



An  
Bord  
Pleanála

---

## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

---

**Case Reference: ABP-308028-20**

**Proposed Development: 112 no. residential units (62 no. houses, 50 no apartments) and associated site works.**

**Margaret's Field, Callan Road, Kilkenny, Co. Kilkenny.**

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.

Furthermore, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Further elaboration and clarification of how the proposed development is in compliance with the specific objectives of the development plan in respect of Parcel Q of the Western Environs Area, as set out in Table 3.5 of the Kilkenny City and Environs Development Plan 2014-2020.

2. Further elaboration and clarification with regard to the relationship between the proposed development and existing and permitted phase 2 development on the lands, particularly in respect of the provision of public and communal open space and car parking.
3. Further consideration and justification for the extent and layout of surface car parking within the development and the relationship of surface car parking with adjoining areas of public open space.
4. Further consideration of the treatment and landscaping of open spaces, to provide consistency of design and high levels of residential amenity across the overall development.
5. Further consideration and elaboration with regard to the design and layout of houses no. 21 – 24, and the achievement of adequate levels of amenity for future residents thereof, having regard to the adjacent surface car parking arrangements and their relationship with the Callan Road (N76).
6. Further consideration and elaboration with regard to the extent of bicycle parking for apartment units and compliance with the provisions of the Sustainable Urban Housing, Design Standards for New Apartments - Guidelines for Planning Authorities.
7. Further elaboration on the relationship with adjoining residential properties and the measures to protect adjacent amenities.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. Transport Infrastructure Ireland

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

---

Assistant Director of Planning  
December, 2020