

Senior Administrative Officer,
Planning Department,
Kilkenny County Council,
County Hall, John Street,
Kilkenny R95 A39T

26th March 2020

Dear Sir / Madam,

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

Please find enclosed an Application under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

The proposed development is described in the public notices as follows:

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.

In line with this Act we have submitted 3 digital copies and 2 hard copies of the requested documents to An Bord Pleanála while a further 1 digital copy and 6 hard copies have been submitted to Kilkenny County Council as the local Planning Authority for this area. In addition

to this, and as requested in the Pre-application Opinion, one hard copy and one digital copy has also been sent to each of the following prescribed bodies:

- Minister of Arts Heritage, Regional and Rural Planning
- Córas Iompair Éireann (CIE),
- Transport Infrastructure Ireland.

The following prescribed bodies have requested a digital copy of the application and no hard copy will be sent to them as set out in the attached letters. The following prescribed bodies have received a digital copy:

- Irish Water,
- Heritage council,
- An Taisce
- Kilkenny Childcare Community

Also please note that a website, <https://www.sionroadshd.ie/> has been created.

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