



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

RE: PART VIII - N24 TOWER ROAD JUNCTION IMPROVEMENT SCHEME

Planning & Development Acts 2000 - 2018
Planning & Development Regulations 2001 - 2018

DATE: 9th April, 2019

Dear Councillor,

In accordance with 179 of the Planning & Development Act 2000 as amended and Part VIII of the Planning & Development Regulations 2001, as amended, Kilkenny County Council hereby gives notice of its intention to carry out the following development:

PART VIII - N24 TOWER ROAD JUNCTION IMPROVEMENT SCHEME

I attach herewith Report of the Director of Services together with Planner's Report. I am satisfied that the proposed development is consistent with proper planning and sustainable development of the area and consistent with the provisions of the County 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 recommendations made by the Planning and other Service Departments.

Colette Byrne
Chief Executive



KILKENNY COUNTY COUNCIL

REPORT – Dated 9th April, 2019

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

RE: N24 Tower Road Junction Improvement Scheme.

**For consideration by the Elected Members
of Kilkenny County Council
at monthly meeting to be held
on 15th April 2019**

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1. Introduction

1.1. Part 8 Planning

- 1.1.1. 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 to 2018, and the Planning and Development Regulations 2001 to 2018.
- 1.1.2. This report should be read in conjunction with the Part 8 Planning Drawings, available on the Planning File, which were also prepared in accordance with the above-named legislation.

1.2. N24 Tower Road Junction Improvement Scheme

Part 8 Proposed Development

- 1.2.1. The proposed development included in the Part 8 proposal comprises the closure of Ink Bottle Junction (LP1038) on the N24 National Primary Road, west of Piltown and improvements to the Tower Road junction, also on the N24 west of Piltown. The site location is shown in Figure 1-1 and the proposed development is described in more detail in Section 2.

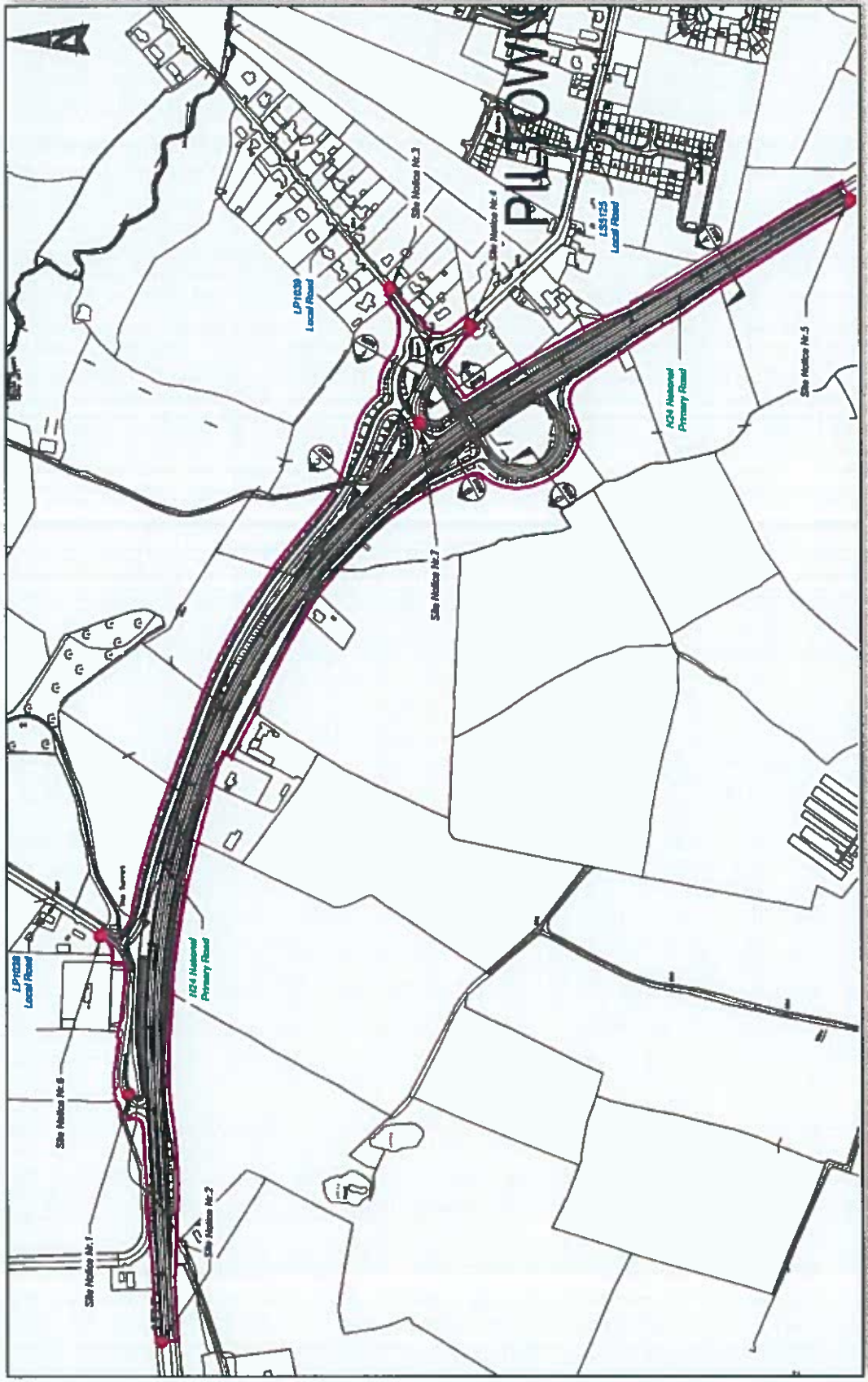


Figure 1-1 – Part 8 Planning

Background and Need for Junction Improvements

- 1.2.2. The N24 National Primary Road connects the cities of Waterford and Limerick. In 2002, Kilkenny County Council completed a 9.3-kilometre improvement of the N24 between The Three Bridges (Tipperary/Kilkenny County Boundary) and Clonmore Cross, west of Mooncoin village. This wide single carriageway improvement bypassed the villages of Piltown and Fiddown.
- 1.2.3. During the period 2002 – 2006, there were six fatal collisions, one serious injury collision and nine minor injury collisions. A particular problem with head-on collisions was evident.
- 1.2.4. In 2006, a two plus one (2+1) carriageway retrofit was carried out as a pilot project. Following the installation of the 2+1 scheme, road safety improved along the route with the severity of the collisions reducing.
- 1.2.5. In the period 2007-2009, despite improvements in road safety, seven minor injury collisions were recorded between the Ink Bottle and Tower Road junctions on the N24. These collisions were largely associated with the Tower Road junction and mainly involved conflict between vehicles emerging from the junction and mainline traffic.
- 1.2.6. In 2010 a low-cost scheme was introduced in an effort to reduce collision rates at the junctions. The scheme channeled the N24 eastbound traffic down to one lane in advance of, and past, the Tower Road junction. Visibility improvements and measures to restrict overtaking were introduced.
- 1.2.7. Kilkenny County Council approved a Part 8 scheme titled 'N24 Junction Improvement Scheme at Piltown' on the 20th March 2012. That approved scheme included an over-bridge and link road design but was not implemented. The proposed scheme the subject of this Part 8 is similar but varies from that previously approved scheme.
- 1.2.8. In 2014, delineator posts were installed to segregate the right turn for the Ink Bottle junction. These prevent vehicles turning right out of the Ink Bottle junction.

- 1.2.9. In 2017, further interim improvements to the existing layout were funded by TII. The eastbound lane drop on the approach to the Tower Road junction was moved further west, signage and delineation were improved and two areas to facilitate speed enforcement were constructed. Tramore House Regional Design Office carried out a Road Safety Impact Assessment (RSIA) to determine the most appropriate long-term solution for improving road safety along the N24 in the area. The assessment found that from 2011 to 2016, there were two fatal collisions, three serious injury collisions and eight minor collisions along the 1.3km section of road under review. The assessment concluded that the interim measures, while worthwhile, would not be satisfactory as a long-term solution. The assessment identified this project concept as the preferred option.
- 1.2.10. The objective of the junction improvement works is to address existing safety concerns in the local road infrastructure and to facilitate safe junction movements.
- 1.2.11. It is anticipated that the proposed development will result in a significant decrease in collisions. It will also provide improved facilities for vulnerable road users, such as cyclists and pedestrians, using these junctions. Improvements to these junctions are necessary to ensure the safety of all road users.

2. Nature & Extent of Proposed Works

Proposed Development

2.1.1. The proposed development consists of the following items:

- Upgrade of the Tower Road junction (which contains a structure included in the Record of Protected Structure Memorial Tower reference C211) to a compact grade separated junction including an overbridge spanning the N24 national road
- Removal of existing Tower Road roundabout and replacement with a new roundabout to the north west of Piltown Tower
- New 750m link road connecting the Ink Bottle Junction to the Tower Road junction with closure of the Ink Bottle Junction access to the N24 for all vehicles except cyclists (which contains in proximate a structure included in the Record of Protected Structure Reference at Gate Lodge (The Turret or Ink Bottle) reference C1060)
- A connection to the local access road at the south of the bridge and the N24. This road will have a junction onto the new link road beside of the new bridge.
- Provision of cycle and pedestrian facilities and provision of room for future cycle facilities.
- Widening of the current 2+1 N24 carriageway to a 2+2 carriageway for 1.8km
- Public lighting improvements
- The installation of road markings and signage
- Surface water drainage system
- Hard and soft landscaping

Design Criteria

2.1.2. The Proposed Development has been designed based on standards set down in Transport Infrastructure Ireland (TII)'s suite of design standards and technical documentation.

2.1.3. The designs shall generally be carried out to the current standard specifications and publications issued by the Department of Communications, Climate Action and Environment, the Department of Housing, Planning and Local Government together with the Transport Infrastructure Ireland and National Transport Authority. The following Best Practice Guidance documents have been referenced during the course of the of the options design development:

- National Cycle Manual (National Transport Authority, 2011)

3. Submissions

3.1. Pre-Planning

3.1.1. As part of the planning application process the Road Design Section was advised of planning requirements through a pre-planning submission prior to lodging the application

3.2. Part 8 Planning

3.2.1. Atkins, in consultation with Kilkenny County Council developed the set of Part 8 Planning Documents including:

- Part 8 Planning Drawings
- Appropriate Assessment Stage 1 Screening Report
- Architectural Heritage Impact Assessment Report
- Archaeological and Cultural Heritage Impact Assessment
- Environmental Impact Assessment Screening Report
- Preliminary Construction Environmental Management Plan
- Preliminary Construction Ecological Appraisal

3.2.2. Details of the proposed junction improvements were provided on the following drawings:

DRAWING LIST		
DRAWING NUMBER	DRAWING TITLE	REV
5185044 / HTR / DR / 8000	COVER SHEET	A
5185044 / HTR / DR / 8001	DRAWING INDEX SHEET	C
5185044 / HTR / DR / 8002	SITE LOCATION MAP	A
5185044 / HTR / DR / 8003	SITE LOCATION PLAN	E
5185044 / HTR / DR / 8004	SITE LAYOUT PLAN - SHEET 1 OF 3	D
5185044 / HTR / DR / 8005	SITE LAYOUT PLAN - SHEET 2 OF 3	D
5185044 / HTR / DR / 8006	SITE LAYOUT PLAN - SHEET 3 OF 3	E
5185044 / HTR / DR / 8007	N24 ROAD CROSS SECTIONS - SHEET 1 OF 2	A
5185044 / HTR / DR / 8008	N24 ROAD CROSS SECTIONS - SHEET 2 OF 2	A
5185044 / HTR / DR / 8009	MAIN LINE ROAD CROSS SECTIONS	B
5185044 / HTR / DR / 8010	PROPOSED BRIDGE SECTIONS	A
5185044 / HTR / DR / 8011	PROPOSED BRIDGE ELEVATIONS	-
5185044 / HTR / DR / 8012	EXISTING & PROPOSED DRAINAGE - SHEET 1 OF 3	B
5185044 / HTR / DR / 8013	EXISTING & PROPOSED DRAINAGE - SHEET 2 OF 3	B
5185044 / HTR / DR / 8014	EXISTING & PROPOSED DRAINAGE - SHEET 3 OF 3	B

- 3.2.3. This set of documents was submitted to Kilkenny County Council for Part 8 Planning on Friday 8th February, 2019. These documents were available to view at four locations between **Friday 8th February 2019 to FRIDAY 8th March 2019** inclusive, on the consult website: <https://consult.kilkenny.ie/en> and at the following Kilkenny County Council offices:

Location	Opening hours
Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny City.	From 9am to 1pm & 2pm to 5pm Monday to Friday (Except Public Holidays)
Ferrybank Area Office Library, Kilkenny County Council, Ferrybank Shopping Centre, Ferrybank, Co. Kilkenny.	Tues/Thurs/Friday 10am to 1:30pm & 2:30pm to 5:10pm; Wed 10:30am to 1:30pm, & 2:30pm to 7pm; Sat 9:30am to 1:30pm. (Except Public Holidays)
Ferrybank Area Office, Kilkenny County Council, Ferrybank Shopping Centre, Ferrybank, Co. Kilkenny.	From 9am to 1pm & 2pm to 5pm Monday to Friday (Except Public Holidays)
Carnegie Library, Kilkenny County Library, John's Quay, Kilkenny City	Tues 10am to 8pm, Wednesday 10am to 5pm, Thursday 10am to 5pm, Friday 10am to 5pm, Saturday 10am to 1:30pm. (Except Public Holidays)

- 3.2.4. A period of six weeks was allowed for the submission, in writing, of any observations regarding these plans by members of the public and interested parties. The closing time and date for receipt of observations was Friday 22nd March, 2019.

3.3. Advertisement and Site Notice

- 3.3.1. A notice describing the proposed development was placed in the Kilkenny People, 8th February 2019. A Site Notice was displayed at the site location from 8th February 2019.
- 3.3.2. Copies of the Site Notices and newspaper advertisement for the Part 8 Planning Application are presented in Appendix B.

3.4. Referrals

3.4.1. The following Statutory Agencies were contacted as part of the Part 8 planning process:

- Southern Regional Fisheries Board
- National Parks & Wildlife
- DEHG – Architectural Heritage
- DEHG – National Monuments/ Archaeology

The following referrals were also made:

- Environment Section, Kilkenny County Council
- Conservation Officer, Kilkenny County Council
- Ferrybank Area Engineer, Kilkenny County Council

3.5. Data Compilation

3.5.1. A full list of those persons who made observations for the Part 8 Planning Application has been compiled and this information is presented in **Appendix A**.

3.5.2. Copies of the Part 8 Planning Drawings are also available.

3.6. Implications for Proper Planning and Sustainable Development of the Area

3.6.1. The proposed development is consistent with the provisions of the Kilkenny County Development Plan 2014-2020 and is compatible with the proper planning and sustainable development for the area.

Appended to this report is the assessment of the Senior Planner, Planning Department (see Appendix C):

All conditions/comments will be taken into account when preparing the detailed tender drawings.

4. Conclusions

- 4.1.1. Responses were drafted to observations as submitted to the Planning Application.
- 4.1.2. The Designers had to consider a number of factors, outlined below in no particular order, when presenting the Preliminary Design for Part 8 Planning including:
- The closure of the Ink Bottle Junction
 - The impact on adjacent landowners
 - Concerns with regard to increased traffic on Tower Road
 - The new junction layout
 - Provision of facilities for pedestrians and cyclists
- 4.1.3. While there were many relevant observations to which regard will be had in completing the detailed design of the footbridges, the provision of a safe junction layout at the Tower Road Junction remains the most important salient fact to be considered.

5. Kilkenny County Councils intention regarding the proposed development

Proposed Development:

Part 8 Proposal N24 Tower Road Junction Improvement Scheme

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 recommendations made by the Planning Department having considered all statutory and non statutory submissions.

SIGNED



**Tim Butler
Director of Services**

Appendix A. List of Persons submitting Observations

Observations to Part 8 Planning (2019) Received	
Ref	Submitted By
OB 100	Leigh Blackmore
OB 101	Inland Fisheries Ireland
OB 102	Ned Nagle (on behalf of Joe Malone)
OB 103	Pierce Malone
OB 104	John & Muireann Malone
OB 105	Mary & Tim O'Brien
OB 106	Robert Duggan on behalf of: Robert Duggan Pauline O'Shea Aoife Maher Marie-Ppeire Mathpeu Vernan Buckley Jayne Whelan James Miller Sinead Connolly Robert Blackmore Niamh Power Robert Blackmore Grace Blackmore
OB 107	Michael Malone
OB 108	Catherine & John Byrnes

Appendix B. Site Notices and Newspaper Notice

Classifieds

Call: 056 77 21015

PLANNING NOTICES

KILKENNY COUNTY COUNCIL

Rosie Joyce applies to Kilkenny County Council for planning permission for development to demolish existing single storey extension and construction of replacement extension to the rear of existing dwelling house at 10 Altmount, Slieve, Co. Kilkenny.

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the office of the Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny, during its public opening hours 9 a.m. - 1.00 p.m. and 2.00 p.m. - 4.00 p.m. Monday to Friday, and a submission or observation in relation to the application may be made to the Planning Authority in writing on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Authority of the planning application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

KILKENNY COUNTY COUNCIL

We, Edal Ryan & Thomas Phelan, wish to apply for planning permission to construct a dwelling house, sewerage treatment system and percolation area, including all necessary site works, at Logan, Tullinstown, Co. Kilkenny.

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the office of the Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny, during its public opening hours 9 a.m. - 1.00 p.m. and 2.00 p.m. - 4.00 p.m. Monday to Friday, and a submission or observation in relation to the application may be made to the Planning Authority in writing on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Authority of the planning application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

KILKENNY COUNTY COUNCIL

Patrick Mullin & Margie Nolan intend to apply to Kilkenny County Council for full planning permission to construct a two storey dwelling, entrance to public road, private bore well, wastewater treatment system and percolation area together with all other associated site works at Clonowry, Lubbinstown, Co. Kilkenny.

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the office of the planning department, Kilkenny County Council, County Hall, John Street, Kilkenny, during its public opening hours 9 a.m. - 1.00 p.m. and 2.00 p.m. - 4.00 p.m. Monday to Friday, and a submission or observation in relation to the application may be made to the planning Authority in writing on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Authority of the planning application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

KILKENNY COUNTY COUNCIL

Permission is hereby sought on behalf of John Paul and Paula Kavanagh for construction of two storey dwelling house, foul effluent treatment system, percolation area, domestic garage, entrance and all associated site works at Ballydowell Lick, Frutford, Co. Kilkenny.

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the office of the Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny, during its public opening hours 9 a.m. - 1.00 p.m. and 2.00 p.m. - 4.00 p.m. Monday to Friday, and a submission or observation in relation to the application may be made to the Planning Authority in writing on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Authority of the planning application and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: Billy Moran Architectural Services.

KILKENNY COUNTY COUNCIL

L Paddy Murphy, hereby intend to apply from the above following development, for permission for rezoning of the following development:

A - Construction of 1 bay extension to round roof shed, with 1 bay extensions to lean-to, at both sides.

B - Construction of 4 bay canopy over easy loading system.

C - Construction of damaged with adjacent effluent tank

D - Demolish portion of the existing entrance to the North

E - All associated site works

At: Rathduff, Ballyragget, Co. Kilkenny

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the office of the Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny, during its public opening hours 9 a.m. - 1.00 p.m. and 2.00 p.m. - 4.00 p.m. Monday to Friday, and a submission or observation in relation to the application may be made to the Planning Authority in writing on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Authority of the planning application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

PLANNING NOTICES

KILKENNY COUNTY COUNCIL

Planning Permission is being sought for single storey dwelling, wastewater treatment system, new entrance and associated site works at Kilmacolin, Pittown.

Signed: Joseph Dunne and Lisa Walsh

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the office of the Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny, during its public opening hours 9 a.m. - 1.00 p.m. and 2.00 p.m. - 4.00 p.m. Monday to Friday, and a submission or observation in relation to the application may be made to the Planning Authority in writing on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Authority of the planning application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

KILKENNY COUNTY COUNCIL

L Aida Hynes, on behalf of the Board of Management of Ringville National School, hereby intend to apply to Kilkenny County Council for full planning permission for a development consisting of the demolition of a pre-fabricated building and for the construction of a single storey extension and associated works at Ringville National School, Ballinrye, Slieve, Co. Kilkenny.

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the office of the Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny, during its public opening hours 9 a.m. - 1.00 p.m. and 2.00 p.m. - 4.00 p.m. Monday to Friday, and a submission or observation in relation to the application may be made to the Planning Authority in writing on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Authority of the planning application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

KILKENNY COUNTY COUNCIL

We, Mark & Marian Ryan intend to apply for Planning Permission for development to the above local authority for the construction of a single storey side extension to the existing dwelling and all associated site works at 24 The Fairways, Old Gull Linn Road, Kilkenny.

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the office of the Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny, during its public opening hours 9 a.m. - 1.00 p.m. and 2.00 p.m. - 4.00 p.m. Monday to Friday, and a submission or observation in relation to the application may be made to the Planning Authority in writing on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the Authority of the planning application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission. Signed: Mark & Marian Ryan

STATUTORY NOTICES

PUBLIC MEETING

The Rower Village Health Check Report

Kilkenny County Council will be holding a public meeting and presentation to provide feedback on the recently completed Village Health Check report for The Rower.

The presentation will be held on **Monday 11th February in The Rower Hall at 8.00p.m.**

Copies of the Health Check report will be made available at the meeting.

Kilkenny County Council looks forward to seeing you there.

Michael Delahunty,
Community Section,
Kilkenny County Council.



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Kilkenny People

LEGAL NOTICES

THE CIRCUIT COURT

Record No. 2018/66
Between:
Start Mortgages Designated Activity Company
Plaintiff and
Thomas Shanahan and Caroline Ryan
Defendant

Notice is hereby given to Ms Caroline Ryan of last known address at Steeple View, Sugarstown, Tullahaerin, County Kilkenny in the above proceedings that by Order of the Circuit Court dated the 12th December, 2018, and pursuant to the Rules of the Superior Courts 1986, as amended, you have now been duly served with the Civil Bill for Possession herein dated the 3rd of April, 2018. This notice requires that within eight days you in person or by solicitor do enter an Appearance in the Court Office, Parliament Street, Kilkenny City, County Kilkenny in the above action and TAKE NOTICE that if you do not enter such Appearance, the Plaintiff may proceed in the said action



Planning and Development Act 2000 - 2018 Planning and Development Regulations 2001 - 2018 NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

N24 Tower Road Junction Improvement Scheme.

In accordance with Section 17B of the Planning and Development Act 2000-2018 and Part 8, Article 81 of the Planning and Development Regulations 2001-2018, Kilkenny County Council hereby gives notice of its intention to undertake the N24 Tower Road Junction Improvement Scheme in townlands of Garrynarea, Bettine G Rogerstown, Banagher, Pittown and Tibberaghny.

The proposed development will consist of:

- Upgrade of existing Tower road junction (which contains a structure included in the Record of Protected Structure Memorial Tower reference C211) to a compact grade separated junction including an overbridge spanning the N24 national road
- Removal of existing Tower Road roundabout and replacement with a new roundabout to the north west of Pittown Tower
- New 750m link road connecting the Ink Bottle Junction to the Tower Road junction with closure of the Ink Bottle Junction access to the N24 for all vehicles except cyclists (which contains in proximate a structure included in the Record of Protected Structure Reference at Gate Lodge (The Turret or Ink Bottle) reference C106D)
- Widening of the current 2+1 N24 carriageway to a 2+2 carriageway for 1.8km
- Provision of cyclist and pedestrian facilities
- Public lighting improvements
- The installation of road markings and signage
- Surface water drainage system
- Hard and soft landscaping

In accordance with the requirements of Article 120(1)(a) of the Planning and Development Regulations 2001 (as amended) and Section 50(1) of the Roads Act 1993 (as amended), the local authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an Environmental Impact Assessment (EIA) is not required.

As per Article 120(3) where any person considers that the development proposed to be carried out would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of the publication of this notice apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have a significant effect on the environment.

Plans and particulars of the proposed development will be available to view on the consult website: <https://consult.kilkenny.ie/en> and for inspection or purchase for a fee not exceeding the reasonable cost of making a copy during office hours from Friday 8th February 2019 to until Friday 8th March 2019 inclusive, at the following Kilkenny County Offices:

Location	Opening hours
Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny City.	From 8am to 1pm & 2pm to 4pm Monday to Friday (Except Public Holidays)
Ferrybank Area Office Library, Kilkenny County Council, Ferrybank Shopping Centre, Ferrybank, Co. Kilkenny	Tues/Thurs/Friday 10am to 1:30pm & 2:30pm to 5:30pm; Wed 10:30am to 1:30pm, & 2:30pm to 7pm; Sat 8:30am to 1:30pm. (Except Public Holidays)
Ferrybank Area Office, Kilkenny County Council, Ferrybank Shopping Centre, Ferrybank, Co. Kilkenny	From 8am to 1pm & 2pm to 5pm Monday to Friday (Except Public Holidays)
Kilkenny Carnegie Library, Kilkenny County Council, John's Quay, Kilkenny City.	Tues 10am to 8pm, Wednesday 10am to 5pm, Thursday 10am to 5pm, Friday 10am to 5pm, Saturday 10am to 1:30pm. (Except Public Holidays)

Submissions or observations with respect to the proposed development dealing with the proper planning and development of the area in which the development will be carried out may be made

- online on the consult website <https://consult.kilkenny.ie/en> or
- via email to n24tower@part8.kilkennyccoco.ie or
- in writing to the Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny.

The latest date for receipt of comments on the above scheme is Friday 22nd March 2019.

Submissions should be clearly marked N24 Tower Road Junction Improvement Scheme.

Tim Butler,
Director of Services.

Appendix C. Planner's Report

© SNC Lavalin except where stated otherwise

**ComhairleChontae Chill Chainnigh
Kilkenny County Council
Planning Report**



To: Tim Butler, Director of Services, Roads

From: Arlene O' Connor, Senior Executive Planner

Date: 5/4/2019 Part VIII Ref:P.8/3/19

**Re: N24 Tower Road Junction Improvement Scheme, Piltown, Co.
Kilkenny**

Part VIII Proposal

The proposed consists of the following works;

- Upgrade of existing Tower road junction (which contains a structure included in the Record of Protected Structure Memorial Tower reference C211) to a compact grade separated junction including an overbridge spanning the N24 national road;
- Removal of existing Tower Road roundabout and replacement with a new roundabout to the north west of Piltown Tower;
- New 750m link road connecting the Ink Bottle Junction to the Tower Road junction with closure of the Ink Bottle Junction access to the N24 for all vehicles except cyclists (which contains in proximate a structure included in the Record of Protected Structure Reference at Gate Lodge (The Turret or Ink Bottle) reference C1060);
- Widening of the current 2+1 N24 carriageway to a 2+2 carriageway for 1.8km;
- Provision of cyclist and pedestrian facilities;
- Public lighting improvements;
- The installation of road markings and signage;
- Surface water drainage system; and
- Hard and soft landscaping

Site Location

The proposed works are on the N24 National Primary Road, west of Piltown along with improvements to the Tower Road junction, also on the N24 West of Piltown. The junction to be closed, namely Ink Bottle Junction (LP1038) is on the N24, again west of Piltown.

Zoning

The site falls predominately beyond the settlement boundary for Piltown as designated within the Kilkenny County Development Plan 2014 – 2020, with one

very small portion of the site, along the LS5125, falling within the Settlement Boundary.

Heritage

Protected Structure -The works are proximate to two protected structures namely, Memorial Tower (C211) and the Ink Bottle (C1060).

Recorded Monument - There is no evidence of the road proposal interfering with known archaeological monuments however there a number of archaeological features in the vicinity of the works: fulacht fiadh, Site of the 15th century Battle of Piltown, and medieval features.

ACA - The site does not fall within any Architectural Conservation Area.

SAC - The site does not bound or fall proximate to any SAC.

SPA - The site falls beyond any SPA.

pNHA - The site is not within any pNHA.

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 is not required for this development and the need for such is screened out as the proposed road scheme does not meet the mandatory EIA requirements as defined under Schedule 5 of the Planning and Development Regulations 2001 - 2018.

Relevant Planning Policy and Guidelines

Kilkenny County Development Plan 2014 - 2020.

Section "11.7.6 Road improvement projects " of the County Development Plan states as follows:

"The Council, with the support of the NRA, is progressing/developing a number of schemes within County Kilkenny as follows:

N24 Mooncoin bypass •

N24 Tower Road Overbridge •

N24 Carrick on Suir bypass •

N25 Waterford - Glenmore •

N76 Callan Road realignment •

N77 Ballynaslee •

N78 Damerstown Improvement Scheme •"

Section "11.7.8.1 Road Objectives" identifies objection 11G as follows:

"11G To support the implementation of the NRA projects as outlined above."

The Tower Road overbridge is therefore an objective in the current county development plan to be achieved.

Regional Planning Guidelines

The scheme is also supported at regional level through sections 3.2 and 4.10.7 of the Regional Planning Guidelines 2010 – 2022.

Those objectives are carried through to the Draft Regional Spatial and Economic Strategy for the Southern Region with objectives RPO 21 and RPO 159.

Supporting documents submitted and considered with this Part 8 application

Environment Impact Assessment Screening Report

This concluded that no Environmental Impact Assessment Report is required for this development.

Appropriate Assessment Screening Report

This concluded that no Natura Impact Statement is required for this development.

Ecological Impact Assessment Report

This concluded that no protected / notable habitats were identified on the site.

Archaeological and Cultural Heritage Impact Assessment

This concluded that there were no impacts on nearby protected structures or monuments.

Outline Construction and Environmental Management Plan

Internal Departmental Reports

Conservation Officer – Concluded in his report with the following recommendations;

- A detailed architectural survey to be compiled on the Memorial Tower (C211) and the Ink Bottle (C1060) prior to commencing works. This survey shall include an assessment of the condition of both protected structures, highlighting areas of defects or absent masonry etc. and architectural details. Should areas requiring attention be identified in the Memorial Tower (which is positioned in the centre of the road) they shall be included in the capital works for the project. Proposals for landscaping and presenting the buildings on completion of the project shall accompany the survey. The survey shall be forwarded to the Planning Authority for comment prior to commencement of works.
- A structural assessment to be undertaken prior to works on both structures, while a vibration monitoring strategy during construction is also recommended. Both shall be submitted to the Planning Authority for comment prior to commencement of works.
- All works to adhere to the recommendations as set out in the Archaeological and Cultural Heritage Impact Assessment

- Design and installation of interpretative signage as part of the project. Such signage and location proposals shall be submitted to the Planning Authority for comment prior to installation.

Third Party Submissions

This Part VIII proposal was placed on public display from Friday February 8th to Friday 8th March. Submissions could be made during this period and for a further two weeks until Friday 22nd of March. A total 11 no. submissions were received and are summarised for the purpose of this report in the table below.

Name	Issue Raised	Response
Leigh Blackmore	<ul style="list-style-type: none"> • Opposes closure of Ink Bottle junction • Existing traffic calming insufficient on Tower Rd. • Requests reduced speed of 30kph on Tower Rd. 	KCC will undertake traffic calming measures along Tower Road in 2019 which address the issues raised.
Inland Fisheries	IFI make a number of recommendations relating to eliminating environmental impacts from the project and construction operations.	The issues raised by Inland Fisheries will be addressed in full during the detail design stage
Ned Nagle for Joe Malone	<ul style="list-style-type: none"> • Concerns raised about the loss of agricultural land and economic impact. Requests land take be minimised and opposes cycle ways and footpath. • Weed control on lands for cycle ways. 	<ul style="list-style-type: none"> • The land take has been minimised to reduce impact on agricultural land. • The cycle lanes and footpaths provided on the new link road are in lands that would otherwise have been grass verges and therefore have no impact on overall land take.
Pierce Malone for Joe Malone	<ol style="list-style-type: none"> a. Questions the need for 2+2 and dividing wall & islands. b. Requests traffic movements in the area undergo further scrutiny. c. Questions increased traffic on new roundabout from Ink Bottle junction closure. d. Opposes Ink Bottle junction closure as it serves an extensive hinterland. e. Increased speed at Malone farm entrance. f. Proposes aligning over bridge with the Tower. g. Concerned about radii on proposed layout. h. Opposes cycle lanes on the scheme due to safety and lack of use. 	<ol style="list-style-type: none"> a. Providing a 2-lane dual carriageway with central median will reduce the likelihood of this type of collision and the central barrier will eliminate collisions with right turning vehicles. b. Traffic movements on and off the bridge and surrounding areas will be further reviewed at detailed design stage. c. The roundabout has been designed for an appropriate level of traffic as modelled from traffic count data collected at the existing Ink Bottle junction and the Tower Road Junction. No

		<p>significant impact anticipated.</p> <ul style="list-style-type: none"> d. Safety is the main driver of the new junction layout and the closure of the Ink Bottle Junction. The new arrangement will continue to serve the wider hinterland. e. The entrance will be further from the 100km/h national road, on a straight section of road. The new arrangements provides a safer entry and exit to the land holding. f. The current location maximises the use of the existing road area and minimises land take from landowners. g. The new junction layouts have been designed in accordance with TII geometric standards. h. Cycle lanes are included in accordance with national policy and the cycle lanes and footpaths provided on the new link road are in lands that would otherwise have been grass verges and therefore have no impact on overall land take.
<p>Joe Malone</p>	<ul style="list-style-type: none"> a. A roundabout and increased public lighting proposed. b. Suggests using all waste ground rather than land acquisition. c. Object to cycle and pedestrian facilities. d. Valuation of the land take of €50,000 per acre. e. Concerns with regards to safety of new farm entrance and accommodation works. 	<ul style="list-style-type: none"> a. A roundabout and public lighting would not address the safety issues identified. b. The design maximises existing KCC land and minimises land take from landowners. c. Cycle lanes are included in accordance with national policy. d. Monetary compensation will be determined at property acquisition stage which is separate from this Part 8 process. e. The new entrance arrangements are considered to be safer and accommodation works will be agree with the land

		owner should the scheme proceed.
John & Muireann Malone	<ul style="list-style-type: none"> • Raises concerns that their property will suffer noise, intrusion of vehicular lights and potential loss of existing hedgerow and effects on their entrance. 	The existing hedge will be maintained and further screening will be provided. The entrance will not be effected.
Mary & Tim O'Brien	<ol style="list-style-type: none"> a. Concerned that their property will be surrounded by roads. b. Concerned that their existing trees could be a hazard into the future. c. Will suffer major inconvenience disturbance and pollution. Devalue our property due to increased visibility and security risk. d. The scheme may encroach on our property. 	<ol style="list-style-type: none"> a. A screen planting will be provided at this property to preserve the privacy b. The new road layout will not have any impact or changes in liability with regard to existing trees. c. Disturbance during construction and devaluation of property are issued that will be addressed at CPO stage. d. Land take does not encroach on property and screen planting will be provided as part of the scheme.
Robert Duggan for 8 residents	<ol style="list-style-type: none"> a. Strongly supports the overall proposal without: b. The closure of Ink Bottle junction. c. A small monument to honour those hurt & injured. d. Less traffic passing school in Templeorum. e. Reduces rural isolation. f. Emergency vehicle access. g. More traffic on Tower Rd. 	<ol style="list-style-type: none"> a. Support for the scheme noted. b. Safety is the main driver of the new layout. A safer overall combination of junction layouts is provided by combining the existing Ink Bottle and Tower Road junctions into a single compact grade separated junction. c. KCC will consider this request in the context of its policy on the locating and installation of roadside memorials. d. No change in traffic passing the school in Templeorum is anticipated. e. The traffic calming measures, footpaths and pedestrian facilities will increase connectivity locally thereby reducing rural isolation. f. Emergency vehicles will not be adversely impacted. Access will be safer for all users. g. KCC will undertake traffic

		calming measures along Tower Road in 2019 which will provide significant degree of traffic calming and safer environment.
Michael Malone	Concerned about increased traffic flow entering the village from the proposed roundabout as the Malone entrance is effectively a concealed entrance approaching from the new roundabout.	An increased volume of traffic flow through Piltown is not anticipated as a result of this scheme.
Catherine & James Byrne	Wishes to maintain cattle crossing, forestry plantation and re use old fence.	Maintaining the cattle crossing on the dual carriageway road would be unsafe and pose an undue risk to all road users. The new over bridge provides an alternative crossing.
Pierce Malone	<ul style="list-style-type: none"> a. Questions the need for 2+2 and dividing wall & islands. b. Requests traffic movements in the area undergo further scrutiny. c. Questions increased traffic on new roundabout from Ink Bottle junction closure. d. Opposes Ink Bottle junction closure as it serves an extensive hinterland. e. Increased speed at Malone farm entrance. f. Proposes aligning overbridge with the Tower. g. Concerned about radii on proposed layout. h. Opposes cycle lanes on the scheme due to safety and lack of use. 	<ul style="list-style-type: none"> a. Providing a 2-lane dual carriageway with central median will reduce the likelihood of this type of collision and the central barrier will eliminate collisions with right turning vehicles. b. Traffic movements on and off the bridge and surrounding areas will be further reviewed at detailed design stage. c. The roundabout has been designed for an appropriate level of traffic as modelled from traffic count data collected at the existing Ink Bottle junction and the Tower Road Junction. No significant impact anticipated. d. Safety is the main driver of the new junction layout and the closure of the Ink Bottle Junction. The new arrangement will continue to serve the wider hinterland. e. The entrance will be further from the 100km/h national road, on a straight section of road. The new arrangements provides a safer entry and exit to the land holding. f. The current location

		<p>maximises the use of the existing road area and minimises land take from landowners.</p> <p>g. The new junction layouts have been designed in accordance with TII geometric standards.</p> <p>h. Cycle lanes are included in accordance with national policy and the cycle lanes and footpaths provided on the new link road are in lands that would otherwise have been grass verges and therefore have no impact on overall land take.</p>
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Assessment

The proposed project is designed to alleviate serious safety issues that arose on the N24 post 2002 when Kilkenny County Council completed a 9.3-kilometre improvement of the N24 between The Three Bridges (Tipperary/Kilkenny County Boundary) and Clonmore Cross, west of Mooncoin village. This wide single carriageway improvement bypassed the villages of Piltown and Fiddown.

Between 2002 – 2006, there were six fatal collisions, one serious injury collision and nine minor injury collisions. A particular problem with head-on collisions was evident.

In the period 2007-2009, despite improvements in road safety, seven minor injury collisions were recorded between the Ink Bottle and Tower Road junctions on the N24. These collisions were largely associated with the Tower Road junction and mainly involved conflict between vehicles emerging from the junction and mainline traffic.

Kilkenny County Council approved a Part 8 scheme titled ‘N24 Junction Improvement Scheme at Piltown’ on the 20th March 2012. That approved scheme included an over-bridge and link road design but was not implemented. The proposed scheme the subject of this Part 8 is similar but varies from that previously approved scheme.

A further assessment found that from 2011 to 2016, there were two fatal collisions, three serious injury collisions and eight minor collisions along the 1.3km section of road under review.

The objective of the junction improvement works is to address existing safety concerns in the local road infrastructure and to facilitate safe junction movements.

Recommendation

Having regard to the traffic safety issues along the stretch of road concerned between the Ink Bottle and the Tower Road Junctions, the potential benefits of the scheme in terms of road safety and the objectives to upgrade and improve the N24 contained in the statutory regional documents and the Kilkenny County Development Plan 2014 - 2020 it is considered that the scheme is in accordance with the proper planning and sustainable development of the area..

It is therefore recommended that the Part 8 application as proposed for the N24 Tower Road Junction Improvement Scheme, Piltown, Co. Kilkenny, be approved by Council subject to the requirements of the Inland Fisheries, the completion of a detailed architectural survey and structural assessment on the Memorial Tower (C211) and the Ink Bottle (C1060) prior to commencing works with a vibration monitoring strategy during construction.

Signed: 
Senior Planner

Date: 8th April 2019.