

Irish Water,
Blackwater House,
Mallow Business Park,
Mallow, Co. Cork

26th March 2020

Dear Sir / Madam,

RE: Planning application for proposed Strategic Housing Development at Sion road, Kilkenny

On behalf of the applicant, Torca homes Ltd, please find enclosed planning application for a Strategic Housing Development on a site at former Peace and Christ centre, Sion road, Kilkenny in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

An electronic copy of the application is enclosed, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please note, in line with your email confirmation dated 02/07/2019, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: <https://www.sionroadshd.ie/>

The development will consist of the following: Demolition of existing buildings (total gross floor area c.3,031 sq.m.). Construction of a residential development of 120 no. units (36 no. 1-beds, 17 no. 2-beds and 67 no. 3+ beds) comprising 36 no. 2-storey houses and 84 no. duplexes/apartments within 7 no. blocks. Buildings range in height from 2 to 4 storeys. Provision of a community childcare facility. 154 no. car parking spaces and 104 no. secure bike parking spaces. Bin stores, pumping station compound and ESB kiosk. Landscaping proposals to include a new public park (to be taken in charge by Kilkenny CoCo) providing access to/from the River Nore Valley Walk which runs through the southern portion of the application site. Vehicular access from Sion Road to the north. Upgrade of footpath along Sion Road as far as the junction with the Dublin Road and provision of cycle lanes. All other site works, landscaping, boundary treatments and services provision to facilitate development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Kilkenny City Development Plan 2014-2020.

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.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application together with a Natura impact statement 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: <https://www.sionroadshd.ie/>

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If you have any enquiries, please don't hesitate to contact this office.

Yours sincerely,



Trevor Sadler (Agent),
McGill Planning Ltd.,
45 Herbert Lane,
Dublin 2.
01 284 6464

Saoirse Kavanagh

From: Kieran O'Regan <koregan@water.ie>
Sent: Tuesday 2 July 2019 09:37
To: Saoirse Kavanagh
Cc: Spatial Planning; Brenda Butterly
Subject: RE: SHD Applications to An Bord Pleanála

Morning Saoirse,

Hope all is well,

We accept any format for applications but preference would be to receive these in CD format with a cover letter if email is not possible.

Kind regards,

Kieran

Kieran O'Regan
Asset Management

Uisce Éireann
Teach na hAbhann Móire, Páirc Ghnó Mhala, Mala, Contae Chorcaí, Éire
Irish Water
Blackwater House, Mallow Business Park, Mallow, County Cork, Ireland

P: +353 22 52285
E: koregan@water.ie
www.water.ie

The Heritage Council,
Áras na hOidhreachta,
Church Lane,
Kilkenny, R95 X264

26th March 2020

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Yours sincerely,



Trevor Sadler (Agent),
McGill Planning Ltd.,
45 Herbert Lane,
Dublin 2.
01 284 6464

Saoirse Kavanagh

From: Ger Croke <gcroke@heritagecouncil.ie>
Sent: Tuesday 24 September 2019 10:55
To: Saoirse Kavanagh
Subject: RE: SHD Planning Applications

Hi Saoirse

We would prefer to receive these applications by email if possible. A Cover letter with files attached would be the ideal scenario or else a link to where the files can be found.

Many Thanks

Martina
On behalf of Alison Harvey, Planning & Development Officer

An Taisce,
The Tailors' Hall,
Back Lane,
Dublin 8

26th March 2020

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01 284 6464

Saoirse Kavanagh

From: Ian Lumley <heritage@antaisce.org>
Sent: Thursday 27 June 2019 18:46
To: Saoirse Kavanagh
Subject: An Taisce consultation on SHD Planning Applications to An Bord Pleanála

Saoirse,

An Taisce would be pleased to receive all future SHD documents in soft copy on a CD with a hard copy cover letter.

Thanks

Ian Lumley

Kilkenny County Childcare Committee
Kilkenny Education Centre Campus,
Seville Lodge, Callan Road,
Kilkenny, R95X2T2.

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Sandra Rebecca Eapen

From: Julieann Tynan <julie@kkccc.ie>
Sent: Monday 24 February 2020 15:28
To: Sandra Rebecca Eapen
Subject: FW: Copy of Strategic Housing Development

Hi Sandra,

Following on from your email below I can confirm that we are happy to receive a copy of the application in soft copy.

Kind Regards
Julieann

From: Sandra Rebecca Eapen <sandrarebecca@mcpplanning.ie>
Sent: Thursday 20 February 2020 15:10
To: Aisling O'Dwyer <aisling@kkccc.ie>
Subject: Copy of Strategic Housing Development

Hello Aisling,

Following our conversation on the phone, I have tried to set out what I said on phone.

As per the Planning and Development (Strategic Housing Development) regulations 2017, the prospective applicant is requested to notify a set of authorities listed by An Bord Pleanála in the event of making an application. Our site is located in Kilkenny and so has *Kilkenny County Childcare Committee* listed by An Bord Pleanála to be notified in the case of an application on this site.

Historically we have submitted these as a printed copy of the application to everyone. However, some of the other consultees have indicated that they would prefer to have the documents in soft copy on a CD with a hardcopy cover letter.

We are currently preparing an application for this site, and so we wanted to know if you would prefer us to submit our applications to you as a soft copy? Or are you satisfied with the hardcopies?

Kind Regards,

Sandra Rebecca
Planner