

Accordingly, it was recommended that a statement in the LAP be included to the effect that the provision and location of the Dicksboro GAA grounds within the LAP area be considered during any future review of the Loughmacask LAP.

This is one of the amendments to the Loughmacask LAP.
No change recommended therefore to the City & Environs Plan.

Ref: D182

Name: Eamon O'Gorman, c/o Reddy Associates, 41 Dean Street

Summary of Submission:

The submission seeks rezoning from residential to general business use of Lacken House.

Assessment & Recommendation:

Lacken House is 3.91 acres and is at present used as a guesthouse and restaurant. In the residential use zone a restaurant is 'open for consideration'. The restaurant use and guesthouse has been in operation for many years, and is an established use in the area. The area of the Carlow Road is a mature, established residential area, and the site also forms part of the Lacken Architectural Conservation Area.

A planning application has recently been lodged on this site, seeking a change of use from an existing Guest house with associated restaurant kitchen & ancillary facilities to an office use; the reconfiguration of the car parking layout with the addition of 12 car parking spaces and the relocation of existing garden shed to the northern boundary of site, file ref. 07/146.

There are many commercial uses now located in the new McDonagh Junction development to the west of the site and sufficient land is available for office space elsewhere in the city. The policies of the Plan highlight the importance of consolidating office use in the city centre and also the importance of retaining residential use in the city centre to ensure diversity of uses. Therefore it is not recommended that the zoning on this site be changed.

Ref: D187

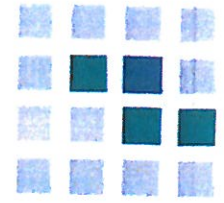
Name: Codeford Ltd., c/o Liam Mc Gree

Summary of Submission:

D182

KILKENNY COUNTY COUNCIL
PLANNING SECTION
19 OCT 2007
RECEIVED

Director of Service
Planning Department
County Offices
County Hall
John Street
Kilkenny



REDDY
ASSOCIATES

ARCHITECTS
PLANNING CONSULTANTS
URBAN DESIGNERS
PROJECT MANAGERS
INTERIOR DESIGNERS

17th October 2007

Re: Preparation of the Draft Development Plan for Kilkenny City & Environs.

Dear Sir/Madam

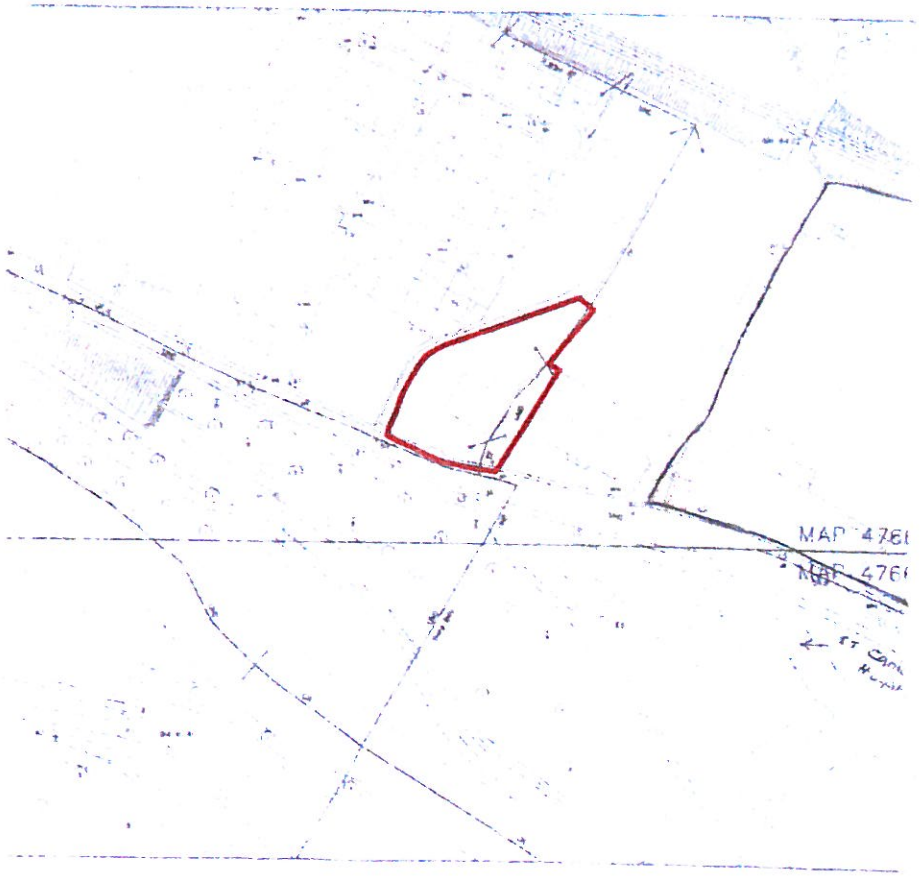
On behalf of Eamon O'Gorman, DeLoughry O'Gorman Accountants, Vicar Street, Kilkenny, owner of the land outlined in red on the site location map below, I wish to make a formal submission for consideration during the preparation of the Kilkenny City & Environs Development Plan 2008 – 2014 in the form of a request that the subject lands be rezoned for commercial use. This submission identifies the reasons why the subject lands should be zoned for commercial use in the new plan.

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Site Location Map



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MRSA

The subject lands are located in the eastern environs of Kilkenny City within the development boundary of the City and Environs Plan. The lands are located on the Carlow Road, which leads into the City Centre from a roundabout to the north of the lands.

The eastern suburb of the City in the vicinity of the subject lands are mainly comprised of residential development and the Newpark Shopping Centre, with a good mixture of community facilities, schools, large areas of recreation, amenity and open space areas.

The subject site of c.1.582ha (3.91 acres) forms a narrow strip of land fronting onto the Carlow Road. The land is bounded to the north by the Lacken Drive residential development, to the south, to the west and to the east by .

The site itself is relatively flat and is separated from the Newpark Shopping Centre by a high boundary wall at the rear of the centre. The eastern side of the site is bounded by an unused car park associated with the New Park Shopping Centre. The western boundary of the site has temporary fencing.

Kilkenny City & Environs Draft Development Plan 2008 – 2014

In the draft Plan, the zoning objective accorded to the site is "residential".

Objective; to protect, provide and improve residential amenities.

Permitted Uses; dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing homes, bed and breakfast establishments, and guest houses, home based economic activity, parks and open spaces, playing fields, local convenience shop, nursing homes, and medical centre.

Open for Consideration; public house, hotel, restaurant.

Existing Zoning



Source: Kilkenny City and Environs Draft Development Plan

Proposed Zoning

It is submitted that the subject lands should be rezoned as "General Business"

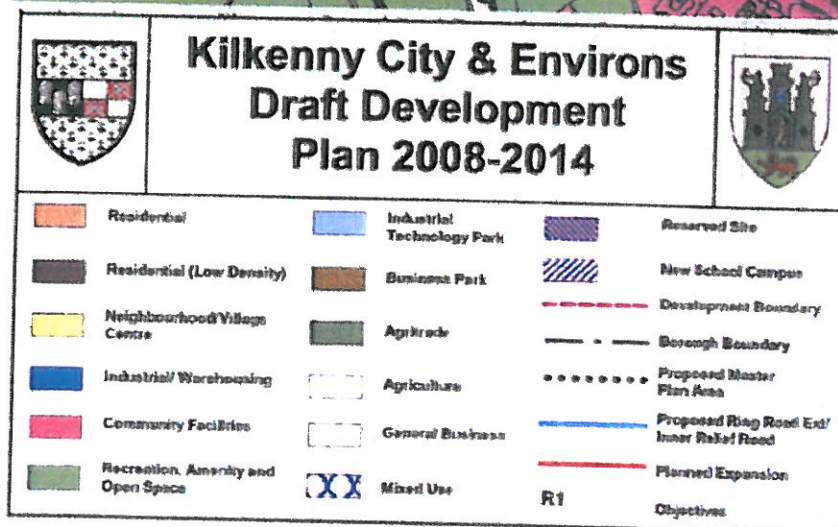
Objective; to provide for general development

Permitted Uses; dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing

homes, bed and breakfast establishments, and guest houses, home based economic activity, parks and open spaces, playing fields, local convenience shop, nursing homes, and medical centre.

Open for Consideration; public house, hotel, restaurant.

Proposed Zoning



Source: Kilkenny City and Environs Draft Development Plan, adjusted to show requested zoning.