

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

Denis Treacy Construction Limited, intend to apply for Planning Permission for a strategic housing development on a site of c. 3.2 ha at Margaret's Fields, Callan Road, Kilkenny, Co. Kilkenny.

The development will consist of:

- Construction of 115 no. residential units in total including 6 no. four bed houses, 37 no. three bed houses, 14 no. two bed houses, 15 no. 3 bed duplex houses, 15 no. one bed apartments and 27 no. two bed apartments and 1 no. three bed apartments.
- Building Type 1 is a 4 storey duplex/apartment block which comprises 12 no. units. Balconies/terraces are provided on all elevations.
- Building Type 2 is a 3 storey duplex/apartment block which comprises 8 no. units. Balconies/terraces are provided on all elevations.
- Building Type 3 is a 3 - 4 storey duplex/apartment block which comprises 30 no. units. Balconies/terraces are provided on all elevations.
- Building Type 4 is a 3 storey duplex block which comprises 8 no. units. Terraces are provided along the south eastern elevation.
- The proposed development includes the partial reconfiguration and redesign of the permitted Phase 2 development on the site, which is partially complete (Kilkenny County Council, Reg. Ref. 06/1089 and 17/704).
- The scheme provides for a total of c. 5,164 sqm of public open space including a Main Open Space measuring 2,942 sqm, a Pocket Park measuring 483 sqm and a Linear Open Space which measures 1,739sqm. 450 sqm of communal open space is also provided.
- Provision of 117 no. long term and 29 no. visitor bicycle parking spaces.
- A total of 274 no. car parking spaces will be provided for Phases 2 and 3.
- A garage is proposed to be demolished on the site which measures 41 sqm.
- The vehicular access to the site will be from Seville Grove.
- A new ramped pedestrian route is proposed from the development directly onto the Callan Road.
- All other ancillary site development works to facilitate construction, site services, piped infrastructure, plant, public lighting, bin stores, bike stores, boundary treatments and hard and soft landscaping.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Kilkenny County Development Plan 2014-2020, the Kilkenny City Development Plan 2014-2020 and the Kilkenny Western Environs Local Area Plan 2004.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Kilkenny County Council. The application may also be inspected online at the following website set up by the applicant: margaretsfieldsshd.com

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- the subject matter of the submission or observations, and
- the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie

Signed: 

Laura Finn – Acting for and on behalf of Tom Phillips & Associates – Planning Consultants (Agents) 80 Harcourt St., Dublin 2

Date of erection of site notice: 16th April 2021