



**TO: AN CATHAOIRLEACH  
& EACH MEMBER OF KILKENNY COUNTY COUNCIL**

**RE: PART VIII - Development of 6 houses at Golf Links Road (Site at No 10 /  
"Mulhalls Shop") in the townland of Newpark Lower, Kilkenny**

*Planning & Development Acts 2000 - 2018*

*Planning & Development Regulations 2001 - 2018*

Date: 22<sup>nd</sup> July 2019

Dear Councillor,

In accordance with Section 179 of the Planning & Development Act 2000, as amended, please find attached Report of the Director of Services, including the Planning Report, in relation to the public consultation process undertaken for the proposed Development of 6 houses at Golf Links Road (Site at No 10 / "Mulhalls Shop") in the townland of Newpark Lower, Kilkenny, which was undertaken in accordance with the requirements of Part VIII of the Planning & Development Regulations 2001, as amended.

I am satisfied that the proposed development is consistent with the proper planning and sustainable development of the area and is consistent with the provisions of the Kilkenny City & Environs Development Plan 2014 - 2020.

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the commitments and recommendations as outlined in the attached report.

**Colette Byrne,  
Chief Executive.**



# **KILKENNY COUNTY COUNCIL**

**REPORT - Dated 22<sup>nd</sup> July 2019**

**In Accordance with Section 179 of the  
Planning and Development Acts, 2000 as amended**

Development of 6 houses at Golf Links Road (Site at No 10 / "Mulhalls Shop")  
in the townland of Newpark Lower, Kilkenny

**For consideration by the Elected Members  
of Kilkenny County Council  
at special meeting to be held  
on 26<sup>th</sup> July 2019**



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## 1. Introduction

This report has been prepared for submission to the elected members of Kilkenny County Council and contains information regarding the proposed development, issues raised following the erection of the public notice of the proposed development and the display for public inspection of the plans and particulars and other matters as required in accordance with Section 179 of the Planning & Development Acts, 2000 as amended.

## 2. Description of Proposed Development

The proposal put forward on public display is for a mixed residential development of 6 no housing units on an existing site at No. 10 Mulhalls Shop, Golf Links Road, Kilkenny as follows:-

Unit	Type	Capacity
1	Semi Detached 2 Storey House	2 bed 4 person
2	Semi Detached 2 Storey House	2 bed 4 person
3	Single Storey Terrace House	1 bed 2 person
4	Single Storey Terrace House	1 bed 2 person
5	Single Storey Terrace House	1 bed 2 person
6	Single Storey Terrace House	1 bed 2 person

The site measuring approx. 0.1 hectares also incorporates a section of rear garden from no. 9 Golf Links Road, Kilkenny to facilitate the development.

Construction of the 6 units will be achieved by:-

- Construction of 4 no single storey 1 bed houses on existing garden of no.'s 9 and 10 Golf Links Road.
- Demolition of existing "Mulhalls shop" and construction of 2 no two storey semi detached houses.
- Associated site works

2 no. car parking spaces will be provided within the development as well as a drop-off area, while a further 5 public parking spaces are provided directly

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across the road from the development on Golf Links Road. The existing road to the north of the site is to be widened by the demolition of the existing building.

The proposal was put forward having regard to the social housing demand in Kilkenny City, which is currently (first preference approved applications dated 8<sup>th</sup> Jan 2019):-

<b>KilkennyCity</b>		
<b>1 bed</b>	467	39%
<b>2 bed</b>	469	39%
<b>3 bed</b>	239	20%
<b>4 bed</b>	37	2%
<b>Total</b>	<b>1212</b>	

The project has been granted funding under the Rebuilding Ireland programme.

### **3. Pre-planning**

As part of the planning application process the Housing Section was advised of planning requirements through a formal pre-planning submission prior to lodging the application

### **4. Notice of Development**

A notice describing the proposed development was placed in the Kilkenny People, week ending Friday 7<sup>th</sup> June, 2019. A Site Notice was displayed at the site location from Friday 7<sup>th</sup> June 2019.

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## 5. Consultation

- a) Details of proposals were put on display on on the consult website: <https://consult.kilkenny.ie> and at the Planning Department, Kilkenny County Council
- b) An information evening was held in The Orchard House, New Orchard Road, Kilkenny on Wednesday 19<sup>th</sup> June 2019 from 4pm until 7pm. Four staff members from Kilkenny County Council Housing Section were in attendance to meet interested parties and answer any questions regarding this development. All were invited to attend by way of advertisement on the Kilkenny People, social media and local radio.

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## **6. Details of Submissions Received**

There were no submissions received

## **7. Implications for Proper Planning and Sustainable Development of the Area**

The proposed development is consistent with the provisions of the Kilkenny City and Environs Development Plan 2014 - 2020 and is compatible with the zoning objectives and the Housing Strategy for the area.

Copy of a report the Area Planner is appended to this report. All conditions/comments in the Area Planners Report will be taken into account by the Housing Section when preparing the detailed tender drawings.



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**8. Kilkenny County Council's Intention Regarding Proposed Development**

**Proposed Development: Part 8 Proposal  
Housing at No.10 Golf Links Road,  
Kilkenny City**

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the proposed revisions to plans as outlined and the recommendations made by the Planning and other Service Departments.

**SIGNED**



**Mary Mulholland  
Director of Services**

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## **Appendix A -Planning Report**

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



**To :** Mary Mulholland, Director of Services, Housing

**From:** Arlene O' Connor, Senior Executive Planner

**Date:** 22/7/2019                      **Part VIII Ref:** P8/6/18

**Re:** **Construction of 2 x 2 bed town houses and 4 x 1 bed single storey houses. Works include: Demolition of existing buildings on site, site clearance, site development works, Golf Links Road, Kilkenny City**

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**Part VIII Proposal**

This application relates to a Part VIII proposal for a housing development consisting of 2 no. semi-detached 2 storey houses and 4 no. 1 bed single storey houses. Works also include the demolition of existing buildings on site, site clearance and site development works at Golf Links Road in Kilkenny City.

**Zoning**

The site falls within a zoning of '*Existing Residential*', within the Kilkenny City and Environs Development Plan 2014 – 2020, with an objective to provide to protect, provide and improve residential amenities.

Housing is defined as a Permissible use on these zoned lands as defined under Section 3.4.5.3a of the City and Environs Development Plan.

**Heritage**

**Protected Structure** – None on site or within the immediate area.

**Recorded Monument** – None on site or within the immediate area.

**ACA** – The site falls beyond any Architectural Conservation Area.

**SAC** – The site is a significant distance from the River Nore cSAC,

**SPA** – The River Nore SPA is a significant distance to the west of this site.

**pNHA** – The site is not within any pNHA.

**Zone of Archaeological Potential** - The site is located beyond any Zone of Archaeological Potential, established under the National Monuments Act.

**Appropriate Assessment**

The site has been screened in relation to the Habitats Directive Project Screening Assessment and there are no impacts determined on any Natura 2000 site.

**Environmental Impact Assessment**

An Environmental Impact Assessment Report (EIAR) is not required for this development as Defined under Schedule 5 of the Planning and Development Regulations 2001 – 2018.

Consideration was also given to the environmental sensitivities of the area and the potential effects of the development with regards a multitude of environmental factors and it was

determined that no EIAR was required.

#### **Relevant Planning Policy and Guidelines**

- Kilkenny City and Environs Development Plan 2014 – 2020
- Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)
- National Planning Framework.

#### **Planning History**

None traceable on site.

#### **Pre-Planning Advice**

A pre planning report was prepared and the following issues were identified:

Policy in Section 11.8.9 for infill sites in the city Development Plan in particular and other relevant policies in the Plan relating to the provision of housing.

#### **Internal Departmental Reports**

##### ***Roads Design Section***

Advises that a review of the parking layout be carried out to optimise the parking provision for the proposed development. Also recommends that the lane entrance layout detail be reviewed to accommodate the existing cycle track which is incorporated into the existing footpath on the Golf Links Roads.

Consideration should be given to improvements to south Lane as the existing surface is in poor condition and there is a rear access to several units.

The existing lanes are narrow and consideration should be given for provisions for refuse collection for Units 3 to 6.

A Road Safety Audit and Mobility Management Audit be carried out and a Road Opening Licence should be obtained.

All of these issues can be dealt with at detailed design stage and do not impact on the principle of the proposed scheme.

#### **External Body Reports**

##### ***Irish Water***

No objections subject to several conditions being adhered to.

#### **Third Party Submissions**

This Part VIII proposal was placed on public display from Friday 7<sup>th</sup> June, 2019 to Friday 5<sup>th</sup> July, 2019 with a further two weeks to 19<sup>th</sup> July, 2019 for submissions and during this timeframe no submissions were received.

#### **Assessment**

This site contains a derelict shop / house unit on the Golf Links Road. This house / shop unit is to be demolished and in its place 2 no. new units will be built. To the rear of this property a further 4 no. units are proposed. The site is amidst 2-storey residential units on both sides and to the rear and across the road beyond 5 parking spaces is the New Orchard Housing Estate, again two storey residential houses.

The houses to the fore, facing onto the Golf Links Road are shown as House Type C, which are two storey, two bedroom units, both with a gross floor area of 86m<sup>2</sup>.

The 4 no. houses to the rear are a terrace of single storey, 1 bed units, 2 units having a gross floor area of 47m<sup>2</sup> and the other 2 no. units covering each 49m<sup>2</sup>.  
The site is zoned appropriately for the houses / apartments units.

The units can all be served by a connection to both public water and sewer in this area.

Car parking can be provided to the fore of some of the units with 3 spaces being provided for the 4 no. single storey houses. The two storey houses to the fore of the site have no spaces provided within their curtilage but given the location of public car parking spaces in the vicinity and the infill nature of the scheme this is not considered to be a significant planning issue. The site is located close to existing shopping and community facilities such as St. John's Primary School, Newpark Shopping Centre, new Primary Health Care Centre [under construction], O'Loughlin Gaels GAA Club.

Garden spaces as proposed are all under the requirement sizes as specified in the development plan, which is 45m<sup>2</sup> per 1-2 bed units. The garden sizes proposed ranging from 30sqm to 36sqm are not significantly under sized from that itemised in the City Development Plan. Given the infill nature of the scheme, the number of units proposed and the accommodation type, the slightly reduced garden sizes are considered acceptable and will not impinge on the residential amenity of the dwellings.

#### **Recommendation**

The Planning Authority recommends that the Part 8 application be approved by Council subject to the:

- (a) The lane entrance to accommodate the cycle track
- (b) Completion of a Road Safety Audit.

Signed: \_\_\_\_\_  
Senior Executive Planner

Date: 22/7/2019

Signed: *Dan Shee*  
Senior Planner

Date: 22/7/2019

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## **Appendix B – AA Screening Report**

**To:** Mary Mulholland, Director of Services

**From:** Arlene O' Connor, Senior Executive Planner

**Proposal:** Part VIII proposal - Construction of 2 x 2 bed town houses and 4 x 1 bed single storey houses. Works include: Demolition of existing buildings on site, site clearance, site development works, Golf Links Road, Kilkenny.

**Re:** Environmental Impact Assessment – Screening for Environmental Impact Assessment Report (EIAR).

**Planning Legislation:**

Planning and Development Regulations 2001-2018, Schedule 5, Part 1 and 2  
European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 Article 75 which amends Article 120 of the Regulations 2001  
Planning and Development Act 2000 – 2018

**Characteristics of Project**

Under this Part VIII proposal, Kilkenny County Council are proposing the construction of 2 x 2 bed town houses and 4 x 1 bed single storey houses as well as the demolition of existing buildings on site, site clearance and site development works on the Golf Links Road in Kilkenny City.

**Location**

The site is along the Golf Links Road in Kilkenny city.

**Type and characteristics of potential impact**

From assessing the documentation associated with the demolition of an existing building, which was formerly a shop with residence and in turn build 2 no. 2 bed townhouses in its place and then build 4 no. 1 bed houses along a car road off the Golf Links Road in the city, it is considered that the proposed development is significantly below sub threshold Part 2 activities and having regard to the environmental sensitivities of this area and the potential impacts based on the following environmental factors;

- Population and human health
- Biodiversity, with particular attention to special and habitats protected under the Birds and Habitats Directives
- Land, soil, water, air and the landscape
- Climate
- Interaction between above
- Expected effects from relevant major accidents and / or disasters

it is determined that no Environmental Impact Assessment Report is required.

An Appropriate Assessment Screening report was also carried out by the Planning Authority, in relation to the proposed Part VIII works on the Golf Links Road and this concluded that significant impacts on any Natura 2000 site can be ruled out therefore it was determined that a Natura Impact Assessment was not required.

**Conclusion**

It is determined that based on the above preliminary examination, there is no real likelihood of significant effects on the environment arising from the proposed demolition and development works and therefore it is recommended that no Environmental Impact Assessment Report is required for this Part VIII proposal at the Golf Links Road, Kilkenny.

Signed: Arlene O' Connor,  
Senior Executive Planner,  
Kilkenny County Council,  
4/6/2019



# Habitats Directive Project Screening Assessment

Table 1: Project Details

Development Consent Type	Part 8
Development Location	Golf Links Road, Kilkenny
Part 8 Ref	Part 8:6/18
Description of the project	Construction of 2 x 2 bed town houses and 4 x 1 bed single storey houses. Works include: Demolition of existing buildings on site, site clearance, site development works

Table 2: Identification of Natura 2000 sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development. If the answer to all of these questions is no, significant impacts can be ruled out for habitats and bird species. No further assessment is required. Please refer to tables 3 and 4 where the answer to any of these questions is yes.

		Y/N
<b>1</b>	<b>ONE- OFF HOUSE /SMALL EXTENSION/ ALTERATION TO EXISTING BUILDING</b>	N/A
1a	<p>Is the development a one- off house/small extension/alteration to existing building within an SAC/SPA or within 100m of an SAC/SPA and likely to discharge pollutants or nutrients of a significant nature and amount to surface water within catchments of and SAC/ SPA as part of its construction or operational phase (including the installation of waste water treatment systems; percolation areas; septic tanks within SAC/SPA or very close proximity)?</p> <p>If the answer to the above question is:                      - no, then no appropriate assessment required                      - yes, then an appropriate assessment is required                      - not sure, then an appropriate assessment is required in accordance with the precautionary principle</p>	
<b>2</b>	<b>DEVELOPMENTS OTHER THAN THOSE DESCRIBED IN 1 ABOVE</b>	Y
2a	<p><b>Impacts On Freshwater Habitats</b>                      Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same and does the development propose to discharge water to or abstract water from the habitat?</p> <p>Sites to consider: Lower River Suir, River Barrow, River Nore.</p> <p>Habitats to consider:                      Alluvial Wet Woodland, (Lower River Suir), Dry Heath (some steep slopes along River Barrow and its tributaries) Rivers, Streams, Lakes and Lagoons, Old Oak Woodland, floating river vegetation,</p> <p>Species to consider:                      River Lamprey, Brook Lamprey, Freshwater Pearls Mussel, Nore Freshwater Pearl Mussel, Crayfish, Twaite Shad, Atlantic Salmon, Otter, Vertigo Moulinsiana,</p>	No
2b	<p><b>Impacts On Wetland Habitats</b>                      Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or likely to discharge water to or abstract water from the wetland?</p> <p>Sites to consider: Hugginstown Fen, Galmoy Fen, The Loughans, Flood Plain wetlands</p> <p>Habitats to consider:</p>	No

		Y/N
	Bogs, Alkaline Fens (Hugginstown and Galmoy), Turloughs (The Loughans)	
2c	<p><b>Impacts on Intertidal and Marine Habitats</b>  <i>Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and marine habitats and species, or within the catchment of same and likely to discharge water to or abstract water from the habitats.</i></p> <p><b>Sites to consider:</b> Lower River Suir</p> <p><b>Habitats to consider:</b> Atlantic Salt meadows, Mudflats, sandflats, saltmarsh, estuary</p> <p><b>Species to consider:</b> Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater Pearl Mussel, Crayfish, Twaite Shad, Atlantic Salmon, Otter.</p>	No
2d	<p><b>Impacts On Woodlands And Grasslands</b>  <i>Is the development within a Special Area of Conservation whose qualifying habitats include terrestrial habitats, or in close proximity to same with a likely ecological impact?.</i></p> <p><b>Sites to consider:</b> Spa hill and Clomantagh Hill, Cullahil Mountain, River Barrow, River Nore, Lower River Suir</p> <p><b>Habitats to consider:</b>  <i>Alluvial Wet Woodlands</i> (River Nore below Inistioge and River Suir at Fiddown Island and Carrick on Suir), <i>Eutropic tall herb vegetation</i> (River Suir at Fiddown Island and Carrick on Suir), and grasslands (Spa hill and Clomantagh Hill, Cullahil Mountain)</p> <p>Oak Woodlands in old estates next to the Nore and Barrow</p> <p><b>Species to consider:</b> Greenwinged, Frog and Bee Orchids (Cullahil and Clomantagh Hill), Nettle Leaved Bellflower and Autumn Crocus</p>	No
2e	<p><b>Impacts On Birds</b>  <i>Is the development within a Special Protection Area, or likely to discharge water to same or likely to have another significant impact on the habitats of Birds in same?.</i></p> <p><b>Sites to consider:</b> River Nore</p> <p><b>Species to consider:</b>  River Nore: Kingfisher (Alcedo Atthis) – Nesting in river banks</p>	No

**Table 3: Determination of possible impacts on Natura 2000 sites.**

Where it has been identified in table 2 that there is a Natura 2000 site within the potential impact zone of the proposed development, it is necessary to try to determine the nature of the possible impacts. Please answer the following questions as appropriate.

1.	<b>Impacts on designated freshwater habitats (rivers, lakes streams and lagoons).</b>	
	<i>Please answer the following if the answer to question 2a in table 2 was yes.</i>	
	<i>Does the development involve any of the following:</i>	
1.1	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	N/A
1.2	Abstraction from surfacewater or groundwater within 1km of SAC/SPA.	N/A
1.3	Removal of topsoil within 100 m of watercourses with potential for surface water runoff.	N/A
1.4	Infilling or raising of ground levels within 100m of watercourses with potential for surface water runoff.	N/A
1.5	Construction of drainage ditches within 1km of SAC/SPA.	N/A
1.6	Construction within a floodplain or within an area liable to flood.	

1.7	Crossing or culverting of rivers or streams within 1km of SAC/SPA.	N/A
1.8	Storage of chemicals hydrocarbons or organic wastes within 100 m of a watercourse.	N/A
1.9	Development of a large scale which involves the production of an EIS	N/A
1.10	Development of quarries, particularly where abstraction is below water table	N/A
1.11	Development of windfarms within 1km of an SAC or with the risk of runoff to an SAC/SPA, particularly during construction.	N/A
1.12	Development of pumped hydro electric stations.	N/A
2	<p><b>Impacts on designated wetland habitats (bog, heath, marsh, fen).</b></p> <p><i>Please answer the following if the answer to question 2b in table 2 was yes</i></p> <p><i>Does the development involve any of the following</i></p>	
2.1	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge.	N/A
2.2	Construction of roads or other infrastructure on peat habitats within 1km of a Natura 2000 site of which qualifying interests include peat, fen or marsh. (Only Peat habitat at Bruckana – consider Galmoy fen – impact unlikely	N/A
2.3	Development of a large scale within 1km within a Natura 2000 site, whose qualifying features include fen or marsh, which involves the production of an EIS.	N/A
3	<p><b>Impacts on designated intertidal and marine habitats (mudflats, sandflats, estuaries, reefs and sea cliffs).</b></p> <p><i>Please answer the following if the answer to question 2c in table 2 was yes.</i></p> <p><i>Does the development involve any of the following:</i></p>	
3.1	Impacts on intertidal and marine habitats from potential development which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	N/A
3.2	Development of piers, slipways, marinas, pontoons or any other infrastructure within 5km of a Natura 2000 site whose qualifying features include intertidal or marine habitats.	N/A
3.3	Dredging within 5km of a Natura 2000 site whose qualifying features include intertidal or marine habitats.	N/A
3.4	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge.	N/A
3.5	Removal of topsoil or infilling within 100m of Natura 2000 sites whose qualifying features include intertidal or marine habitats where potential for surface water runoff exists.	N/A
3.6	Development of a large scale within 1km of Natura 2000 sites whose qualifying features include intertidal or marine habitats, which involves the production of an EIS.	N/A
4	<p><b>Impacts on other designated woodlands and grasslands (woodland, upland grassland, lowland grassland, coastal grassland including dunes).</b></p> <p><i>Please answer the following if the answer to question 2d in table 2 was yes.</i></p>	

	<i>Does the development involve any of the following:</i>	
4.1	Works within the boundary of a Special Area of Conservation whose qualifying interests include woodland or grassland habitat types.	N/A
4.2	Development within 200m of Natura 2000 site with woodland or grassland habitats	N/A
4.3	Development of a large scale within 1km of Natura 2000 site with woodland, grassland or coastal habitats which involves the production of an EIS.	N/A
5	<p><b>Impacts on birds in SPAs</b></p> <p><i>Please answer the following if the answer to question 2e in table 2 was yes.</i></p> <p><i>Does the development involve any of the following:</i></p>	
5.2	Erection of wind turbines within 1km of an SPA.	N/A
5.3	All construction works within 100m of SPA (River Nore), including the development of cycle ways or walking routes	N/A
5.4	Infilling of coastal habitats within 500m of intertidal SPA.	N/A
5.5	Works within 1km of coastal SPA which will result in discharges to rivers or streams that are directly connected to designated sites.	N/A

**Conclusion:** If the answer to question 1 and 2a-e are no or n/a, significant impacts on habitats within Natura 2000 sites and on SPAs can be ruled out. No further assessment is required in relation to habitats or birds. If the answer to any question in table 2 is yes, you may require further information, unless you are satisfied that the project proponents have incorporated adequate mitigation into their design to avoid impacts on the Natura 2000 site (eg water pollution protection measures). Such information should be provided in the form of a Natura Impact Statement which should address the particular issues of concern as identified through the above.

**Table 4: Consideration of potential impacts on protected species**

Many of our Special Areas of Conservation are designated for species as well as for habitats. These are listed below, alongside the sites for which they are designated. Included is a short list of the types of activities which could have an impact on these species. Please tick if you are concerned that the proposed development could have an impact on these species.

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Otter	River Nore River Barrow Lower River Suir  Note: Otters are a strictly protected species. All breeding sites and resting places are protected regardless of whether or not they are within or external to Special Areas of Conservation.	Activities that interfere with river banks.	No
Atlantic Salmon	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed;	No

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
River Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed;	No
Brook Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed;	No
Sea Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality or the river bed – estuarine areas;	No
Twaite Shad	Lower River Suir	Activities that interfere with water quality or the river bed – estuarine areas;	No
Crayfish	Lower River Suir	Activities that interfere with water quality or the river bed;	No
Freshwater Pearl Mussel	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed ;	No
Nore Freshwater Pearl Mussel	River Nore	Activities that interfere with water quality, levels or the river bed ;	No

**Conclusion:** If the answer to all of the above is no, significant impacts on species can be ruled out. If the answer to any of the above is yes, then further information is likely to be required in relation to potential for impact on that particular species. Where potential impacts are identified on Otters or on Bats outside designated sites, then further information should be sought in the form of a species specific survey. In these cases, appropriate assessment is not required.

## Habitats Directive Screening Conclusion Statement

Development Type	Part 8
Development Location	Golf Links Road, Kilkenny
Natura 2000 sites within impact zone	None
Part 8 Ref	Part 8:6/18
Description of the project	
Construction of 2 x 2 bed town houses and 4 x 1 bed single storey houses. Works include: Demolition of existing buildings on site, site clearance, site development works	
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s).	
No impacts due to the distance from any watercourse, thus having no significant impact on River Nore SAC.	
If there are potential impacts, explain whether you consider if these are likely to be significant.	
N/A	
Conclusion of assessment	
Having regard to the precautionary principle, it is considered that:	
<input checked="" type="checkbox"/> Significant impacts can be ruled out or AA not required (if project is directly connected or necessary to Management of Natura 2000 site (determined in consultation with NPWS).	
or	
<input type="checkbox"/> Significant impacts are certain, likely or uncertain (cannot be ruled out), Natura Impact Statement (NIS) is required. Project must be subject to appropriate assessment.	
Documentation reviewed for making of this statement.	
Appropriate Assessment Guidelines, 2009 / Kilkenny City and County Development Plan 2014 – 2020 / documents submitted with this Part VIII proposal	
Completed By	Arlene O' Connor, Senior Executive Planner
Date	4/6/2019