodies as follows;
 1. Transport Infrastructure Ireland (TII)
 2. Irish Water
- Planning Report prepared by Tom Phillips & Associates (TPA) which includes;
 1. S247 Pre-planning Minutes of Meeting with Kilkenny County Council dated 3rd

TOWN PLANNING CONSULTANTS



February 2020

2. Letters from Kilkenny County Council Housing Dept. confirming Compliance with Part V
3. Letters from Irish Water – Pre-Connection Enquiry and Design Acceptance

ARCHITECTURE

- 2 x A1 Sets of Architectural Drawings prepared by Brian Dunlop Architects;
- Architectural Design Statement (Including Architectural Response to ABP Opinion) prepared by Brian Dunlop Architects;
- Housing Quality Assessment prepared by Brian Dunlop Architects;
- Schedule of Accommodation prepared by Brian Dunlop Architects;
- Building Lifecycle Report prepared by Brian Dunlop Architects;

ENGINEERING

- 2 x A1 Sets of Engineering Drawings prepared by MPA Consulting Engineers;
- Water Infrastructure Design Report prepared by MPA Consulting Engineers;
- Flood Risk Assessment prepared by MPA Consulting Engineers;
- Construction Traffic Management Plan prepared by MPA Consulting Engineers;
- Traffic Impact Assessment prepared by Roadplan;
- Mobility Management Plan prepared by Roadplan;
- Road Safety Audit prepared by Roadplan;
- Public Lighting Report & Plan prepared by M and E Consulting Engineers;

LANDSCAPING

- 2 x A1 Sets of Landscaping Drawings prepared by Murray & Associates Landscape Architects;
- Landscape Design Statement prepared by Murray & Associates Landscape Architects;
- Outline Landscape Works Specification Incorporating Landscape Management Plan prepared by Murray & Associates Landscape Architects;
- Verified Views and Photomontages prepared by Redline Studios

OTHER SUPPORTING DOCUMENTS

- Childcare Demand Report
- Appropriate Assessment Screening Report
- Ecological Impact Assessment
- EIA Screening Report
- Construction Environmental Waste Management Plan (CEWMP)
- Archaeology Report

We trust the above and enclosed is in order and look forward to hearing from An Bord Pleanala in relation to this Strategic Housing planning application. Should any clarification be required, please do not hesitate to contact us.

Yours sincerely

Laura Finn
Associate
Tom Phillips + Associates