

**CEANTAR BARDASACH CHATHAIR CHILL CHAINNIGH**  
**MUNICIPAL DISTRICT OF KILKENNY CITY**

**MIONTUAIRISCÍ NA gCRUINNITHE DE CHEANTAR SPEISIALTA CHATHAIR CHILL CHAINNIGH A THIONÓLADH AR AN 7<sup>TH</sup> EANÁIR 2022. MINUTES OF PROCEEDINGS OF SPECIAL MEETING HELD ON, 7<sup>TH</sup> JANUARY 2022 VIA TEAMS.**

**Mayor, Councillor, Andrew McGuinness, Presiding.**

**Present/ I Láthair:-**

**Councillors/Comhairleoirí:** Cllr. David Fitzgerald, Cllr. Eugene McGuinness, Cllr. Joe Malone, Cllr. John Coonan, Cllr Maria Dollard, Cllr. Martin Brett

**Apologies:**

**Also Present:** Mr. Tim Butler, Director of Services, Ms. Anne Maria Walsh, Senior Executive Officer, Mr. Denis Malone, Senior Planner, Ms. Teresa Mahon, Staff Officer.

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**Mayor's Summons of Meeting:**

Notice dated 23<sup>rd</sup> December 2021, convening a Special Meeting for this date was read.

**1. Iarratas Straitéiseach Forbartha Tithíochta Chuig An Bord Pleamala**  
Strategic Housing Development application to An Bord Pleanála

Cllr. Andrew McGuinness advised the Members that at the December monthly meeting of Kilkenny City MD it had been agreed that a special meeting be held to discuss the SHD for the Breagagh Valley.

Mr. Denis Malone gave the Members a brief presentation on the Strategic Housing Planning application by Cairn Homes at Breagagh Valley. The application consists of 183 residential units of various size houses and duplexes. The site is zoned as residential under the current Kilkenny City and County Development Plan and had previously been granted planning permission. The density of 33 units per hectare is within the guidelines for the area. As the application consist of more than 100 units it was lodged with An Bord Pleanála on the 23<sup>rd</sup> November 2021.

Public submissions had to be made directly to the Bord by the 16<sup>th</sup> December 2021 and 5 submissions were received. Mr. Malone provided details of the application and the Part V Agreement. He advised that in principal the Local Authority is receptive to the application but are continuing to gather more details. Assessment reports from the Road Design Office, Kilkenny MD Engineers, Road Project Office, Housing and Parks Department are still outstanding. The infrastructure requirement for the site in relation to the roads and water draining are in place or will be in place by the time of construction.

The main areas of concerns from the submissions relate to density, car parking, consultation process, height of duplex units, land ownership, road junctions, Irish Water :- sewerage upgrade and inadequate water supply. The Chief Executive's report must be submitted to the Bord by the 17<sup>th</sup> January, 2022.

The Members thanked Mr. Malone and raised the following:

- Adequacy of the road system in the area to cater for the extra volume of traffic created by the new development.
- Adequacy of the water/ sewerage systems to cope with this development.
- Lack of childcare facility on site.
- Number of car parking spaces.
- Visual impact of the development on the landscape, duplex overlooking nearby houses.
- Plastering/rendering and materials to be used. High quality finish.
- No Construction Management Plan.
- Location of primary access to site.
- No shadow drawings.
- Waste Management Plan not included.
- Lack of community facilities.
- No Traffic Management Plan.
- Dangers of flooding because of location.
- Taking in charge of College Park.
- Timeline for the building of schools in the area.
- The SHD system and inadequacy of the submission time.
- Assurance that what is granted planning permission will be built.
- Bus service in the area.
- Walking and cycling routes.
- Electric car charging points.
- Report on the suitability of plants/trees for the site.
- Condition of the Breagagh River.
- Need for shops in the area.
- The phasing of the project.
- Lack of infrastructure in the area.
- Housing for all policy.

Mr. Malone and Mr. Butler responded to the Members. Mr. Malone confirmed that funding had been provided by LIHAF to ensure that the road infrastructure were put in place to cater for new developments in the Western Environs. A Traffic Safety Audit will be carried out on the road network in the area. A Traffic Management Plan was submitted with the application and Kilkenny County Council and TII are examining. Irish Water are responsible for the water supply and sewerage in the area. An upgrade will be required but at present it is deemed adequate to cater for the proposed development. There is a creche in the estate opposite this planning application and has been deemed adequate to serve the needs of the proposed development. The proposed car parking is slightly shy of the Development Plan requirements but not significantly lower than standard requirements. The provision of active travel measures in the area will reduce the need for cars and therefore the need for car parking spaces.

The visual impact, look and finish of the proposed development is being examined in detail and planning conditions around composition and colour of bricks and rendering can be included prior to commencement. Part of the development is a bookend site at the outskirts of Kilkenny City that warrants special treatment and it must make the right visual statement. A Construction

Management Plan is normally submitted shortly before the development is due to commence and access to site will change depending on phasing of development work. The site is not been built on a flood plain and surface water drainage will be in place before commencement.

In relation to taking in charge of College Park, Mr. Malone advised that Kilkenny County Council has been in discussion with the banks and they have advised that the bond should be drawn down to address the issues in College Park. There is a possibility that the new developer will rectified some of the problems in College Park before commencing the new development.

The Department of Education have not been in direct contact regarding the timeline for the building of schools in the area but they have purchased the site and it is listed in the Capital Programme. Mr. Malone agreed that the timelines and procedures of the SHD process is defined in legislation. Developers have to build as per their planning permissions but they can apply for amendments to granted planning permission prior to commencement. The Council will spot check developments against planning permissions but it is largely self-policing. Developers are financed by banks and under new legislation Architects have to sign off on the build.

Mr. Malone confirmed that 10% of the car parking spaces will have EV charging points and the remaining spaces will be wired. A request has been submitted to the Parks Section to look at the landscaping. They will also examine the green spaces which appear to be adequate especially when taking account of the larger public open spaces nearby. The condition of the Breagagh River is the responsibility of LAWCO but the Council has strict polices in relation to surface water drainage and green field flow. The development should not have an impact on the river but a condition will be included in the permission if granted. Infrastructure will be in place to facilitate this development in the area. The developer is looking to complete the proposed development in phases but that will be dependent on the economy.

Mr. Butler advised that there had been an issue with water/sewerage supply in the area but LIHAF had addressed the sewerage problem and Irish Water is addressing current and future water needs. The traffic access and new link road with its walking and cycling segregated areas is deemed adequate for the area. The need to create more bus routes has been flagged to NTA. The need to cater for this development and others in the City have been put in writing to NTA before Christmas and the process of looking at this should commence in the coming months. The development is subject to Part V. There is also a process in place where the developer can apply to Kilkenny County Council to purchase turnkey houses to meet social housing needs but it is also important that affordable housing is available for people to get on the property ladder.

The Mayor thanked Mr. Malone, Mr. Butler, the Members and the Residences of the area for engaging with the process. He agreed that it was very important that the current residential way of life in the area is not disrupted by the construction but provision of housing is welcome. He asked that the parking and schooling issues be addressed.

The Mayor thanked all for attending.

**This concluded the business of the meeting.**

**Signed:** \_\_\_\_\_

**MAYOR**

**Date:** \_\_\_\_\_