

OFFALY COUNTY COUNCIL



LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 (PART VIII)

HOUSING DEVELOPMENT

**The provision of a total of 26 No. Dwellings.
at Kylebeg, Banagher, County Offaly.**

REPORT PREPARED PURSUANT TO SECTION 179 (3) OF THE PLANNING & DEVELOPMENT ACT, 2000

1. NATURE AND EXTENT OF THE PROPOSED DEVELOPMENT AND THE PRINCIPAL FEATURES THEREOF:-

The proposed development involves the construction of the following :

LOCATION	DEVELOPMENT	PRINCIPAL FEATURES
Kylebeg, Banagher, Co. Offaly.	The demolition of 2 x No. town houses and construction of entrance road and 26 No. houses. Phase 1 to comprise of 8 No. Older Persons dwellings (2 no. x 3 bed single storey & 6 x no. 2 bed single storey), Phase 2 to comprise of 18 No. dwellings (18 no. x 3 bed two storey) along with internal access road and all associated site development works	The development forms part of Offaly County Councils 5 year programme for Social & Affordable Housing in Co. Offaly 2010-2015

2. LIKELY IMPLICATIONS WITH RESPECT TO THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA:-


The proposed housing development conforms with the objective of the County Development Plan. The development is in keeping with the proper planning and sustainable development of the area.


3. PERSONS OR BODIES WHO MADE SUBMISSIONS OR OBSERVATIONS:-


- No submissions or observations received.
- 4. ISSUES WITH RESPECT TO THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA RAISED BY PERSONS OR BODIES WHO MADE SUBMISSIONS OR OBSERVATIONS, AND RESPONSES THERETO:-**
- No submissions or observations received.
- 5. APPROPRIATE ASSESSMENT THE DEVELOPMENT WAS SCREENED FOR APPROPRIATE ASSESSMENT AND IT WAS CONCLUDED THAT THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE INTEGRITY OF A NATURA 2000 SITE.**

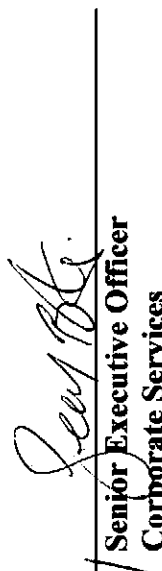
6. PROPOSALS

It is proposed to proceed with the proposed development as planned, taking the above considerations into account, and subject to the necessary funding being available.

Signed:  _____ Date 26th Aug. 2013
Senior, Planner

Signed:  _____ Date 26th Aug. 2013
Senior Executive Engineer
Housing Department

Signed:  _____ Date 26th Aug. 2013
Director of Services
Planning & Economic Development, Community & Enterprise

Signed:  _____ Date 26th Aug. 2013
A / Senior Executive Officer
Corporate Services