

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10.

26th March 2020

Dear Sir / Madam,

**RE: Planning application for proposed Strategic Housing Development at Sion road, Kilkenny–
ABP-305012-19.**

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.

A 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. An electronic copy of the application is also provided and 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/>

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:

- (a) 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,
- (b) the subject matter of the submission or observations, and
- (c) 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.

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

Coras Iompar Éireann,
Group Property management,
35 Lower Abbey Street,
Dublin 1 - DO1 H560

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

Minister for Arts, Heritage, Regional, Rural and the Gaeltacht
C/o Department of Arts, Culture, Heritage and the Gaeltacht,
Newtown Road,
Co. Wexford - Y35 AP90

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