



Planning and Development Acts 2000 to 2019

Planning Authority: Kilkenny County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 27th day of March 2020 by Torca Developments Limited care of McGill Planning Limited, 45 Herbert Lane, Dublin 2.

Proposed Development:

A planning 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 circa 3,031 square metres).
- Construction of a residential development of 120 number units (36 number one-bedrooms, 17 number two-bedrooms, and 67 number three plus bedrooms) comprising:
 - 36 number houses and
 - 84 number duplexes/apartmentsarranged within seven number blocks. Buildings range in height from two to four storeys.
- Provision of a community childcare facility.
- 154 number car parking spaces and 104 number secure bike parking spaces. Bin stores, pumping station compound and Electricity Supply Board kiosk.

- Landscaping proposals to include a new public park (to be taken in charge by Kilkenny County Council) 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.

Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. Having regard to the deficiencies in the information provided in the submitted Natura Impact Statement, in particular having regard to the lack of information in relation to potential increased anthropogenic pressures, with potential impacts on Qualifying Species, otter and kingfisher; to potential impacts on Qualifying Habitat 'Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels'; to the omission of key information within the Natura Impact Statement, as relates to the Qualifying Habitat 'Petrifying springs with tufa formation (Cratoneurion)', the Board is not satisfied that the proposed development would not adversely affect the integrity of the River Barrow and Nore Special Area of Conservation (site code 002162) and the

