

# 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. THE PROPOSAL HAS BEEN SCREENED FOR AN APPROPRIATE ASSESSMENT. THERE ARE NO MAJOR IMPACTS LIKELY.**

**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 26<sup>th</sup> Aug. 2013  
Senior Planner

Signed: \_\_\_\_\_ Date 26<sup>th</sup> Aug. 2013  
Senior Executive Engineer  
Housing Department

Signed: \_\_\_\_\_ Date 26<sup>th</sup> Aug. 2013  
Director of Services  
Planning & Economic Development, Community & Enterprise

Signed: \_\_\_\_\_ Date 26<sup>th</sup> Aug. 2013  
Senior Executive Officer  
Corporate Services