



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

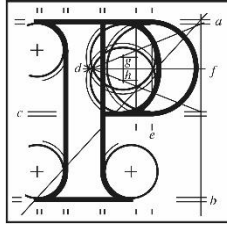
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
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Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Denis Treacy Construction Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	El Caserio, Kells Road, Kilkenny, R95 H2W1
Company Registration No:	479737

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Laura Finn Tom Phillips + Associates (TPA) on behalf of Denis Treacy Construction Limited
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [X] No: [] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Brian Dunlop
Firm/Company:	Brian Dunlop Architects 15 Patrick St, Kilkenny, R95 P820

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Kilkenny County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Margaret's Fields
Address Line 2:	Callan Road
Address Line 3:	
Town/City:	Kilkenny
County:	Kilkenny
Eircode:	Ireland
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Centre Point Coordinates: X,Y= 649227.903,654264.9129 Reference Index: Map Series Map Sheets 1:2,500 4826-A 1:2,500 4766-C These are noted on the site location map.
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	3.2 ha
Site zoning in current Development Plan or Local Area Plan for the area:	The site is currently zoned Phase 1 Residential in the Kilkenny Western Environs Local Area Plan 2004
Existing use(s) of the site and proposed use(s) of the site:	Existing use is spoil/bareground and grassland Proposed use is for residential development

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	Freehold		Respond
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
Respond own half of the open space within the linear park – See Appendix 1 for Letter of Consent (attached to application form)			
Blue Line Boundary – Denis Treacy Construction Limited are the owners of the triangular piece of land to the south of the site located within the blue line boundary as indicated on the accompanying site location map. They are currently in the process of registering the piece of land with the Property Registration Authority. See Appendix 1 for Letter of Consent (attached to application form)			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Denis Treacy Construction Limited El Caserio, Kells Road, Kilkenny		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [X] No: []	
If the answer is "Yes" above, identify the lands and state the nature of the control involved: Indicated with a blue line on the accompanying Site Location Map prepared by Brian Dunlop Architects.			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [X] No: []
Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of	

this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.

If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
P.04/798	Permission granted to Denis Treacy and Sons Ltd for development on a site of 2.54 hectares, approximately. The development will consist of the construction of a scheme comprising 32 no. houses, (16 no. three-bed houses, 12 no. four-bed houses and 4 no. five-bed houses); 12 no. duplex houses (3 bed); 12 no. duplex apartments (2-bed); 20 no. residential apartments (16 no. two-bed apartments, 4 no. 3-bed apartments); a creche (240 sqm); an office unit (344 sqm) and a convenience retail unit (104 sqm). The proposal also includes the provision of a new access road on to the Callan Road, public and private open space, hard and soft landscaping, all other site development works above and below ground, and the erection of a temporary advertising structure.	GRANT
P.06/1089	Permission granted on a site of 2.225 hectares approximately at Margaretsfield, Callan Road, Kilkenny. The development will consist of the construction of a scheme comprising 33 no. houses (1 9no. three-bedroom, 13 no. four-bedroom & 1 no. five bedroom) 16 no. duplex houses (3-bed) 16 no. duplex apartments (2-bed) 20 no. residential apartments (16 no. 2 bed & 4 no. - bed) and 2 no. office units (344sq.m. each, 688sq.m. in total). The proposals also includes the provision of a new entrance onto the permitted access road from the Callan Road (Pl. Reg. 04/798) public & private open space, hard and soft landscaping all other site development works above and below ground and the erection of a temporary advertising structure	GRANT
P.12/38	An Extension of Duration granted for P.06/1089 until 14th March, 2017.	GRANT
P.17/704	An Extension of Duration of planning of P.06/1089 granted until 14th March, 2022.	GRANT
P.18/575	Permission granted to change the use of shop to creche facilities in Seville Lawns.	GRANT

Is the site of the proposed development subject to a current appeal to An Bord Pleanála?	Yes: [] No: [X]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.: N/A	
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?	Yes: [] No: [X]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):	
N/A	
Is the applicant aware of the site ever having been flooded?	Yes: [] No: [X]
If the answer is "Yes" above, please give details e.g. year, extent: N/A	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [] No: [X]
If the answer is "Yes" above, please give details: N/A	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

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 subject site is located within Block Q of the Kilkenny Western Environs LAP 2004, which comprises an area of 8.25 hectares and is zoned for residential development.

We enclose an Appropriate Assessment Screening Report prepared by Ecology Ireland Ltd. An EIAR Screening Assessment was carried out by TPA and accompanies the application. Please refer to these reports for detail in relation to

impacts on the environment/on a European Site. The assessments conclude that a significant effect on the environment or on a European Site is not expected.	
Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [X] No: []
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [X] No: []

10. Pre-Application Consultations

(A) Consultation with Planning Authority:	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	Kilkenny County Council have not indicated a reference number. Indicated – ABP Ref: ABP-308028-20 on Letter Dated 22 nd Sept. 2020 issued to client with copy of Minutes issued to ABP in relation to the Section 247 Meeting
Meeting date(s):	3rd February, 2020 (2.15pm)
(B) Consultation with An Bord Pleanála:	
State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-308028-20
Meeting date(s):	25 th November 2020
(C) Any Consultation with Prescribed Authorities or the Public:	
Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	

N/A

11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>Irish Daily Star 16/4/21</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>If the answer to above is "Yes", state date on which the site notice(s) was erected:</p>	<p>16/4/21</p>
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [] No: [X]</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application? N/A</p>	<p>Enclosed: Yes: [] No: [] N/A</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application. N/A</p>	<p>Enclosed: Yes: [] No: [] N/A</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [] No: [X]</p>

(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
If the answer to the above is "Yes", list the prescribed authorities concerned:	See Appendix 2 of Statement in Response to An Bord Pleanála's Opinion for copy of Cover Letters as sent with a copy of the planning application to 2 no. prescribed bodies (as per ABP Opinion) including; 1. Irish Water 2. Transport Infrastructure Ireland (TII)
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	16/4/21
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A

If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N/A
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	N/A

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [] No: [] N/A: [X]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p>

<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p>
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13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [X] No: [] N/A</p> <p>Refer to Material Contravention Statement prepared by TPA</p>
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
2-bed houses	14	1159.2
3-bed houses	37	3902.8
4-bed houses	6	863.4
Total	57	5925.4

Apartments		
Unit Type	No. of Units	Gross floor space in m²
1-bed	15	844.2
2-bed	27	2146.2
3-bed	1	97.0
3-bed duplex	15	1640.0
Total	58	4727.4

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	0	0	N/A
1-bed	0	0	N/A
2-bed	0	0	N/A
3-bed	0	0	N/A
4-bed	0	0	N/A
4+ bed	0	0	N/A
Total	0	0	N/A

(b) State total number of residential units in proposed development:	115 units
(c) State cumulative gross floor space of residential accommodation, in m ² :	10,652.8 m ²

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Bin & Bike Stores	84.7 m ²
<p>Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.</p> <p>See accompanying Childcare Demand Audit prepared by TPA</p>	
(b) State cumulative gross floor space of non-residential development in m ² :	84.7 m ²
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	10737.5 m ² (10652.8 + 84.7)
(d) Express 15(b) as a percentage of 15(c):	0.78%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	

<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	<p>X</p>	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		<p>X</p>
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>	<p>X</p> <p>Demolition of existing Garage (41 sqm)</p>	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<p>X</p>
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>X</p>
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>X</p>
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order</p>		<p>X</p>

<p>or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>X</p> <p>Please see enclosed ABP Response Document</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	Garage - 41 m ²
State gross floor space of any proposed demolition, in m ² :	Garage to be demolished 41 m ²
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	41 m ²

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [] No: [] N/A: [X]</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>X</p> <p>Part V Units have already been provided in advance to KCC – See letter confirming this in TPA Planning Report</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>		N/A
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>		N/A
<p>(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.</p>		N/A

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [X]

(b) Public Mains: [X]

Group Water Scheme: [] Name of Scheme: _____

Private Well: []

Other (please specify): N/A

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [X]

(b) Public Sewer: [X]

Conventional septic tank system: []

Other on-site treatment system (please specify): N/A

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: [X]

Soakpit: []

Watercourse: []

Other (please specify): _____

(D) Irish Water Requirements:	
<p>Please submit the following information:</p> <p>(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Refer to Water Infrastructure Design Statement Appendix A by MPA.</p>
<p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Refer Water infrastructure Design Statement (WIDS) Appendix A by MPA Engineers</p>
<p>(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Refer WIDS by MPA</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Refer (WIDS) by MPA</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p>

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>Refer to Traffic Impact Assessment prepared by Roadplan</p>
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<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [X] No: []</p> <p>Refer to Mobility Management Plan prepared by Roadplan</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [X] No: []</p> <p>Refer to Road Safety Audit (RSA) prepared by Roadplan</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [X] No: []</p>
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>1. Refer to drawing number 1966-P-060 Taking-In-Charge Plan 1:500 A1 A prepared by Brian Dunlop Architects.</p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p>See accompanying Drawing Issue Registers</p>
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24. Application Fee:


(a) State fee payable for application:	€15,560
(b) Set out basis for calculation of fee: HA1A: €130 per unit for 115 housing units. HA1B: Ancillary Accommodation at €7.20 per square metre for 84.7 m ² of 'Bins and Bike Stores'.	€14,950 €610
(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: [] Paid by EFT on 15/4/21 – Payment Reference no. IE21041597093991

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: [X] No: []
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 <i>Laura Finn</i> Laura Finn (Tom Phillips & Associates – Applicants Agent)
Date:	16/4/21

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Denis Treacy Construction Limited
Surname:	
Address Line 1:	El Caserio,
Address Line 2:	Kells Road,
Address Line 3:	Kilkenny
Town / City:	
County:	
Country:	Ireland
Eircode:	R95 H2W1
E-mail address (if any):	treacydenis@gmail.com
Primary Telephone Number:	
Other / Mobile Number (if any):	0862531990

Where the Applicant(s) is a Company:

Name(s) of Company	Denis Treacy Construction Limited
Director(s):	Denis Peter Treacy & John Treacy
Company Registration Number (CRO):	479737
Contact Name:	Denis Treacy
Primary Telephone Number:	0862531990
Other / Mobile Number (if any):	
E-mail address:	treacydenis@gmail.com

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Laura
Surname:	Finn
Address Line 1:	Tom Phillips & Associates
Address Line 2:	80 Harcourt Street
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 F449
E-mail address (if any):	Laura@tpa.ie
Primary Telephone Number:	0872214315
Other / Mobile Number (if any):	+353 1 478 6055

Person responsible for preparation of maps, plans and drawings:

First Name:	Brian
Surname:	Dunlop
Address Line 1:	Brian Dunlop Architects
Address Line 2:	15 Patrick St.
Address Line 3:	
Town / City:	Kilkenny
County:	Kilkenny
Country:	Ireland
Eircode:	R95 P820
E-mail address (if any):	brian@bdarchitects.ie
Primary Telephone Number:	+353 (0)56 7813015
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Denis Treacy
Mobile Number:	0862531990
E-mail address:	treacydenis@gmail.com

Appendix 1 - Letters of Consent

John Treacy and Denis Treacy
El Caserio, Kells Road,
Kilkenny, R95 H2W1

5th April 2021

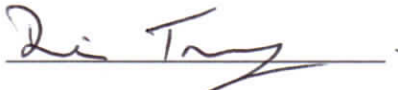
Re: Letter of Consent to Submit a Planning Application at Lands at Margaret's Fields, Callan Road, Kilkenny

To Whom it May Concern

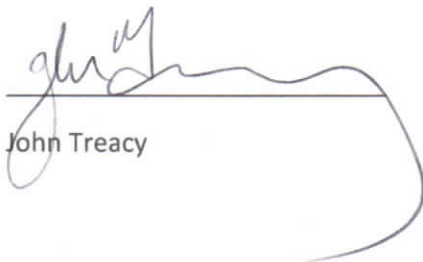
We John Treacy and Denis Treacy give Denis Treacy Construction Limited permission to lodge a planning application at lands at Margaret's Fields, Callan Road, Kilkenny.

These lands are indicated on the accompanying site location map (highlighted in yellow).

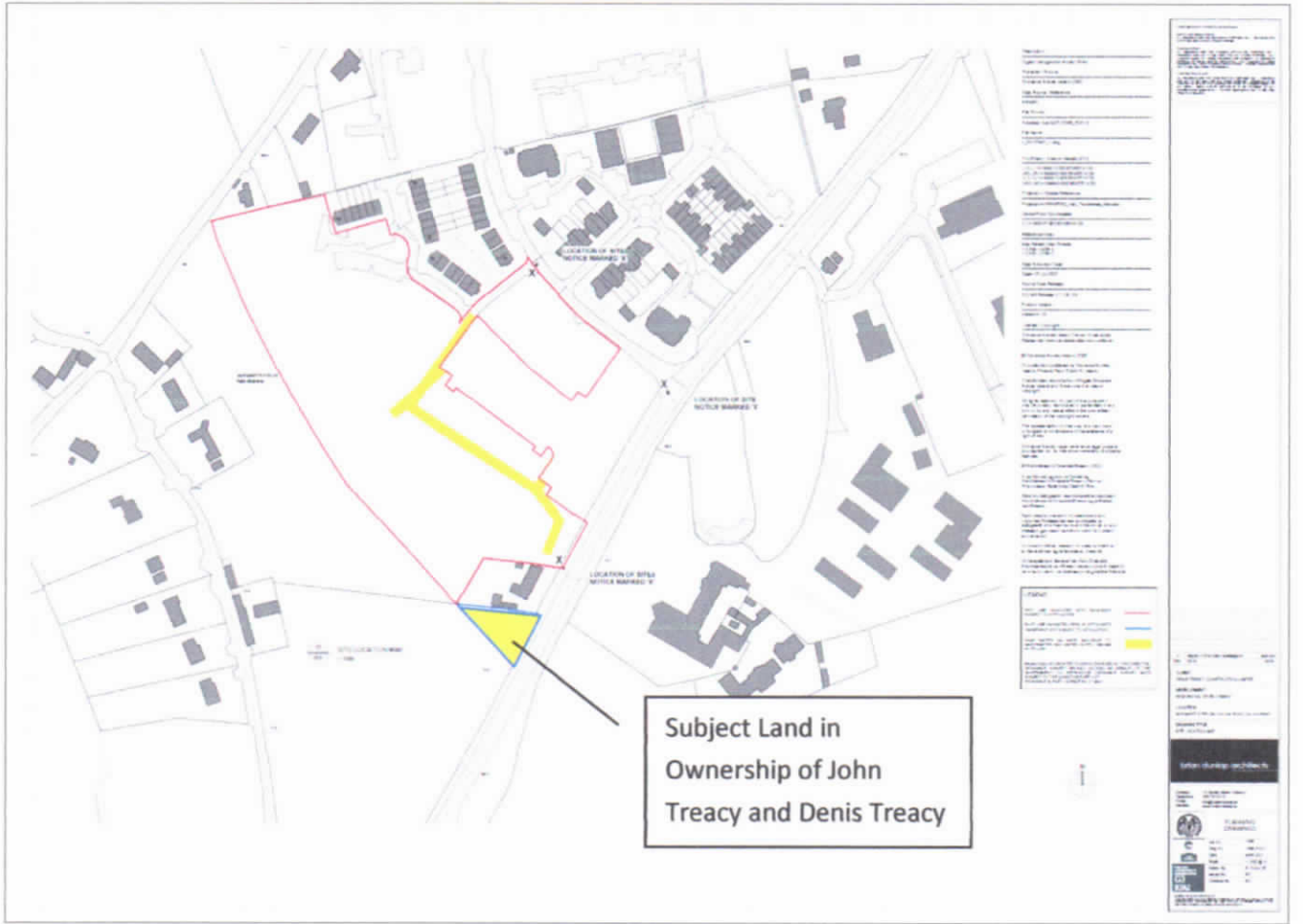
Yours Sincerely



Denis Treacy



John Treacy



Denis Treacy
El Caserio
Kells Road
Kilkenny

12th April, 2021

Subject to Contract/Contract Denied
Re: Proposed Acquisition of properties by Respond! at Margarets Field, Kilkenny

Dear Denis,

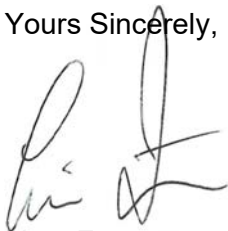
Respond, as current landowners of the green area to the front of properties 10 - 23 Seville Rise, Margarets Field, grant permission to Denis Treacy Construction Ltd., to include alterations to the green space in their planning application for the next phase of Development in Margarets Field.

This consent is subject to an appropriate works agreement being entered into and related insurances being satisfactory to Respond and only valid for so long as Respond remain the legal and beneficial owners of such green space.

The Taking in Charge process for the estate by Kilkenny County Council is currently underway, and the above permission is granted on the basis that the Taking in Charge process will be finalised before the commencement of works to the green space. Once the green space has been taken in charge by Kilkenny County Council, it will be for them to consent as part of the planning permission or otherwise.

If there is any additional information required, please do not hesitate to contact us.

Yours Sincerely,



Liam Fewer

Development Manager
(for Respond)

Directors: John O'Connor (Chair), Brendan Cummins (Vice Chair), Cathleen Callanan, Noel Kelly, Joseph O'Connor, Michael Dominick Anglim, Daniel Vincent McCarthy, Eileen Fitzpatrick, Olivia McCann.
Company Secretary: Jill Jackman.

Respond is a company limited by guarantee and registered in Dublin, Ireland.

Reg. No. 90576 **Charity No.** CHY6629 **CRA No.** 20012625

Registered Office: Airmount, Dominick Place, Waterford, Ireland.

Airmount, Dominick Place,
Waterford, X91 A397

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email: info@respond.ie

website: respond.ie