

**Comhairle Chontae Chill Chainnigh
Kilkenny County Council
Planning Report**



**Planning & Development Act, 2000
Planning & Development Regulations, 2001 - 2005**

Applicant: William Connolly & Sons Ltd

Subject: Permission for the demolition of glazed entrance porch and toilet block, construction of new entrance porch, canopy and extension to existing shop facilities at ground floor level and office facilities at first floor level along with internal modifications which include new toilet block and alterations to existing facilities, signage and all associated site development works at Redmills, Lower Grange Goersbridge CO. Kilkenny

1. DESCRIPTION OF PROPOSED DEVELOPMENT:

The principal features of the proposed development are as follows:

- a) demolition of glazed entrance porch and toilet block,
- b) construction of new entrance porch, canopy
- c) extension to existing shop facilities at ground floor level and office facilities at first floor level along with internal modifications which include new toilet block and alterations to existing facilities
- d) signage
- e) Existing floor area: 548msq (offices) 127msq- (retail)
- f) Proposed floor area: 153msq
- g) The site area is ca. 7.5Ha.

2. LOCATION:

The site is located just outside of the village of Goresbridge.. The proposed site is located within the existing Red Mill complex. The proposed site adjoins the public road leading from Goresbridge to Paulstown
Local Road No.LP2639

Development Contribution – Class 5.

3.PLANNING HISTORY:

On the site

05/223 Permission granted to erect a new block of outloading bins at existing mill at Lower Grange, Goresbridge, Co. Kilkenny.

P04/1204 permission granted for demolition of existing 2,100 sq.m. grain store and full planning permission for new 2,100 sq.m. grain store

P012/1170 retention permission granted for the retention of extension to existing grain store

P01/381 permission granted for to erect a grain store and dryer

4. FURTHER INFORMATION:

N/A.

5. PLANNING ISSUES:

The application presents the following planning issues:

The proposal is for extension and modifications to existing building within the existing Redmill development. It is considered the proposed extensions and alterations will not have a negative impact on the visual integrity of the scheme.

The external finishes of the proposed extension will consist of flat roof with torcal or similar finish, limestone capping, selected colour curtain wall glazing. Nap plaster to match existing on side elevation.

Services: The existing site is served by an existing private water supply and an existing septic tank system. It is stated in the application there is no additional loadings on the existing septic tank as a result of the proposed development.

6. Referrals

The file was referred to the following for comment

- A) Roads Section-
- B) Environment

7.OBSERVATIONS/SUBMISSIONS:

n/a

8.CONTRIBUTION SCHEME

Class 5

9RECOMMENDATION:

Having examined the application and its supporting drawings and documentation and having considered the impacts of the proposed development and the relevant policies of Kilkenny, County Development Plan 2002, I recommend that permission be granted subject to the following conditions

Catriona Walsh
Executive Planner.

I agree with the above recommendation that **Permission be granted** subject to the following conditions.

J. Wall,
Senior Executive Engineer

FIRST SCHEDULE

REASONS AND CONSIDERATIONS FOR DECISION ON PLANNING

REFERENCE P.07/97

Having regard to the pattern of development in the area, policies of Kilkenny County Development Plan 2002 and all other material considerations, it is considered that the proposed development would not seriously injure the amenities of the area or of the property in the vicinity and does not conflict with the objectives of the Development Plan and would therefore, be in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

3 NO. CONDITIONS ATTACHED TO PLANNING

REFERENCE P.P07/97

COND. NO.1

The development shall be carried out and completed strictly in accordance with:

- (i) the conditions of this permission
- (ii) the documents lodged with this application on 18/1/07

except as otherwise required by the conditions of this permission.

Reason:

To ensure that the development strictly accords with the permission and to ensure that effective control is maintained.

COND NO. 2

A contribution is payable to Kilkenny County Council in respect of public infrastructure and facilities benefiting development in Kilkenny County Council's administrative area and that is provided or that it is intended will be provided by, or on behalf of a Local Authority.

This contribution is due on the issue of the Final Grant of Permission.

The amount of the development contribution is €4,896.00 (four thousand, eight hundred and ninety-six euro) and is subject to revision with reference to the Wholesale Price Index, and penalty interest in accordance with the terms of Kilkenny County Council's Development Contribution Scheme.

Reason:

It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

COND. NO. 3

Surface water run-off from roofs, driveways and paved areas shall be collected and disposed of within the curtilage of the site. Surface water shall not discharge onto the public road or to adjoining properties.

Reason:

In the interests of traffic safety and to protect the interests of other parties.

FOOTNOTE

Section 34 (13) of the Planning & Development Act 2000, states:

“A person shall not be entitled solely by reason of a Permission under this Section to carry out any development.”

Developers are obliged to comply with other legislation and to avoid infringement of third party rights.

FOOTNOTE

Applicants are advised to consult with the Chief Fire Officer with regard to the fire safety of this development. It should be clearly noted that Kilkenny Fire Service strongly recommends that there should be at least one smoke detector in every domestic premises.

FOOTNOTE

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If there is no appeal against this decision, a Final Grant of Permission in accordance with the Decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanála. (See attached).

It should be noted that until a Final Grant of Permission has been issued, the development in question is NOT AUTHORISED and works cannot be carried out.

The Applicant is advised that unless the development described above is carried out within five (5) years from the date of Final Grant of Permission, Planning Permission will cease to have effect. (See Section 40 of the Planning and Development Act 2000)