

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

Torca Developments Ltd, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site comprising the former Sion Hermitage lands, Sion Road, Kilkenny, Co. Kilkenny.

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. houses and 84 no. duplexes/apartments arranged 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 and Environs 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.

Signed:  (Trevor Sadler, McGill Planning Ltd. (Agent) 45 Herbert Lane, Dublin 2)

Date of erection of site notice: 25th March 2020