

2013

Kilkenny Draft City & Environs Development Plan 2014-2020 Appendices

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Kilkenny County & Borough Councils

14th June 2013

Appendix A: Retail Strategy

A.1 Capacity Assessment

The capacity assessment is the mechanism used to estimate the amount of additional expenditure that will occur in the County over the period of the Strategy to 2020. The 2007 Review considered capacity to 2020 but this review does not extend the period beyond 2020 (the life time of the next development plan).

The key inputs and outputs to the capacity assessment are a derivation of the following:

- Step 1: Population and Expenditure Estimates; Population projections and per capita expenditure estimates – estimating the total amount of expenditure by the resident population of the county to 2020.
- Step 2: Turnover Estimates; estimating the total amount of turnover for retail outlets in the county to 2020. This includes inputting information from household and shopper surveys to determine leakage and trade draw.
- Step 3: Turnover Ratios; Calculating turnover ratios – turnover divided by floorspace. This includes a floorspace assessment - a quantitative analysis of all available floorspace (trading and vacant) in the main centres within the catchment area.
- Step 4: Gross Additional Expenditure Potential – using the turnover estimates to 2020 to estimate the growth in spare expenditure capacity through the strategy years
- Step 5: Future Sources of Retail Sales; calculating the amount of expenditure that may occur through new retail developments (extant planning permissions) and increases in turnover efficiency.
- Step 6: Capacity Potential – adjusting the gross additional expenditure potential by subtracting the future source of retail sales to result in net expenditure capacity. The amount of floorspace that is required to accommodate this anticipated increase is calculated using turnover ratios. This results in a figure for net floorspace potential available in the county, broken down by convenience and comparison.

Step 1: Population and Expenditure Estimates

The first step is to calculate the total amount of expenditure on convenience and comparison goods by the resident population of the County up to 2020. To derive this, the estimated per capita levels of expenditure are multiplied by the County population forecasts.

Population forecasts have been outlined in the section on demographics and the Core strategy within this plan. These provide projections for County Kilkenny's population to 2020. This estimates that the population of the County in 2020 will be 109,802.

The per capita expenditure estimates for comparison and convenience goods are derived from the CSO's 2006 Annual Services Inquiry (ASI), the latest year for which information is available in the format required.

The analysis of retail expenditure is only concerned with expenditure that occurs within retail outlets; i.e. expenditure related to floorspace only. As a result the per capita expenditure figures exclude expenditure that does not occur in retail outlets – e.g. via the internet. The impact of internet shopping has not been subject to conclusive research. As such and for the purposes of this Assessment, it is assumed that the further growth in internet shopping will not be at the expense of retail floorspace.

Resident Population

ASI 2006 Section G table 1 page 16

Convenience

(,000) Table CA1

Convenience	Turnover	VAT	Total
52.1 exp in non specialised stores	14,283,204	1,602,463	15,885,667 14,938,793*
52.2	1,383,657	90,555	1,474,212
total	15,666,861	1,693,018	16,413,005

* Table entry with 10% reduction and 5% added from comparison spend

Vat is included as it is part of the shoppers spend.

Some adjustments to the data set out in Table CA1 above of the Services Inquiry are also necessary in order to ensure that goods are correctly categorised between comparison and convenience. Firstly, it is estimated that approximately 10% of retail sales in non specialised stores is in department stores and other comparison goods. The remaining 90% is categorised as convenience sales.

Population

Population of the state 2006 was 4,239,848. Source: CSO census of population

As the ASI 2006 is based on returns in 2007 the base year is 2007.

In 2007 the population the population of the state was estimated at 4,340,000 by CSO (Source: Irish Times 19th Dec 2007)

Therefore per capita convenience spend for the state at 2007 is €6,413,005/4,340,000 = €3,781

ASI 2006 Section G table 1 page 16**Comparison turnover****(,000) Table CA2**

Comparison	Turnover	VAT	Total
52.4	10,959,448	1,874,423	12,833,871 13,780,737*
52.5	116,780	8,543	125,243
52.6	257,900	32,721	290,621
total	11,334,128	1,915,687	14,196,602

* Expenditure with 10% of non specialised stores added and 5% reduced

Background studies to the Retail Planning Guidelines provides that the category “other retailing in specialised stores” should be taken as comparison expenditure, with the exception of a small element of forecourt sales. An allowance has been made for this. A 10% adjustment for department stores and comparison goods as identified in the convenience figures.¹

Total spend in the state on comparison goods € 14,196,602 x10³

Therefore per capita spend for state is 14,196,602 x10³/4,340,000 = €3271

For the purposes of this study expenditure on pharmaceutical goods and medical articles have been omitted from the comparison expenditure estimate as many medical or pharmaceutical products that would not constitute either convenience or comparison goods by normal definition.

Based on the 2006 Annual Service Inquiry we have estimated that the total expenditure per capita in 2006 on convenience goods was €3,248 and €3,056 on comparison goods.

These figures need to be adjusted to reflect expenditure levels in 2012 by taking account of the Consumer Price Index.

Table CA3

Adjustments to Available Expenditure		
	Convenience	Comparison
Expenditure per capita 2006 prices	€3,781	€3,271
CPI for 2012	105.6	105.6
Totals for 2012 expenditure	€3992	€3454

The figures set out within Table CA3 illustrate convenience and comparison expenditure per capita prices in 2006 adjusted to a 2012 price year. No growth in expenditure per capita has been assumed between 2006 and 2010 having regard to the recent economic downturn.

¹ As 10% of expenditure in non specialised stores is deemed to be comparison this has been added to the figure under 52.4 in table CA2

This approach is in accordance with the results of the Retail Sales Index which illustrates growth in expenditure between 2006 and 2008 and a decline in available expenditure from 2008 to 2010.

It was also considered necessary to make a further adjustment to the comparison expenditure figure having regard to the trends observed from the Retail Sales Index. An adjustment is made to provide for a reduction in comparison goods expenditure per capita from 2006 to 2012.

While the Retail Sales Index shows that “high street” comparison goods, such as clothing and footwear remain at or above 2006 levels there has been a reduction on the overall comparison figure between 2006 and 2012.

Having reviewed the figures for comparison goods expenditure as set out in Retail Sales Index it is considered that a reduction of 4.1% in expenditure per capita from 2006- 2012 can be justified. The revised figures are illustrated in Table CA3b below.

Table CA3b

Available Per Capita Expenditure		
	Convenience	Comparison
Expenditure per capita 2006 prices	€3992	€3454
Available Expenditure for 2012	€3992	€3312

Price year 2012

Capacity Assessment

Expenditure per capita up to 2020

Since 2008 disposable incomes have fallen and both direct and indirect taxes have and will affect disposable income into the immediate future.

Taking this into account and reviewing the projected growth in the economy in the short to medium term a conservative view is taken in relation to expenditure growth per capita into the future.

It is assumed that expenditure growth in convenience spend will be zero between 2013 and 2015. This is because most household's requirements in respect of convenience products have been largely satisfied.

It is also assumed that expenditure growth in comparison spend will be zero between 2013 and 2015. This is because of the low level of projected economic growth in the next two to three years.

The Central Bank of Ireland in Feb 2013 quarterly review predicts a fall in consumer spending of 0.4% this year (2013) and a rise of 0.2% next year.

ERSI in its Quarterly Economic Commentary (winter 2012) sees domestic demand contracting further due to continued fiscal adjustment and deleveraging.

From 2015 onwards it is anticipated that there will be modest growth in the national economy of the order of 2 – 3 per cent per annum.

From 2015 to 2020 therefore it is assumed that convenience growth in expenditure will be 0.5% per annum and 1.5% in comparison spend.

The projected per capita expenditure using these growth rates are given in Table CA4 below.

Table CA4

Projected Expenditure per Capita		
	Convenience	Comparison
2012	3992	3312
2015	3992	3312
2020	4092	3567

Total Available Expenditure

This is calculated by multiplying the population by the expenditure per capita in CA4 above for each category.

Population

The population estimates for the county are as follows using the Regional Planning Guideline targets adjusted to take account of the CSO 2011 census of population.

Table CA4a

	2011	2012	2014	2020
County population	95,419	96,873	99,781	109,802

Source: Population projections Chapter 2 Kilkenny Draft County Development Plan 2013

Table CA5

Total Available Convenience Expenditure	
	County Kilkenny
2012	€386.71m
2014	€398.32m
2020	€449.30m

Table CA6

Total Available Comparison Expenditure including bulky goods	
	County Kilkenny
2012	€320.84m
2014	€330.47m
2020	€391.16m

Table CA6 sets out the total available comparison expenditure available within the administrative boundary of county. In considering the above expenditure levels it is important to note that significantly different levels of turnover will apply to comparison goods such as clothing and footwear and smaller household durables than would apply to bulky household goods sold in retail

warehouses. Retail warehouses have a distinct function and are generally located outside of a city or town centre.

As such it is necessary to split the available comparison expenditure between bulky and non bulky comparison goods.

Having regard to the Household Budget Survey and experience elsewhere in this respect, it is estimated that approximately 20% of comparison expenditure will be accounted for by bulky household goods in retail warehouse type premises.

Therefore the total available bulky goods expenditure (using 20%) can be calculated as follows.

Table CA7

Total available bulky goods expenditure	
	County Kilkenny
2012	€64.17m
2014	€66.10m
2020	€78.23m

Total available comparison expenditure excluding bulky goods

Table CA8

Total available Comparison Expenditure excluding bulky goods	
	County Kilkenny
2012	€256.67m
2014	€264.37m
2020	€312.93m

Adjustments for inflows and outflows

From the household and shoppers surveys carried and reviewed it was established as follows:

From the 2010 shoppers surveys carried out it was recorded that:

Convenience % inflow = 8%

Convenience % outflow = 29%

Comparison % outflow = 31.6%

Comparison % inflow = 58%

Table CA9

Total Available Expenditure adjusted to account for Inflows and Outflows						
	Convenience 2012		Comparison 2012		Bulky Goods 2012	
Resident Expenditure		€386.71m		€256.67m		€64.17m
Less Outflows	29%	€112.14m	31.6%	€81.10m	9.3%	€5.96m
Spend by resident on Outlets in County		€274.57m		€175.56m		€58.20m
Add Imported Expenditure	8%	€21.96m	58%	€101.82m	4%	€2.32m
Spend in retail outlets In Kilkenny		€296.53m		€277.38m		€60.52m

For the 2014 year it is assumed that the inflows and outflows will remain the same as at 2010. From 2015 onwards it is assumed that convenience inflows and outflows will remain the same as at present there is no proposal to bring forward a significant convenience proposal for the city and environs.

Table CA10

Total Available Expenditure adjusted to account for Inflows and Outflows						
	Convenience 2014		Comparison 2014		Bulky Goods 2014	
Resident Expenditure		€398.32m		€264.37m		€66.10m
Less Outflows	29%	€115.51m	31.6%	€83.5m	9.3%	€6.14m
Spend by resident on Outlets in County		€282.81m		€180.82m		€59.90
Add Imported Expenditure	8%	€22.62m	58%	€104.88	4%	€2.39m
Spend in retail outlets In Kilkenny		€305.43m		€285.7m		€62.29m
Total Available Expenditure adjusted to account for Inflows and Outflows						
	Convenience 2020		Comparison 2020		Bulky Goods 2020	
Resident Expenditure		€449.30m		€312.93m		€78.23m
Less Outflows	29%	€130.29m	31.6%	€98.88m	9.3%	€7.27m
Spend by resident on Outlets in County		€319.01m		€214.04m		€70.95m
Add Imported Expenditure	8%	€25.52m	58%	€124.14m	4%	€2.83m
Spend in retail outlets In Kilkenny		€344.53m		€338.18m		€73.78m

Existing Floorspace in County Kilkenny

The estimated existing floorspace within the county is given below in table CA11 and was derived from the Council's own floorspace survey carried out in 2010.

Table CA11

Existing Floorspace in County Kilkenny 2010	
Convenience	20,531m ²
Comparison	40,966m ²
Bulky Goods	31,030m ²

Source 2010 planning department survey updated to 2012

Table CA11 above does not take into consideration retail floorspace which has been permitted post 2012 or constructed and not trading. (Adjustments for these are made later in the assessment.)

2. Turnover Estimates

The total available expenditure available for 2012 set out in Table **CA9** above is an estimate of the amount of expenditure that is currently being sustained by the estimated amount of floorspace in the County.

For example in 2012 the county has approximately 20,531 m² of convenience floorspace that was generating €280.88m.

This gives a turnover ratio of €13,680/m²

Similarly approximately 40,966m² of comparison floorspace was generating €243.35m

This gives a turnover ratio of €5,940/m².

For bulky goods approximately 31,030m² of space was generating €57.38m. This gives a turnover ratio of €1,849/m². This is a sign of underperforming space.

Industry norms would suggest that convenience turnover ratio should be of the order of €10,000/m² The generally accepted turnover ratio for existing comparison floorspace is of the order of €5,000 per sq.m.

For bulky goods the industry norm suggests a turnover ratio of the order of €2,500/m²

3. Turnover ratios

The assumed turnover ratios for existing floorspace in 2012 set out in table CA12 below are an estimate of the amount of expenditure that can be sustained by the estimated amount of floor space in the county at the beginning of the retail period. They are consistent with industry norms.

Table CA12 Assumed Turnover Ratios

Turnover Ratios Assumed for Existing Floorspace			
	Convenience²	Comparison	Bulky Goods
2012	€10,000/m ²	€5,000/m ²	€2,500/m ²

These figures show the average turnover per sq metre of existing floor space overall in County Kilkenny. They disguise significant differences in turnover for different shops. In general, multiple branches of national and international shops are located within purpose built shopping centres or other prime locations. Prime town centre shop units will have substantially higher turnover per square metre than shops which are less well located or situated in older inefficient premises and are operated as independents. In particular, it is likely that smaller units have substantially lower turnover per sq. metre than these averages whilst the largest supermarket operators have substantially higher turnover rates per square metre.

The turnover of existing retail floorspace within the County in 2012 is obtained by multiplying the existing floorspace estimates set out in Table CA11 by the turnover per sq. metre estimates set out in Table CA12 above. This is illustrated in Table CA13 below.

Table CA13

Turnover of Existing Floorspace			
	Convenience	Comparison	Bulky Goods
2012	€205.31m	€204.83m	€77.57m

The residual surplus for additional retail floorspace within the county is obtained by subtracting the turnover of existing convenience, comparison and bulky goods expenditure (for 2012) as set out in Table CA13 from the total available expenditure set out in tables CA9 and CA10.

Table CA14 below sets out the available expenditure.

Table CA14

Available Expenditure for additional Floorspace			
Year	Available Expenditure	Turnover of Existing	Surplus spend
Convenience			
2012	€296.53m	€205.31m	€91.53m
2014	€305.43m	€205.31m	€100.12m
2020	€344.53m	€205.31m	€139.22m
Comparison			
2012	€277.38m	€204.83m	€72.55m
2014	€285.7m	€204.83m	€80.87m

² Reference has been made to recent strategies in Sligo, Cork, Waterford, Meath, Wexford and Laois and previous Kilkenny strategies in arriving at this figure.

2020	€338.18m	€204.83m	€133.35m
Bulky Goods			
2012	€60.52m	€77.57m	-€17.05m
2014	€62.29m	€77.57m	-€15.28m
2020	€73.78m	€77.57m	-€ 3.79m

Floorspace Capacity

In order to calculate the requirements for additional retail floorspace within the County, the turnover per sq. m. of new retail floorspace should be divided by the surplus spend available set out in Table CA14

For the purposes of this assessment a turnover per sq. m. of €13,000 is assumed for new convenience floorspace, €5,500 for new comparison retail floorspace and €2,500 for new bulky goods floorspace in 2012 prices.

Table CA15

Turnover of Future Retail Floorspace			
	2012	2014	2020
Convenience	€13,000/m ²	€13,000/m ²	€13,000/m ²
Comparison	€5,500/m ²	€5,610/m ²	€5,955/m ²
Bulky	€2,500/m ²	€2,550/m ²	€2,707/m ²

Assumption: 1% increase in turnover efficiency per annum for comparison and bulky goods in considered reasonable, and no increase in turnover efficiency for convenience goods.

Future Floorspace Requirements

Table CA16

Indicative Floor Space Requirements			
	2012	2014	2020
Convenience	7040m ²	7701m ²	10,709m ²
Comparison	13,136m ²	14,415m ²	22,392m ²
Bulky Goods	- 6820m ²	-5992m ²	-1,400m ²

It should be noted that the floorspace capacity figures outlined in Table CA16 above are indicative figures of the scale of new floorspace required to meet the needs of existing and future population and expenditure in the City and County. The key consideration is the scale and location of new floorspace.

Additional new floorspace may be proposed and this could replace some existing outdated or poorly located retail floorspace.

The quantum of retail floorspace only becomes a critical consideration where new convenience and comparison floorspace is proposed outside of the defined retail core of the city and the issue of likely impact on the city centre arises

Convenience

Since the compiling of the floorspace figures used in this analysis the following significant convenience retailing space has been granted in the City and Environs of Kilkenny.

- Two Aldi discount stores with 1,125m² and 1,144m² of net retail space. A discount store of Lidl was granted with 1,274m² of net retail space. These are all trading and the total net retail space provided is 3,543m².
- A further Aldi store of 990m² net retail area is under construction in Callan and will open in 2013.
- A further point to note is that the Ferrybank District centre has 4,577m² of convenience floorspace granted and has not yet opened. It is assumed that the Ferrybank shopping centre will not open until 2014 at the earliest.

Therefore the indicative floor space requirements must be reduced by these amounts as follows:

2012	7,040- 1,125 -1144 -1274 =	3,497m ²
2014	7,701 – 1,125 -1144-1274- 4577 -990 =	- 1,409m ²
2020	10,709 – 1, 125,-1,144-1,274-4,577-990=	1,599m ²

Comparison

There has been no significant comparison floorspace granted permission within the county since the floorspace survey was carried out in 2010.

At that time extant floorspace is permitted at the Kilkenny Retail Park and vacant was 2991m².(bulky goods) and McDonagh Junction had 1,549m² vacant and in Ferrybank 4,341m² is constructed and is anticipated will not trade before 2014.

Therefore the estimated indicative floor area for comparison is

2012	13,136 – 1,549 =	11,587m ²
2014	14,415 – 1,549-4,341 =	8,525m ²
2020	22,392 – 1549-4341 =	16,502m ²

Bulky Goods

There is a clear oversupply of retail space for bulky goods comparison shopping.

It is assumed that the Kilkenny Retail Park floorspace will trade post 2014. Factoring these figures into the derived figures, as set out in Table CA17 gives a final adjusted floor space requirement.

Table CA17

Indicative Floor Space Requirements			
	2012	2014	2020
Convenience	3,497m ²	-1,409m ²	1,599m ²
Comparison	11,587m ²	8,525m ²	16,502m ²
Bulky Goods	- 6820m ²	-5992m ²	-4391m ²

The effect on capacity when the Ferrybank shopping centre is included is of concern. It has the potential to impact on the development of additional significant convenience floorspace being developed over the period of the strategy.

Having regard to the population growth within the City and Environs and the shopping patterns within the county as evidenced by the household and shoppers surveys, it is considered that there is room for additional convenience capacity within Kilkenny City and environs during the plan period notwithstanding the build out capacity of the Ferrybank shopping centre.

The extent of that floorspace would need to be verified and justified through any planning application by means of a detail retail impact statement.

Recommendations

From the household surveys, it can be seen that an estimated 71% of convenience expenditure (market share) by the resident population is spent in retail units located in the county (29% outflow). This compares with 69.5% and 73% in the 2007 and 2004 reviews respectively.

The comparison market share of residents' expenditure is 68.4% which is a small increase compared to 67.7% in the 2007 Review (31.6 % outflow).

From the shopper surveys, persons living outside the county account for an estimated 8% of total convenience turnover (trade draw) and 58% of the total comparison turnover of the County's retail outlets.

29% of the convenience exp goes outside the county

8% of convenience expenditure is from people outside the county

31.6% of comparison exp goes outside the county.

58% of comparison expenditure is from people outside the county.

Convenience market share should be higher than 71%.

It is reasonable to have the following targets as planning objectives to be achieved post 2020.

- Convenience market share improving to 80% post 2020³
- Comparison market share improving to 75% post 2020

- Convenience trade draw increasing from 8% to 15% post 2020.
- Comparison trade draw to remain at 58% post 2020

³ Not taken into account in the capacity assessment. These are targets to be achieved should proposals come forward for significant retail development that would affect inflow and outflow patterns.

A.2 Household Surveys: Approach and Analysis

(Date of report: March 2011)

Introduction

The overall objective of the household survey was to provide an insight into the shopping patterns of the resident population of Kilkenny city and county. For this reason only people normally resident in the City and County were interviewed.

A total of 517 household surveys were carried out on various dates during November and December 2010. During November 2010 a household survey was conducted, mainly through online survey forms. This survey was advertised in the *Kilkenny People*, which directed people to the Council's website, where they could then complete a short online questionnaire. Hard copies of the survey form were also made available in all the Area Offices and the libraries. A total of 157 online surveys were completed and a total of 9 postal surveys were received. Following this, a number of households in Thomastown were randomly selected using the Eircom online phonebook, and a total of 29 surveys were completed by this means.

Finally a total of 322 door-to-door surveys were carried out by staff members of the Planning Department. These were conducted in Callan, Castlecomer, Kilkenny city, South Kilkenny (Ballyhale, Mullinavat and Ferrybank) and Northwest Kilkenny (Urlingford, Johnstown and Freshford).

For the purposes of analysis the county was divided into six study areas denoted by the principal town in each area. Table 1 below lists the origin of respondents.

Table 1: Origin of Respondents

Study Area	Respondents	Proportion %
Kilkenny city	182	35.2%
South Kilkenny	71	13.7%
Callan	70	13.5%
Castlecomer	78	15.1%
Northwest (Urlingford)	64	12.4%
Thomastown	52	10.1%
Total	517	100%

Respondents' Profile

The survey obtained personal information regarding the gender and age of the 517 respondents. The majority, 67% were female. Almost 24% of the respondents were aged 35-44 and 21% were aged 25-34. The 15-24 age group recorded the lowest response rate at 5%, 15% were aged 45-54, 16% aged 55-64, 12% aged 65-74 and 5.2% aged 75 or over.

Survey Analysis

The key questions posed by the household survey relate to the following topics:

- Main Food Shopping;
- Top Up Shopping;
- Clothing and Footwear Shopping;
- Bulky Goods Shopping;
- Shopping in Kilkenny City

Main Food Shopping

Main food shopping destinations as identified through the household surveys are set out in Table 2.

Location	Store	Respondents	%
Kilkenny	Dunnes	116	21.8%
	Superquinn	46	8.7%
	Supervalu	52	9.8%
	Lidl	72	13.6%
Ballyragget	Supervalu	2	0.4%
Callan	Supervalu	18	3.4%
Castlecomer	Spar	25	4.7%
Ferrybank	Aldi	14	2.6%
Graigue	Supervalu	1	0.2%
Thomastown	Supervalu	22	4.1%
	Lidl	16	3.0%
Co. Kilkenny	Other	4	0.8%
Carlow	Superquinn	1	0.2%
	Tesco	24	4.5%
	Aldi	9	1.7%
	Dunnes	3	0.6%
Thurles	Tesco	11	2.1%
	Dunnes	9	1.7%
Clonmel	Dunnes	3	0.6%
	Tesco	10	1.9%
Waterford	Tesco	35	6.6%
	Supervalu	9	1.7%
	Superquinn	3	0.6%
	Lidl	6	1.1%
New Ross	Tesco New Ross	3	0.6%
	Aldi New Ross	1	0.2%
Rathdowney	Dunnes	6	1.1%
Other outside co.		8	1.5%

Internet	Tesco	2	0.4%
Total within County		388	73.1%
Total outside County		143	26.9%
Total		531*	
*Note: Some respondents answered more than one shop for their main shopping trip			

Dunnes Stores (both branches) in Kilkenny was the most popular destination for main grocery shopping by 21.8% of respondents, followed by Lidl with 13.6% of respondents. Just over one quarter (26.9%) of respondents travelled to a destination outside the County for their main food shopping. Tesco in Waterford accounted for 6.6% of this leakage.

Table 3 provides a breakdown of shopping destinations and the area from which the respondents originated. It can be seen from the table that the top destinations for main food shopping corresponded with the area from which households set out from. In the South, the northwest, and the north, it is clear that a significant number of households are conducting their main shop in locations outside the county.

Table 3: Main food shopping destinations by origin of Respondents

Area	Destination	Store	Respondents	% of area
Kilkenny city	Kilkenny	Dunnes Stores	67	35.1
	Kilkenny	SuperValu	48	25.1
	Kilkenny	Superquinn	31	16.2
South Kilkenny	Waterford	Tesco	32	48.5
	Ferrybank	Aldi	14	21.2
	Waterford	Supervalu	9	13.6
Callan	Kilkenny	Dunnes	23	31.5
	Kilkenny	Lidl	18	24.7
	Callan	Supervalu	18	24.7
Castlecomer	Castlecomer	Eurospar	25	30.9
	Carlow	Tesco	13	16
	Kilkenny	Lidl	11	13.6
Northwest (Urlingford)	Kilkenny	Dunnes	13	21.7
	Thurles	Tesco	11	18.3
	Thurles	Lidl	7	11.7
Thomastown	Thomastown	Supervalu	20	40
	Thomastown	Lidl	14	28
	Kilkenny	Dunnes	5	10

For those respondents travelling outside County Kilkenny for their main food shopping, Waterford city was the most popular destination. Table 4 below lists the most popular shops outside of the county by town and by shop.

Table 4: Main food shopping destinations outside of the county by Destination and Shop

Destination	Respondents	%
Waterford city	50	9.6
Carlow	35	6.7
Thurles	33	6.3

Shop	Respondents	%
Tesco, Waterford	35	6.7
Tesco, Carlow	21	4
Tesco, Thurles	11	2.1
Tesco, Clonmel	10	1.9

Table 5 below provides information on the level of expenditure on main food shopping amongst respondents. The highest proportion, 21.5%, spent between €76 and €100 on their last main food shopping trip.

Table 5: Expenditure on last Main food shopping trip

Expenditure (Euros)	Respondents	%
€0-25	25	4.9%
€26-50	55	10.8%
€51-75	84	16.5%
€76-100	109	21.5%
€101-125	75	14.8%
€126-150	83	16.3%
€151-175	23	4.5%
€176-200	22	4.3%
€201-225	15	3.0%
€226-250	7	1.4%
>€250	10	2.0%

A point of note is that shopping for the main food shop on the internet accounted for only 2 of the households surveyed, which forms a mere 0.38%. Both of these households used Tesco's online service.

Top Up Shopping

Table 6 below illustrates that a wide range of top up shopping locations are used by shoppers in the County with no centre being predominant. This would be expected as it is a trip which is generally undertaken at the most local level. At the County level, Supervalu in Callan was found to be the most popular top up shopping destination with 9.7% of all respondents going there. This was closely followed by Supervalu in Kilkenny.

Table 6: Primary Top Up Shopping Locations

Store	Respondents	%
Supervalu, Callan	50	9.7
Supervalu, Kilkenny	42	8.1
Eurospar, Castlecomer	38	7.4
Dunnes, Kilkenny	28	5.4
Centra, Urlingford	28	5.4
Centra, Ardmore, Kilkenny	23	4.4
Supervalu, Thomastown	18	3.5
Spar, Newpark, Kilkenny	18	3.5
Aldi, Ferrybank	14	2.7
Centra, Mullinavat	11	2.1
Lidl, Kilkenny	11	2.1

By its nature expenditure on top-up shopping is considerably less than spent on main food shopping. Over three-quarters of respondents spent €25 or less on their last shopping trip.

Table 7: Expenditure on last top-up food shopping trip

Expenditure (Euros)	Respondents	%
€0-25	362	76.4
€26-50	95	20.0
€51-75	12	2.5
€76-100	3	0.6
€101-125	1	0.2
€126-150	0	0.0
€151-175	1	0.2
€176-200	0	0.0

€201-225	0	0.0
€226-250	0	0.0
>€250	0	0.0

Clothing & Footwear Shopping

Table 8 shows the main clothing and footwear shopping destinations as derived from the household surveys. 62.3% identified Kilkenny City, as where they did their clothing and footwear shopping.

Centres outside of the County where comparison expenditure was leaking to were identified as:

- **Waterford City:** 13% of respondents conducted their last clothing shop in Waterford
- **Dublin:** was identified as only a significant clothing and footwear destination for the respondents, accounting for 6.5% of households surveyed.
- **Carlow:** accounted for 5% of respondents
- **Internet usage:** accounted for 2.3% of respondents
- **Other locations cited included:** Portlaoise (3), Kildare (10), Cork (3), Limerick (2) and Rathdowney (3).

Table 8: Primary Clothing/Footwear Shopping Locations

County	Respondents	%
Kilkenny	324	62.3%
Other Co. Kilkenny	11	2.1%
Waterford	68	13.1%
Carlow	26	5.0%
Clonmel	6	1.2%
Dublin	34	6.5%
Internet	12	2.3%
Thurles	9	1.7%
Other	30	5.8%
Total within County	335	64.4%
Total outside County	185	35.5%
Total	520	100.0%

As indicated in Table 9 below, expenditure on clothing and footwear is spread across a number of ranges. The majority, 20.7%, spent between €76 and €100 on their last trip.

Table 9: Expenditure on last clothing and footwear shopping trip

Expenditure (Euros)	Respondents	%
€0-25	36	7.4%
€26-50	93	19.0%
€51-75	73	14.9%

€76-100	101	20.7%
€101-125	42	8.6%
€126-150	38	7.8%
€151-175	16	3.3%
€176-200	21	4.3%
€201-225	20	4.1%
€226-250	6	1.2%
>€250	43	8.8%

Bulky goods

Table 10 identifies the main places where people do their bulky goods shopping.

Table 10: Primary Bulky Goods Shopping Locations

Location	Store	Respondents	%
Kilkenny City	DID	78	14.7%
Kilkenny City	Electrocity	86	16.3%
Kilkenny City	Woodies	21	4.0%
Kilkenny	Other	219	41.4%
Carlow		10	1.9%
Dublin		17	3.2%
Clonmel		0	0.0%
Waterford		63	11.9%
Internet		5	0.9%
Other		30	5.7%
Total within County		404	76.3%
Total outside County		125	23.6%
Total		529	100.0%

The table illustrates that Electro City in Kilkenny City was the main destination for bulky goods shopping (16.3%), with DID Electrical being the second most popular location (14.7%) for respondents.

A total of 23.6% of the households travelled outside the County to purchase bulky goods. A total of 5 respondents bought their last bulky goods item on the internet.

Additional Key Findings

The following provides a summary of the additional key findings found from the household survey:

- i. Over 61% of respondents carry out their main grocery shopping once a week while 24% conduct main food shopping twice a week or more;
- ii. Some 25% of households surveyed revealed that they undertake top up shopping everyday. An interesting finding was that some household's patterns are to do daily or more frequent top-up shopping, and no main shop at all;
- iii. The category for which internet purchases was the most significant was for clothes and shoes shopping, and even this was recorded as forming only 2.3% of a response;
- iv. Being located close to home (31.6%), a good choice of shops (27.2%), and value (14.3%) ranked as the key attractions for clothing and footwear shopping destinations in the survey;
- v. Some 27% of respondents visited Kilkenny City for shopping purposes once a week or more. 3.9% of respondents declared they had not visited in the last six months and 4.3% stated they never visit for shopping purposes.

Comparison of Household Surveys 2000, 2004, 2007 and 2010

The key findings from a comparative analysis of the 2000, 2004, 2007 and 2010 household surveys are highlighted in Table 11. The table compares the expenditure outflows within the County for 2000, 2004, 2007 and 2010.

Table 11

Comparative Analysis – Outflows of Expenditure

Surveys	Outflows (%)
2000 – Kilkenny Retail Strategy*	
Convenience	19.8
Comparison	35.6
2004 – Kilkenny Retail Strategy Review	
Convenience	27.0
Comparison	30.0
2007 – Kilkenny Retail Strategy Review	
Convenience	30.5
Comparison	32.3
2010 – Kilkenny Retail Strategy	
Convenience	29.0
Comparison	31.6

Source: Kilkenny Retail Strategy 2000, 2004 and 2007

Note: *2000 was the year the survey was undertaken for the 2001 Strategy

Convenience Expenditure Leakage

The table illustrates that from 2000 to 2007 convenience expenditure leakage had increased from 19.8% to 30.5%. This reflected the fact that there was no significant level of new modern format convenience floorspace delivered in the County in the interim period and as a result people were increasingly going to other centres such as Waterford, Carlow and Thurles. Since the last surveys in

2007, the level of convenience expenditure leakage has decreased by over 1%. This is reflective of the new offer throughout the County, including a new Dunnes in MacDonagh, two Lidl's in Kilkenny city, Aldi in Ferrybank and a Lidl and improved Supervalu in Thomastown.

As it is generally accepted that convenience shopping is undertaken locally, with leakage in urban areas being more of the order of 10%, the level of convenience expenditure leakage is still significant. The opening of a large modern format convenience floorspace in the Ferrybank District Centre and the opening of additional discount retailers in the city will serve to help redress the issue but, even with these emerging developments, the facts indicate that the City and County require further enhancement and strengthening of their main food convenience offers.

Comparison Expenditure Leakage

Table 11 indicates that, in contrast to patterns in convenience shopping, since 2000 the County as a whole has witnessed a relatively small decrease in comparison expenditure leakage. It can be accepted that, given that Kilkenny City is the only major comparison shopping centre in the County, people will travel to other centres – although this will be on a less frequent basis – to undertake their comparison shopping. The role of the Retail Strategy is, therefore, to provide the framework for enhancing the City and County's comparison offer and maximising the retention of spend.

A.3 Shopper survey: Approach and Analysis

(Date of report: November 2010)

Introduction

A total of 343 shopper surveys were conducted in five locations throughout Kilkenny City on two dates in October 2010. Table 1 below lists the centres and the number of people surveyed at each centre.

Table 1: Location of Interviews in Kilkenny

Location	Persons	Proportion %
High Street/Borough Council	102	30
Dunnes on Kieran Street	59	17
Parliament St., High St., Kieran St., Winston's	49	14
Market Cross Shopping Centre	70	20
Mac Donagh Junction shopping centre	63	18
Total	343	100

Table 2 provides information on the time and day of responses to the shopper survey. The majority, 53% of respondents were interviewed between 12-4 pm and more surveys were undertaken on the Saturday.

Table 2: Shopper survey time spread

Day of the week	Proportion (%)	Time of Day	Proportion (%)
Wednesday	45	Morning (11am - 12pm)	47
Saturday	55	Afternoon (12 - 4pm)	53

Survey Information

The key questions posed by the shopper survey relate to the following topics:

- Shopper origin
- Mode of transport
- Reason for visiting Kilkenny city
- Actual/expected expenditure on goods or services
- Main stores/areas visited
- Principal attractions of Kilkenny City
- Principal improvements to Kilkenny City

Shopper Origin

Table 3 below provides an indication of the origin of respondents to the shopper survey. The majority, 70%, of respondents were from Kilkenny City and county.

Table 3: Origin of Respondents to the Shopper Survey

Origin	Respondents	Proportion (%)
Kilkenny (county and city)	238	69
Non-residents	105	31

A breakdown of the origin of respondents from outside Kilkenny City and County is provided in Table 4 below. The neighbouring counties of Carlow, Laois, Tipperary, Wexford and Waterford account for 13% of respondents. A further 5% travelled from abroad.

Table 4: Origin of Non-Kilkenny Residents

Origin by county	Respondents	Proportion (%)
Dublin	16	5
Carlow	12	3
Laois	6	2
Tipperary	13	4
Wexford	3	1
Waterford	9	3
Offaly	1	0
Kildare	5	1
Other	22	6
Outside Ireland	18	5
Total	105	31

Mode of Transport

Table 5 provides a breakdown of the modes of transport.

Table 5: Mode of Transport

Mode	Proportion (%)
1 Car	70%
2 Walk	23%
3 Bus	2%
4 Bicycle	2%
5 Motorbike	0%
6 Train	2%
7 Coach	0%
8 Other	1%
Total	100%

Reasons for visiting Kilkenny City

Respondents were asked to provide information on the primary reasons for travelling to Kilkenny on the day of their visit. Among Kilkenny residents it was found that 47% were in the city to do some form of grocery shopping. Only 6% of non-Kilkenny residents were in the City for grocery shopping. Among Kilkenny residents, 34% cited clothes/footwear as a reason for visiting, whilst among non-residents 45% cited this as a reason. Of the total respondents, only 6% cited Furnishing/household/electrical as a reason for visiting.

Table 6: Main reasons for visiting Kilkenny

Reasons stated	Kilkenny Residents %	Non-Residents %	Total
Main grocery	32	4	36
Other grocery	15	2	17
Clothes/footwear	34	45	79
Furnishing/Household/electrical	2	4	6
Accessories	4	8	12
Browse	24	40	64
Tourist/day trip	2	33	35
Bank/financial	7	0	7
On business/work	15	5	20
Eating/meal out/snack	22	25	47

Note: Totals add up to more than 100% as in most cases shoppers gave two or more reasons

Shopper spend

Table 7 indicates the level of expenditure among respondents to the shopper survey.

Table 7: Level of Expenditure (€)

Origin	Convenience	Comparison	Other (Cinema/Hairdresser etc.)	Total
Kilkenny Residents	6,326	6,570	2,066	14,962
Non-Residents	582	9,211	2,498	12,291
Total	6,908	15,781	4,564	27,253

Table 8 provides a percentage breakdown of the respondents' spend between residents and non-residents. Only 8% of expenditure on convenience goods is accounted for by non-residents. On the other hand, non-residents accounted for 58% of comparison goods expenditure. Clearly

respondents from outside the county are more likely to travel to the city for comparison goods than convenience goods.

Table 8: Shopper Spend %

Origin	Convenience	Comparison	Other (Cinema/eating out Hairdresser etc.)	Total
Kilkenny Residents	92	42	45	55
Non-Residents	8	58	55	45
Total	100	100	100	100

Main stores/areas visited

Respondents were asked to indicate the primary streets, shopping centres, or areas that they visited or intended to visit in the city. Table 9 indicates that the majority, 34% travelled or intended to travel to High Street. Kieran Street was the next most popular destination.

Table 9: Top locations visited

Area	Proportion (%)
High Street	34%
Kieran Street	21%
Mac Donagh Junction	17%
Market Cross	16%
John Street	2%
Loughboy	1%
Parade	2%
Lidl	1%
Rose Inn	2%
Other	5%
Total	100%

Frequency of visits

Respondents were asked to indicate the frequency with which they visit Kilkenny City. As indicated in Table 10, 91% of Kilkenny residents visit Kilkenny city at least once a week. Just 10% of respondents from outside County Kilkenny visit Kilkenny City once a week or more.

Table 10: Main reasons for visiting Kilkenny

Frequency	Kilkenny Residents %	Non-Residents %	Total
1 More than 3 times a week	43%	0%	43%
2 2-3 times a week	24%	4%	28%
3 Once a week	24%	3%	27%
4 2-3 times a month	5%	3%	8%
5 Once a month	3%	7%	10%
6 Once every 2 months	1%	10%	11%
7 Less often	0%	50%	50%
8 First time	0%	19%	19%
9 Work here	0%	4%	4%
0 Never	0%	0%	0%

Main attractions

Table 11 below indicates the principal attractions shoppers cited for Kilkenny City. The most often cited attraction was that it was 'close to home'. 'Attractive shopping environment' and 'Good choice of clothing & footwear shops' were the next most popular reasons.

Table 11: Main attractions of Kilkenny City

Attraction	Proportion (%)
Close to home	23%
Close to work	3%
Close to hotel	1%
Easy to get to by bus	1%
Easy to get to by car	6%
Easy to get to by train	0%
Good and extensive parking provision	2%
Free parking	0%
Good choice of clothing & footwear shops	10%
Good choice of quality/designer shops	2%
Good choice of cheap/discount shops	3%
Good choice of variety stores	8%
Good choices of places to eat & drink	8%
Pedestrianised streets	4%
Safe environment/no crime	2%
Covered shopping malls	2%
Attractive shopping environment	10%
Good facilities for children	1%

Good facilities for people with disabilities	1%
A particular store	3%
No particular reason/Don't know	1%
Other	6%
Castle	2%

Principal Improvements

Table 12 provides an indication of the principal improvements respondents considered important for Kilkenny City. Cheaper/free parking and more parking provision were the two most often cited reasons.

Improvement	Proportion (%)
Cheaper/free parking	15%
More parking provision	10%
More pedestrianised streets	7%
More shops	7%
More toilets	6%
More facilities for children	4%
Better/more frequent bus service	4%
More seating areas/benches	3%
More cash machines	3%
Improve access by car	3%

Comparison of Shopper Surveys 2007 and 2010

As part of the review of the Retail Strategy in 2007, 230 face-to-face on-street shopper interviews were conducted at four locations in the city centre. One additional survey point of Mac Donagh Junction shopping centre was added to the surveys for this study.

This section provides a comparative analysis of the shopping expenditure inflows into County Kilkenny from the surrounding areas. Table 13 below illustrates the changes that have occurred in expenditure inflows between 2000 and 2010.

Table 13

Comparative Analysis – Inflows of Expenditure

Surveys	Inflows (%)
2000 – Kilkenny Retail Strategy*	
Convenience	6.3
Comparison	28.8
2004 –Kilkenny Retail Strategy Review	
Convenience	19.8
Comparison	35.6
2007 – Kilkenny Retail Strategy Review	
Convenience	9.8
Comparison	41.5
2010 – Kilkenny Retail Strategy	
Convenience	8
Comparison	58

Source: Kilkenny Retail Strategy Review 2004 and 2007

Note: * 2000 was the year the survey was undertaken for the 2001 Strategy

From the table it can be seen that convenience expenditure inflows have dropped from a peak of 19.8% in 2004 to 8% in 2010. Although inflows remain above their 2000 level (6.3%), they would be anticipated to be higher.

In contrast, comparison expenditure inflows can be seen to have steadily grown since 2000. This is reflective of the increased comparison floorspace which has come on stream. The offer and attraction of mainstream comparison shopping is also an important factor in the equation and has played a key role in the increase in comparison inflows. The figures confirm that the Retail Strategy's objective in sustaining the competitiveness of the City and County in the regional and national retail economies has been achieved.

Table 14 below provides a comparative breakdown of the 2004, 2007 and 2010 shopper expenditure patterns by residents and non-residents of the County.

Table 14
Proportion of Shopper Spend in 2007 & 2010 (%)

Origin	Convenience		Comparison		Other*		Total	
	2007	2010	2007	2010	2007	2010	2007	2010
Kilkenny Residents	90.2	92	58.5	42	74.4	45	79.1	55
Non-Residents	9.8	8	41.5	58	25.6	55	20.9	45
Total	100	100	100	100	100	100	100	100

Source: Kilkenny Retail Strategy Review, 2007

Note: *Cinema, hotels, restaurants, hairdressers etc

The table illustrates that convenience expenditure by non-residents has dropped between 2007 and 2010. However, comparison spend has risen by over 16% during the same period. In terms of overall non-resident expenditure, there has been an increase of 24% as a proportion of total spend.

Appendix B: Kilkenny Housing Strategy

1.1 Introduction

The Housing Strategy is prepared in accordance with Part V of the Planning and Development Act, 2000 and Part II of the Planning and Development (Amendment) Act, 2002. This Strategy is for the period 2014-2020, which is the lifetime of the draft Development Plan. The Acts specify that the housing strategy shall provide sufficient residential zoned land for the period of the Development Plan, ensure that housing is available for persons of different income levels with particular provision for those in need of social or affordable housing, ensure a mixture of house types and sizes to meet the requirements of different categories of households, including the needs of elderly and disabled persons and counteract undue segregation of people of different social backgrounds.

The key purpose of the current strategy is to identify the overall need for housing in the City and County and ensure that Kilkenny Local Authorities facilitate the creation of an environment that will allow this need to be satisfied in line with the overarching principle of delivering sustainable communities.

The last review of the Housing Strategy coincided with the peak of the property bubble. The seismic changes that have taken place in the economy and in particular the housing market since then mean a review of the strategy is required.

This Housing Strategy replaces the strategy which was prepared for the period 2008 to 2014.

1.2 Statutory Background

The preparation of a Housing Strategy is a requirement under the Planning and Development Act, 2000 Part V and Part II of the Planning and Development (Amendment) Act 2002. The 2000 Act requires each Planning Authority to prepare a housing strategy which is to be integrated into their County Development Plan. In particular the Acts specify that the Housing Strategy shall:

- Ensure that adequate zoned and serviced lands for residential purposes are available in appropriate locations to meet the requirements of the Housing Strategy and the existing and future housing demand – including social and affordable housing.
- Ensure that housing is available to people of different income levels and determine the distribution of this housing.
- Ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, including the special requirements of elderly persons and persons with disabilities as reflected in the Housing Needs Assessment carried out the Housing Authority.
- Counteract undue segregation in housing between people of different social backgrounds.
- Provide that a specific percentage (not exceeding 20%) of the land zoned in the Development Plan for residential use or a mixture of residential and other uses, shall be reserved for those in need of social or affordable housing in the area. Part V applies to all applications for residential development on sites in excess of 0.1ha or 4 units on residential/mixed use (where residential is part) zoned land.

1.3 Assumptions and Approach

Throughout the following calculations and subsequent analysis a number of assumptions have been made. Where possible data at county level has been used. If this has not been possible data has been accessed at regional/ national levels. The analysis sets out to determine housing need and

housing affordability by analysis of county level estimates of population, household size, household income and house prices.

2.0 Housing Policy

Kilkenny Local Authorities seek to meet the needs of those requiring accommodation through a range of social housing options. The core objective of housing policy is to ensure that all our citizens enjoy an adequate standard of housing accommodation appropriate to their needs and, as far as possible in a location and tenure of their choice and to provide a responsive and supportive housing service for those in need of assistance.

2.1 County Settlement Strategy

Chapters 2 and 3 of the draft County Development Plan and Chapter 3 of the City & Environs Draft Plan sets out the population projections for the period 2014 to 2020 and defines a settlement strategy for the City and County within the parameters set out in the Regional Planning Guidelines (RPGs) and the proper planning and sustainable development of the county. The core strategies set out in the draft plans are consistent with the objectives of the RPGs and ensure that sufficient land will be available for housing over the Plan period.

3.0 Overall Demand for new Housing to 2020

3.1 Population Projections

The revised South East Regional Planning Guidelines were adopted (July, 2010). This estimated the county's population at 96,872 in 2010 and allocated a population target of 111,903 for the period to 2022.

Table 1: RPG Population Targets for Kilkenny

	2011(CSO)	2014	2016	2020	2022
Kilkenny County	95,419	99,781	105,598	109,802	111,903
Kilkenny City	24,423	25,200	25,800	27,400	28,200
Ferrybank/Belview	4,787 ⁴	5287	5412	6,412	6,500

Using these RPG figures, a per annum growth rate was derived to obtain approximate figures for the population estimate for the years 2014 and 2020, which were the years used in the 2008 Housing Strategy Review.

Results of Census 2011 have given a population for Kilkenny in 2011 of 95,419 which differs from the projected growth rate as estimated under the RPGS by 2846. Using the same growth rates as predicated by the RPGs for the population it is estimated that the population in Kilkenny will be 99,781 in 2014 with the target population of 109,802 in 2020 as set in the RPGs.

3.2 Housing Demand to 2020

⁴ The population increase allocated to Environs of Waterford is 1,000 between 2010 – 2016 a rate of 166.6 /yr. This figure is for Kilkulliheen & Aghlish EDs only it does not relate to the entire local area plan area

In framing a housing strategy, two classes of housing need must be identified: that which exists at the commencement of the strategy period (accumulated demand) and that which is likely to arise during the period (prospective demand).

Having regard to the 2011 Census figures and applying the Growth rates as estimated by the Regional Planning Guidelines it is anticipated that the population of the County could grow by 10,021⁵ persons which would give a population of 109,802 by 2020 (see table 1). The application of an average household composition of 2.96 for rural areas and 2.57 for the city and Ferrybank area of persons per unit gives an estimated housing requirement of approximately 4,353 units during the life time of the plan 2014-2020.

There are sufficient lands proposed for zoning within the Plan to facilitate this housing requirement.

Table 2: New households required

	2011 (CSO)	2014	2020	New houses required to cater for growth
Kilkenny County	66,209	69,294	75,990	4,353
Kilkenny City	24,423	25,200	27,400	856
Ferrybank/Belview	4,787	5,287	6,412	437
Total	95,419	99,781	109,802	5646

Source: Planning Department population and household calculations

3.3 Assessment of Existing Supply

Housing Completions since 2008 Strategy

The 2008 Strategy estimated a total of 8,282 units would be constructed in the period 2008-2014. The Annual Housing Statistics Bulletin⁶ which presents data on house completions. Table 3.1 sets out the annual estimates for house completions from the 2008 Strategy compared to the actual level of house completions for the period 2007-2012.

Table 3: House completions in Co. Kilkenny 2008-2012

Year	Projected completions from '08 Strategy	House completions
2007	1,501	1,426
2008	1,262	984
2009	1,262	335
2010	1,262	297
2011	1,262	273
2012	1,262	131 ⁷
Total from 2007-2012	7,811	3,446

Sources: 2008 Housing Strategy, DoEHLG House Building and Private Rented Statistics⁸

As can be seen, the actual completions fell far short of the projected completions, similarly to what happened on a national scale, with the severe downturn in construction activity post 2008.

⁵ Based on a disaggregation of RPG 2010- 2022 population figures with the 2011 population results as a baseline figure

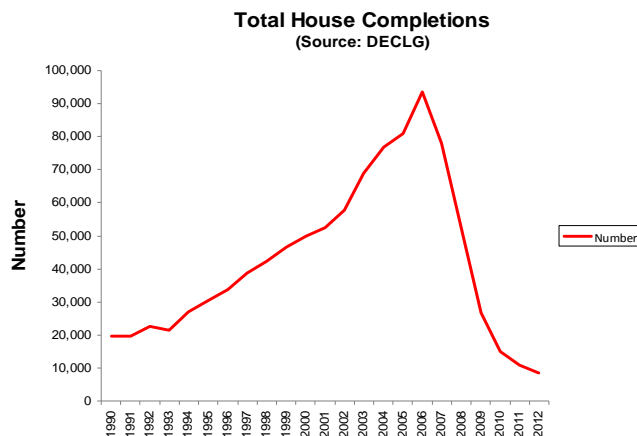
⁶ Published by DoECLG

⁷ The 131 is an estimate by Planning department of full year outcome for house completions

⁸ <http://www.environ.ie/en/Publications/StatisticsandRegularPublications/HousingStatistics/>

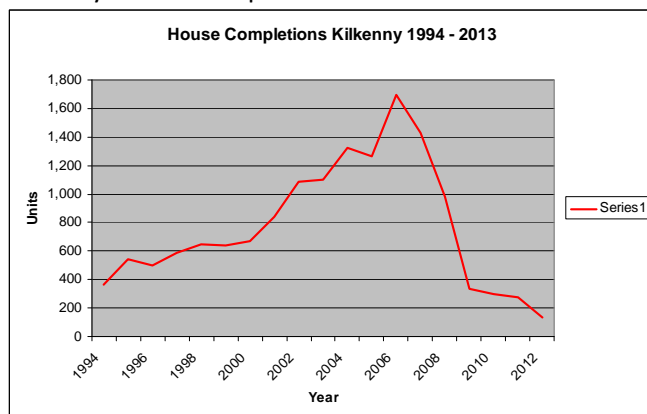
A comparison between national and local house completions is shown graphically below to illustrate the figures.

National Completions



Source: Graph from EPA environmental indicators

Kilkenny House Completions



Source: Data from DoECLG (chart prepared by Planning dept.)

As can be seen from the two charts above house completions nationally rose steadily between 1994 and 2007 and then suffered a dramatic fall and this was also reflected in house completions within county Kilkenny.

It is envisaged that construction activity in new housing will remain low for the short term with a very gradual increase in activity over the life of the Plan.

According to 2011 Census figures the total housing stock in County Kilkenny consisted of 33583⁹ permanent households. The number of vacant units was recorded at 3,569 units which equates to a 10.6% vacancy rate. This compares with a national average of 14.5%.

⁹ Table 1A Profile 4 Census 2011

3.0 Estimated Needs for Social and Affordable Houses

Under Section 9 of the Housing Act, 1988, each Local Authority is required to carry out an Assessment of Housing Need every three years, to assess the need for the provision of adequate and suitable housing accommodation for persons who are:

- a. homeless
- b. travellers
- c. living in accommodation that is unfit for human habitation or is materially unsuitable for their adequate housing
- d. living in overcrowded accommodation
- e. sharing accommodation with another person or persons and who, in the opinion of the housing authority, have a reasonable requirement for separate accommodation
- f. young persons leaving institutional care or without family accommodation
- g. in need of accommodation for medical or compassionate reasons
- h. elderly
- i. disabled or handicapped or are, in the opinion of the housing authority, not reasonably able to meet the cost of accommodation which they are occupying or to obtain suitable alternative accommodation.

From the annual Housing report dated 31st December 2012 there are 2,852 households seeking Social Housing Supports currently within County Kilkenny. The trend since 2008 has shown that there is an increase in demand for social housing supports due to the economic downturn. The cutbacks in the Department of Environment capital allocations has presented challenges for the Housing Authority to deliver more with less resources. RAS and Leasing are the new social housing options to replace the capital construction and acquisitions programme.

Housing waiting lists	
Year	Households
2010	2,635
2011	3,118
2012	2,852

From examination of the Housing Needs Assessment 2011 carried out by the Department of Environment which gives a 'snap-shot' assessment based on an extract of data from each housing authority in respect of each household that has been approved for social housing support at of 31st March, 2011 there was a gross need 3118 of households indicated. The net need when adjusted for the number of households in need of housing support who are not currently receiving social housing support (those already in local authority, voluntary cooperative or RAS accommodation are excluded) is indicated as 2,329. This represents an increase in demand of 16.5% over the previous assessment in 2008.

It is noted in the assessment that the methodology used to collect the 2011 data differs substantially from that used in previous years and therefore the 2008 and 2011 figures are not directly comparable. They do serve to indicate the level of demand.

Table 4: Numbers on Kilkenny Housing List

Year	1993	1996	1999	2002	2005	2008	2011	Difference between 2008-2011	% change 2008-2011
	299	231	329	354	473	879	2329	1450	165

Table 5 Net Housing Need 2011

Category	Disabled	Elderly	Homeless	Involuntary sharing	Leaving institutional care	Medical or compassionate	Not able to reasonably afford cost	Overcrowded	Traveller	Unfit accommodation
No.	32	24	60	19	8	8	2022	25	22	9

The above table shows that the largest category of need by far was those unable to meet the cost of accommodation – accounting for about two-thirds (86.8%) households, (Note national average is 66.8%), with the next biggest category of need, medical and compassion reasons, accounting for (4.6 %) and this was followed by homeless (2.5%). Older persons and disabled households and those living in overcrowded accommodation respectively account for just over 1 per cent of need, while Traveller families, those living in unfit accommodation and people leaving institutional care each accounted for less than 1% of the county's net housing need.

The demand for social housing has continued to increase significantly over the period of the 2008 – 2014 Plan. The most recent estimate is that contained in the Housing Report 2012¹⁰ which indicates a demand of 2, 852¹¹ compared to 3,118¹² in 2011. Taking the figures of net need as outlined in housing Assessment carried out by the Department an analysis of the above table would indicate that the annual housing waiting list is approximately 468 people per annum. It is reasonable to assume that the demand in social housing is as a result of the increase in persons who cannot afford to purchase their own home.

Income Levels

Incomes of households in need of social housing support are quite low, as might be expected. Table 6 shows that over three-quarters of households seeking social housing supports in Kilkenny (83%) in need of social housing had gross annual incomes of less than €15,000. Most of these households had gross incomes between €10,000 and €15,000. In total, 97.3% of households seeking housing support from Kilkenny local authorities had incomes of less than €20,000.

¹⁰ Annual Housing report 2012, housing dept KCC

¹¹ Gross demand before those on rent support are excluded

¹² ibid

Table 6 Income Band

Income Band	No of households	%
Below €10,000	641	27.5%
10,001-15,000	1293	55.5%
15,001-20,000	223	9.57%
20,001-25,000	115	4.93%
25,001-30,000	37	1.58%
Over 30,000	20	0.85%
Total	2329	

Age Profile

Table 7 illustrates the age profile of those seeking housing support and shows that most of those registered as in need of social housing are aged under 40 years of age (70%)

Table 7 Age Profile of Households seeking social housing supports

Age Range	No of households	%
Up to 25	530	22.7%
26-30	441	18.9%
31-40	659	28.29%
41-50	369	15.8%
51-60	217	9.31%
61-70	83	3.5%
71 and over	30	1.28%
Total	2329	

Length of Time on Waiting List

Table 8 gives details of the length of time households had applied for social housing support. A little over a third of households (36.7%) had applied to the local authority for housing less than one year ago, and 18% of households had been waiting for social housing for over 3 years.

Table 8: Length of time on Waiting List

Length of Time	No. Of Households	%
Less than 1 year	856	36.7%
Between 1 and 2 years	564	24.21%
Between 2 and 3 years	482	20.6%
Between 3 and 4 years	224	9.6%
More than 4 years	203	8.71%
Total	2329	100

Table 9 summarises the structure of the households identified as being in need of social housing support in the 2011 assessment. Over half (54%) of these households are single adult households; nearly a quarter (23%) are family households with one child and a further 9.5% are family households with 2 children. This would indicate that there is a high demand for smaller housing units i.e. 1 and 2 bed units. This reflects the source of demand typically from one- parent families, older

persons and single males. It is considered that this trend will continue, and thus smaller units should form a significant proportion of new social units provided.

Table 9: Structure of Households on Housing List

Household structure	No. Of Households	%
Single	1259	54%
Family (1&2 adults)	1070	46%
Of which 0 children	178	7.6%
Of which 1 children	563	23%
Of which 2 children	222	9.5%
Of which 3 children	70	3%
Of which 4 + children	37	1.6%

Provision of Social and affordable Housing

The Local Authority has a number of methods of meeting the social and affordable demand.

Local Authority Housing Provision

- A total of 287 units were constructed by Kilkenny local authorities from 2007-2011,
- A total of 167 units have been acquired from 2007 to 2011 under Part V, however as can be seen due to the economic downturn and fall off in Planning Applications there have been no part V acquisitions since 2009.
- There were three affordable housing initiatives which were used by Kilkenny County Council during the period of the 2008 Strategy; the sale of affordable houses, shared ownership loans and annuity loans.
- Under the RAS initiative, Kilkenny County Council leases private dwellings from private property owners. Properties are tenanted, managed and maintained by the local authority for leases of between 10-20 years.
- Under the Capital Assistance Scheme, a total of 74 units of voluntary housing were constructed in the period 2007-2010. This is greater than that projected under the Capital Assistance Scheme in 2008. During 2011, 13 units were completed and 15 are currently under construction.

The Role of the Private Rented Sector

The private rented sector continues to play an important role in the provision of accommodation for persons with low incomes who are in receipt of rent subsidy. The Rental Accommodation Scheme (RAS) is an initiative to cater for the accommodation needs of certain persons in receipt of rent supplement, normally for more than 18 months and who are assessed as having a long-term housing need. RAS is a collaborative project between the Department of Environment, local authorities, the Department of Social and Family Affairs and the Health Service Executive Community Welfare Service.

One of the main features of the scheme is that local authorities in sourcing accommodation for these households make use of the private and voluntary sector and enter into contractual arrangements to secure medium to long-term availability of rented accommodation. From 2007 to 2010 a total of 463 households were included in the scheme in Kilkenny. For 2011 there were 153 units provided under this scheme.

Summary of Provision

Since 2007, a total of 1324 social and affordable units have been provided. Table 10 below gives the breakdown of these.

Table 10: Total Social and Affordable Housing Provision, Kilkenny Local Authorities 2007-2011

Housing Source	2007	2008	2009	2010	2011	Total
1 LA construction	53	71	22	27	31	204
2 LA purchase	49	0	0	27	7	83
3 Voluntary Housing Scheme new build	27	34	13	0	13	87
4 Extensions and improvements in lieu of housing	0	0	0	0	0	0
5 Part V Housing Acquisitions	37	39	91	0	0	167
6 Affordable Houses sold	19	42	15	5	2	83
7 Shared ownership transactions completed	6	6	2	0	2.....16
8 Annuity loans	3	4	2	12	13	34
9 Rental Accommodation Scheme	185	84	106	88	153	616
10 Long-term leasing	0	0	0	26	4	30
11 Unsold Affordable units let	0	0	0	4	0	4

The housing needs of the following categories require specific mention.

Travellers

The Traveller Accommodation Programme (TAP) 2010-2013 which was adopted by Kilkenny Co. Council and Kilkenny Borough Council in January and February 2009 respectively outlines the key strategic areas for provision of Traveller accommodation over this five year period.

A review of the programme has been undertaken as directed by the Minister and in accordance with Section 17 (1) (a) of the Housing (Traveller Accommodation) Act, 1998.

The annual count of Traveller families and their accommodation position was carried out on November 30th 2012. Table 11 gives an overview of results of the annual counts from 2004 to 2012.

Table 11: Results of Annual Counts of Traveller families from 2004-2012									
Year	'04	'05	'06	'07	'08	'09	'10	'11	'12
Total Number of Families	92	98	106	122	122	137	155	155	177
Accommodation Type									
Standard Lettings	35	34	38	38	41	43	42	38	44
Group Housing	0	0	5	8	8	8	8	7	8
Private Rented Accommodation	6	8	11	15	23	38	58	35	46
RAS	----	----	0	0	0	3	4	10	9
Roadside	5	3	8	11	4	2	4	1	3

The figures outlined above are not an exhaustive list of the accommodation types included in the Annual Count e.g. sharing accommodation with family.

The review of the traveller accommodation programme indicates that Kilkenny Local Authorities are on target in delivering the number of accommodation units proposed in the programme.

Homeless

Services to homeless people in Kilkenny City and County are currently provided by Kilkenny Homeless Action Team (KHAT). This interagency team comprising of both the statutory and NGO sector was established in June 2007 with the aim of “developing and enhancing the delivery of Homeless Services in Kilkenny in an integrated, efficient and effective way”. The *South East Homelessness Action Plan May 2010 – May 2013* was published in 2010. This sets out the Action Plan for KHAT to 2013. In 2007 there were a total of 138 homeless referrals (121 homeless persons when one takes 17 repeat referrals into account). In 2008 a total of 169 individuals/families were offered assistance by Kilkenny Local Authorities Homeless Services. In 2009 this figure was 173, in 2010 it was 178 in 2011 it was 171, and, in 2012 it was 159.

Disposable Income

Disposable income is defined as follows:

Total income minus Current taxes on income (i.e. Income taxes, other current taxes) minus Social insurance contributions (i.e. Employers’, employees’, self-employed, etc.). The average disposable income for Kilkenny is derived from CSO regional incomes data. At State level average disposable income per person declined by €1,883 or 8.1 per cent. A similar picture emerged at regional level with all regions experiencing declines between 2008 and 2009. Disposable income in The South East declined by (-9.5%). Kilkenny experienced a similar decline from 2008 to 2009, see table 12.

Table 12: Comparison of Kilkenny and State average disposable income 2004-2009

Year	2004	2005	2006	2007	2008	2009	2010
State	18,614	19,827	20,493	21,278	22,413	20,695	19,318
County Kilkenny	16,265	17,550	18,910	20,037	21,037	18,994	17,278
Kilkenny % state	87.4	88.5	92.3	94.2	93.9	91.8	89.4

Source: CSO, County Incomes and Regional GDP 2010 Feb 2013

Disposable income and Economic outlook

The ESRI provide data and forecast economic trends for the country regularly in their Quarterly Economic Commentaries. This provides information to obtain an update of disposable income levels to the present and to forecast the likely trends to 2015. In the Quarterly Economic Commentary of Autumn 2011, it is stated that assuming that the remainder of the fiscal adjustment will be mainly undertaken by tax increases and charges for services, the implications are that households on average would face a reduction of €7,000 in household income by 2015. Very roughly the amounts year-by-year are €1,850 for each of 2012, 2013 and 2014 reducing to €1,450 in 2015. This would represent a reduction in disposable income of approximately 7-8 per cent by 2015. This compares with the 10 per cent decline in disposable income experienced between 2008 and 2010.¹³

Domestic demand remains very weak, and growth in GNP, which is a better measure of Ireland's economic performance than GDP, is expected to fall marginally in 2012, down 0.2 per cent¹⁴.

¹³ ESRI QEC Autumn 2011 page 19

¹⁴ ibid summary piii

As the Government attempts to resolve its budgetary shortcomings it is clear that on the whole, household disposable income in Kilkenny has declined from its 2008 peak and is predicted to decline further along National percentages until 2015.

Unemployment

Unemployment rates were also examined as an indicator of trends in average disposable household income. According to most forecasts, unemployment is set to remain above 14% in 2012, the Live Register seems set to remain about 450,000.

According to the ERSI Autumn 2012 Quarter Economic Quarterly unemployment rate is expected to be 14.8 %.

The number of persons on the Live Register has remained within a relatively narrow range for almost three years now. Looking through short- term volatility, this corroborates the view that some degree of stabilisation is evident in the labour market, despite sectoral divergences. A key feature of this stabilisation, however, is the continued fall in the labour force, with net outward migration lessening the impact of falling employment on headline numbers.¹⁵

The CSO Live register January 2012 states that unemployment in the south east is at 20,271 and for Kilkenny is 7,552. The rate of unemployment will impact on the level of people on Kilkenny County Councils' housing list.

Interest Rates

The average interest rate on a new mortgage has risen through 2011, according to Central Bank data, and looks set to average around 3.25% over the year as a whole, which would be negative for affordability.

For new borrowers the choice is between a fixed rate or a standard variable rate, and the average rate for new mortgage loans has moved higher during 2011 according to the Central Bank, from 3.0% in January to 3.50% in September. Interest rates increased further in 2012 and are now between 4 and 5 percent depending on the financial institution. Increased interest rates have a negative impact on affordability.¹⁶

House Prices

The last Strategy dealt with an increase in house prices of 81% from 2001 to 2006. House prices were continuing to increase, with an increase of 10.6% in the period 2005-2006. The housing strategy review which was carried out in March 2011 showed the rapid fall in house prices, see Table 13. The CSO statistics state that the national house index is 47% lower than its highest level in 2007. Each year the Department of the Environment publishes the average figures for house prices for both new and second hand houses for the entire country. These figures are derived from data supplied by the mortgage lending agencies on loans approved by them rather than loans paid. In comparing house prices figures from one period to another, account should be taken of the fact that changes in the mix of houses (including apartments) will affect the average figures.

¹⁵ ibid p22

¹⁶ In the compilation of the 2008 strategy an interest rate of 5.5% was used with a greater level of disposable income available

Table 13: House prices 2006-2011

Year	Average New House Price (DoEHLG)
2006	305,637
2007	322,634
2008	305,269
2009	242,033
2010	228,268
2011	230,303

Sources: DoEHLG, 2011¹⁷

Prices for houses in each county are published each year by the Sunday Times in the *Home Ireland Property Price Guide*. This survey is based on opinions of local estate agents, who are asked to value property types based solely on a sale price which they believe they can achieve. For this, they value an average example for each location. Therefore this is an opinion based survey and not scientific in nature. House prices as published for County Kilkenny are set out in Table 14.

Table 14: House prices in Co. Kilkenny by year

Year (Publication date)	Average House Price New home	Average House Price Second Hand home	Average for all homes
2007 (28.1.2007)	310,000	295,000	302,500
2008 (27.1.2008)	315,000	335,666	325,333
2009 (25.1.2009)	280,000	285,000	282,500
2010 (31.1.2010)	205,000	200,000	202,500
2011 (6.2.2011)	250,000	200,000	225,000
2012 (15.01.2012)	153,000	160,000	156,500

Source: Sunday Times Price Guide, 2007-2012 Note 2012 averages based on 3 bed townhouse, 3 bed semi d and 4 bed in a town.

As can be seen, prices have decreased substantially in Kilkenny from the 2007 figures to the present.

Mortgage lending

In 2011, banks issued about 13,000 mortgages. In 2006, the same banks gave out over 200,000 mortgages, meaning we've seen a fall in lending of almost 95%. Given that the property market in any developed economy is inextricably linked to the mortgage market, it's no surprise that prices have fallen significantly.

Mortgage Lending for House Purchase

Year	No. of Mortgages	Average Mortgage (€000)	Total Market (€bn)
2005	110,500	200	24.4
2006	110,800	251	27.8

¹⁷ <http://www.environ.ie/en/Publications/StatisticsandRegularPublications/HousingStatistics/>

2007	84,200	266	22.5
2008	53,600	270	14.5
2009	25,100	232	5.8
2010	18,300	207	3.8
2011(e)	11,000	190	2.1

IBF/PWC and ERU estimates¹⁸

Lenders are imposing tougher conditions before they will grant mortgages. Most banks are now demanding larger deposits and more stringent stress test of applicants.

Loan to Value Ratio

At the height of the housing market 100% loans were available for first time buyers, this favoured those on lower incomes who were not in a position to accumulate a deposit for a home loan that would reduce the LTV. Mortgage lenders are offering lower interest rates for larger lump sum deposits. Therefore an accumulation of a significant lump sum is necessary to secure a mortgage: this has implications for those who are not in a position to accumulate such a deposit.

The proportion of new lending done at an LTV of more than 90% remained below 2%, in 2011. New lending with a combination of high LTV and high income multiple has also been unchanged throughout this year, accounting for less than 1% of new lending.

Affordability Analysis

A Housing Strategy bases its affordability analysis on a number of different factors. The 2008 Strategy included a detailed affordability analysis as set out in the Model Housing Strategy¹⁹ document, employing an annuity formula to calculate affordability. The key variables used in any annuity formula are household income, house prices and mortgage details.

While the cost of housing (both new and second-hand homes) has fallen significantly and are still falling, new mortgages must be accompanied by larger deposits and will be subject to variable and increasing interest rates along with decreasing disposable incomes. On balance therefore it can be said that affordability has decreased in the period from 2008 to 2012.

Therefore the Part V objective of the 2008 – 2014 Development Plan as prescribed for by Section 95 of the Planning and Development Act shall be retained. This requires that 20% of the land zoned in the Plan for residential use or for a mixture of residential and other uses shall be reserved for the provision of social and affordable housing.

Objectives:

- 1. To require 20% of the land zoned for residential use, or for a mixture of residential and other uses, be made available for the provision of social and affordable housing.**
- 2. To require that a mixture of residential unit types and sizes are developed to reasonably match the requirements of different categories of households within the city and county.**

¹⁸ The Irish Property Review December 2011

¹⁹ Part V of the Planning and Development Act, 2000 Housing Supply A Model Housing Strategy and Step-by-Step Guide, December 2000

It is the view of the Planning Department that the requirements of Part V of the Planning and Development Act, 2000 in relation to any particular site should be incorporated into any development proposal at an early stage in the development process. The Council will therefore require housing developers to whom the 20% requirement will apply to discuss the likely terms of Part V agreements at pre-planning consultations. Both the Council and the developer would thus have a common understanding of the nature of the likely agreement before detailed designs are prepared for any planning application.

Conditions attached to planning permissions for residential development will require developers to enter into an agreement with the Council in relation to the provision of social and affordable housing in accordance with the housing strategy.

The various options for compliance are set down in the Planning and Development (Amendment) Act 2002. The following preferred options are available to satisfy the requirements of the housing strategy, in decreasing order of preference –

- The payment of a monetary contribution
- The transfer of a portion of the site subject to the planning application,
- The transfer of completed dwellings elsewhere,
- The transfer of fully or partially serviced sites on the site which will enable the Council to provide the appropriate number of units thereon,
- The transfer of serviced sites at another location,
- The transfer of the required number of completed dwellings on the site,
- The transfer of land at another location,

An agreement may provide for a combination of the above.

The Council will continue to meet social and affordable housing needs in the towns, villages and rural areas of the county in a balanced way avoiding overconcentration in any one particular area. The Council in its house building programme will place an emphasis on well-designed and integrated schemes appropriate to the scale and character of the area.

Role of the Voluntary Housing sector

The Council recognises the important role played by the voluntary sector in meeting social housing need and will support and facilitate the expansion of that role.

The Council will seek to meet the increased demand for social and affordable housing in a number of ways as a housing authority through,

- RAS scheme
- Affordable housing/joint venture schemes,
- the Voluntary Housing Sector,
- long term leasing
- the capital assistance scheme,
- the disabled persons grant,
- the essential repairs grant and other measures, and
- the Homeless Forum initiative.
- the local authority's house building programme,
- the sale of sites scheme,

Conclusion

The provision of decent housing for all has long been a central aim of public policy. The general strategy for realising this aim is that those who can afford to do so should provide housing for themselves, and those unable to do so from their own resources should have access to social housing or to income support to secure and to retain private housing. The overall aim of housing policy is to “enable every household to have available an affordable dwelling of good quality, suited to its needs, in a good environment and as far as possible at the tenure of its choice”.

The evolution and development of policy must take place against the backdrop of a tightening fiscal situation in which there will continue to be a strong emphasis on achieving value for money. To this end the use of the Rental Accommodation Scheme (RAS) and the long-term leasing scheme will provide a much greater part of social housing provision than in the past – with direct provision/build by the Local Authority contributing substantially less.

The statutory triennial Assessment of Housing Need was carried out in March 2011. The net social housing need in Kilkenny County Council at 31st March 2011 was 2329. It should be noted that 3,392 applications (79.49% of net need) are applicants living in private rented accommodation, adequate to meet their needs, and are on the Councils list solely because of “rent affordability issues”. In the current difficult economic climate, the ability of the State to support major capital expenditure on housing is severely limited in the short and medium term. The national triennial Housing Needs Assessment will be changed to an annual assessment during the course of this Strategy. This change will contribute significantly to assisting in a more accurate trend analysis and forecasting. The data obtained will also be of major assistance in reviewing and making timely adjustment, if necessary, to this Strategy.

There is a very limited demand at present for affordable homes and this is expected to continue over the early years of the Development Plan. As the downward price correction continues in the private housing market, the need for Kilkenny County Council to actively participate in the affordable housing business is receding. To this end Kilkenny County Council commenced principally the payment of a financial contribution by developers in lieu of providing physical units.

The Council will utilise the full range of options available to satisfy Part V requirements to provide social and affordable homes – each application will be considered on an individual basis and the actual mechanism used to satisfy the Part V requirement will be the one that best facilitates the development of strong, vibrant, mixed-tenure communities.

Appendix C: The Aalborg Charter

Charter of European Cities & Towns Towards Sustainability

(as approved by the participants at the European Conference on Sustainable Cities & Towns in Aalborg, Denmark on 27 May 1994)

- Part I: Consensus Declaration: European Cities & Towns Towards Sustainability
- Part II: The European Sustainable Cities & Towns Campaign
- Part III: Engaging in Local Agenda 21 Processes: Local Action Plans Towards Sustainability

Part I

Consensus Declaration: European Cities & Towns Towards Sustainability

I.1 The Role of European Cities and Towns

We, European cities & towns, signatories of this Charter, state that in the course of history, our towns have existed within and outlasted empires, nation states, and regimes and have survived as centres of social life, carriers of our economies, and guardians of culture, heritage and tradition.

Along with families and neighbourhoods, towns have been the basic elements of our societies and states. Towns have been the centres of industry, craft, trade, education and government. We understand that our present urban lifestyle, in particular our patterns of division of labour and functions, land-use, transport, industrial production, agriculture, consumption, and leisure activities, and hence our standard of living, make us essentially responsible for many environmental problems humankind is facing. This is particularly relevant as 80 percent of Europe's population live in urban areas.

We have learnt that present levels of resource consumption in the industrialised countries cannot be achieved by all people currently living, much less by future generations, without destroying the natural capital.

We are convinced that sustainable human life on this globe cannot be achieved without sustainable local communities. Local government is close to where environmental problems are perceived and closest to the citizens and shares responsibility with governments at all levels for the well-being of humankind and nature. Therefore, cities and towns are key players in the process of changing lifestyles, production, consumption and spatial patterns.

I.2 The Notion and Principles of Sustainability

We, cities & towns, understand that the idea of sustainable development helps us to base our standard of living on the carrying capacity of nature. We seek to achieve social justice, sustainable economies, and environmental sustainability. Social justice will necessarily have to be based on economic sustainability and equity, which require environmental sustainability.

Environmental sustainability means maintaining the natural capital. It demands from us that the rate at which we consume renewable material, water and energy resources does not exceed the rate at which the natural systems can replenish them, and that the rate at which we consume non-renewable resources does not exceed the rate at which sustainable renewable resources are replaced.

Environmental sustainability also means that the rate of emitted pollutants does not exceed the capacity of the air, water, and soil to absorb and process them.

Furthermore, environmental sustainability entails the maintenance of biodiversity; human health; as well as air, water, and soil qualities at standards sufficient to sustain human life and well-being, as well as animal and plant life, for all time.

I.3 Local Strategies Towards Sustainability

We are convinced that the city or town is both the largest unit capable of initially addressing the many urban architectural, social, economic, political, natural resource and environmental imbalances damaging our modern world and the smallest scale at which problems can be meaningfully resolved in an integrated, holistic and sustainable fashion. As each city is different, we have to find our individual ways towards sustainability. We shall integrate the principles of sustainability in all our policies and make the respective strengths of our cities and towns the basis of locally appropriate strategies.

I.4 Sustainability as a Creative, Local, Balance-Seeking Process

We, cities & towns, recognise that sustainability is neither a vision nor an unchanging state, but a creative, local, balance-seeking process extending into all areas of local decision-making. It provides ongoing feedback in the management of the town or city on which activities are driving the urban ecosystem towards balance and which are driving it away. By building the management of a city around the information collected through such a process, the city is understood to work as an organic whole and the effects of all significant activities are made manifest. Through such a process the city and its citizens may make informed choices. Through a management process rooted in sustainability, decisions may be made which not only represent the interests of current stakeholders, but also of future generations.

I.5 Resolving Problems by Negotiating Outwards

We, cities & towns, recognise that a town or city cannot permit itself to export problems into the larger environment or to the future. Therefore, any problems or imbalances within the city are either brought towards balance at their own level or absorbed by some larger entity at the regional or national level. This is the principle of resolving problems by negotiating outwards. The implementation of this principle will give each city or town great freedom to define the nature of its activities.

I.6 Urban Economy Towards Sustainability

We, cities & towns, understand that the limiting factor for economic development of our cities and towns has become natural capital, such as atmosphere, soil, water and forests. We must therefore invest in this capital. In order of priority this requires:

- investments in conserving the remaining natural capital, such as groundwater stocks, soil, habitats for rare species;
- encouraging the growth of natural capital by reducing our level of current exploitation, such as of non-renewable energy;
- investments to relieve pressure on natural capital stocks by expanding cultivated natural capital, such as parks for inner-city recreation to relieve pressure on natural forests); and
- increasing the end-use efficiency of products, such as energy-efficient buildings, environmentally friendly urban transport.

I.7 Social Equity for Urban Sustainability

We, cities and towns, are aware that the poor are worst affected by environmental problems (such as noise and air pollution from traffic, lack of amenities, unhealthy housing, lack of open space) and are least able to solve them. Inequitable distribution of wealth both causes unsustainable behaviour and makes it harder to change. We intend to integrate people's basic social needs as well as healthcare, employment and housing programmes with environmental protection. We wish to learn from initial experiences of sustainable lifestyles, so that we can work towards improving the quality of citizens' lifestyles rather than simply maximising consumption.

We will try to create jobs which contribute to the sustainability of the community and thereby reduce unemployment. When seeking to attract or create jobs we will assess the effects of any business opportunity in terms of sustainability in order to encourage the creation of long-term jobs and long-life products in accordance with the principles of sustainability.

I.8 Sustainable Land-Use Patterns

We, cities & towns, recognise the importance of effective land-use and development planning policies by our local authorities which embrace the strategic environmental assessment of all plans. We should take advantage of the scope for providing efficient public transport and energy which higher densities offer, while maintaining the human scale of development. In both undertaking urban renewal programmes in inner urban areas and in planning new suburbs we seek a mix of functions so as to reduce the need for mobility. Notions of equitable regional interdependency should enable us to balance the flows between city and countryside and prevent cities from merely exploiting the resources of surrounding areas.

I.9 Sustainable Urban Mobility Patterns

We, cities & towns, shall strive to improve accessibility and sustain social welfare and urban lifestyles with less transport. We know that it is imperative for a sustainable city to reduce en-forced mobility and stop promoting and supporting the unnecessary use of motorised vehicles. We shall give priority to ecologically sound means of transport (in particular walking, cycling, public transport) and make a combination of these means the centre of our planning efforts. Motorised individual means of urban transport ought to have the subsidiary function of facilitating access to local services and maintaining the economic activity of the city.

I.10 Responsibility for the Global Climate

We, cities & towns, understand that the significant risks posed by global warming to the natural and built environments and to future human generations require a response sufficient to stabilise and

then to reduce emissions of greenhouse gases into the atmosphere as soon as possible. It is equally important to protect global biomass resources, such as forests and phytoplankton, which play an essential role in the earth's carbon cycle. The abatement of fossil fuel emissions will require policies and initiatives based on a thorough understanding of the alternatives and of the urban environment as an energy system. The only sustainable alternatives are renewable energy sources.

I.11 Prevention of Ecosystems Toxicification

We, cities & towns, are aware that more and more toxic and harmful substances are released into the air, water, soil, food, and are thereby becoming a growing threat to human health and the ecosystems. We will undertake every effort to see that further pollution is stopped and prevented at source.

I.12 Local Self-Governance as a Pre-Condition

We, cities and towns, are confident that we have the strength, the knowledge and the creative potential to develop sustainable ways of living and to design and manage our cities towards sustainability. As democratically elected representatives of our local communities we are ready to take responsibility for the task of re-organising our cities and towns for sustainability. The extent to which cities and towns are able to rise to this challenge depends upon their being given rights to local self-governance, according to the principle of subsidiarity. It is essential that sufficient powers are left at the local level and that local authorities are given a solid financial base.

I.13 Citizens as Key Actors and the Involvement of the Community

We, cities & towns pledge to meet the mandate given by Agenda 21, the key document approved at the Earth Summit in Rio de Janeiro, to work with all sectors of our communities - citizens, businesses, interest groups - when developing our Local Agenda 21 plans. We recognise the call in the European Union's Fifth Environmental Action Programme "Towards Sustainability" for the responsibility for the implementation of the programme to be shared among all sectors of the community. Therefore, we will base our work on co-operation between all actors involved. We shall ensure that all citizens and interested groups have access to information and are able to participate in local decision-making processes. We will seek opportunities for education and training for sustainability, not only for the general population, but for both elected representatives and officials in local government.

I.14 Instruments and Tools for Urban Management Towards Sustainability

We, cities & towns, pledge to use the political and technical instruments and tools available for an ecosystem approach to urban management. We shall take advantage of a wide range of instruments including those for collecting and processing environmental data; environmental planning; regulatory, economic, and communication instruments such as directives, taxes and fees; and mechanisms for awareness raising including public participation. We seek to establish new environmental budgeting systems which allow for the management of our natural resources as economically as our artificial resource, 'money'.

We know that we must base our policy-making and controlling efforts, in particular our environmental monitoring, auditing, impact assessment, accounting, balancing and reporting

systems, on different types of indicators, including those of urban environmental quality, urban flows, urban patterns, and, most importantly, indicators of an urban systems sustainability.

We, cities & towns, recognise that a whole range of policies and activities yielding positive ecological consequences have already been successfully applied in many cities through Europe. However, while these instruments are valuable tools for reducing the pace and pressure of unsustainability, they do not in and of themselves reverse society's unsustainable direction. Still, with this strong existing ecological base, the cities are in an excellent position to take the threshold step of integrating these policies and activities into the governance process for managing local urban economies through a comprehensive sustainability process. In this process we are called on to develop our own strategies, try them out in practice and share our experiences.

Part II

The European Sustainable Cities and Towns Campaign

We, European cities & towns, signatories of this charter, shall move forward together towards sustainability in a process of learning from experience and successful local examples. We shall encourage each other to establish long-term local action plans (Local Agendas 21), thereby strengthening inter-authority co-operation, and relating this process to the European Union's actions in the field of the urban environment.

We hereby initiate The European Sustainable Cities & Towns Campaign to encourage and support cities and towns in working towards sustainability. The initial phase of this Campaign shall be for a two-year period, after which progress shall be assessed at a Second European Conference on Sustainable Cities & Towns to be held in 1996.

We invite every local authority, whether city, town or county and any European network of local authorities to join the Campaign by adopting and signing this Charter. We request all the major local authority networks in Europe to undertake the co-ordination of the Campaign. A Co-ordinating Committee shall be established of representatives of these networks. Arrangements will be made for those local authorities which are not members of any network.

We foresee the principal activities of the Campaign to be to:

- facilitate mutual support between European cities and towns in the design, development and implementation of policies towards sustainability;
- collect and disseminate information on good examples at the local level;
- promote the principle of sustainability in other local authorities;
- recruit further signatories to the Charter;
- organise an annual "Sustainable City Award";
- formulate policy recommendations to the European Commission;
- provide input to the Sustainable Cities Reports of the Urban Environment Expert Group;
- support local policy-makers in implementing appropriate recommendations and legislation from the European Union;
- edit a Campaign newsletter.

These activities will require the establishment of a Campaign Co-ordination. We shall invite other organisations to actively support the Campaign.

Part III

Engaging in The Local Agenda 21 processes: Local Action Plans Towards Sustainability

We, European cities & towns, signatories of this Charter, pledge by signing this Charter and joining the European Sustainable Cities & Towns Campaign that we will seek to achieve a consensus within our communities on a Local Agenda 21 by the end of 1996. This will meet the mandate established by Chapter 28 of Agenda 21 as agreed at the Earth Summit in Rio in June 1992. By means of our individual local action plans we shall contribute to the implementation of the European Union's Fifth Environmental Action Programme "Towards Sustainability". The Local Agenda 21 processes shall be developed on the basis of Part One of this Charter.

We propose that the process of preparing a local action plan should include the following stages:

- recognition of the existing planning and financial frameworks as well as other plans and programmes;
- the systematic identification, by means of extensive public consultation, of problems and their causes;
- the prioritisation of tasks to address identified problems;
- the creation of a vision for a sustainable community through a participatory process involving all sectors of the community;
- the consideration and assessment of alternative strategic options;
- the establishment of a long-term local action plan towards sustainability which includes measurable targets;
- the programming of the implementation of the plan including the preparation of a timetable and statement of allocation of responsibilities among the partners;
- the establishment of systems and procedures for monitoring and reporting on the implementation of the plan.

We will need to review whether the internal arrangements of our local authorities are appropriate and efficient to allow the development of the Local Agenda 21 processes, including long-term local action plans towards sustainability. Efforts may be needed to improve the capacity of the organisation which will include reviewing the political arrangements, administrative procedures, corporate and inter-disciplinary working, human resources available and inter-authority cooperation including associations and networks.

Signed in Aalborg, Denmark, 27 May 1994

Appendix D

Rights of Way

List of rights of way in the City & Environs as identified on Figure 7.2 at the time of writing this Plan:

- Nore Linear Park – Kilkenny City

List of Recreational Walking Trails

Long Distance Walks:

- The Nore Valley Walk

Sites of Nature Conservation Interest and Woodlands which are accessible to the public

- Castle Park
- Newpark Marsh
- River Nore Linear Park

Useful websites for recreational trails:

www.trailkilkenny.ie

www.coillteoutdoors.ie

www.discoverireland.ie

Appendix E

Survey of Mature Trees

No.	Address	Grid Reference	Common Name
1	Industrial & Business Park, Dublin Rd	S 5350 5489	Sycamore
2	Industrial & Business Park, Dublin Rd	5343 5495	Ash
3	Industrial & Business Park, Dublin Rd	5337 5490	Horse Chestnut
4	Industrial & Business Park, Dublin Rd	5336 5491	Monterey Cypress
5	Industrial & Business Park, Dublin Rd	5324 5490	Silver Fir
6	Industrial & Business Park, Dublin Rd	5329 5499	Horse Chestnut
7	Industrial & Business Park, Dublin Rd	5328 5499	Beech
8	Sion Road, Purcellsinch	5344 5476	Horse Chestnut
9	By industrial park,Purcellsinch	5334 5483	Horse Chestnut
10	By industrial park,Purcellsinch	5334 5483	Horse Chestnut
11	By industrial park,Purcellsinch	S 5334 5483	5 Beech
12	By industrial park,Purcellsinch	5334 5483	Sycamore
13	Hermitage, Sion Road	5256 5521	Yew
14	Kincora Hospital, Sion road	5223 5538	Yew
15	Sion heritage, Sion road	5232 5527	Horse Chestnut
16	Sion heritage, Sion road	5235 5534	Lawson Cypress
17	Sion heritage, Sion road	5234 5534	Austrian Pine
18	Sion Orchard, Sion Road	5234 5534	Beech
19	St.Canices Hospital, Dublin Road	5198 5556	Horse Chestnut
20	St.Canices Hospital, Dublin Road	5201 5558	Horse Chestnut
21	St.Canices Hospital, Dublin Road	S 5208 5556	Common Lime
		5210 5558 to 5217	
22	St.Canices Hospital, Dublin Road	5552	24 Common Lime
23	St.Canices Hospital, Dublin Road	5211 5552	Beech
24	St.Canices Hospital, Dublin Road	5212 5548	Monterey Cypress
25	St.Canices Hospital, Dublin Road	5212 5549	Common Lime
26	St.Canices Hospital, Dublin Road	5209 5544	Beech
27	St.Canices Hospital, Dublin Road	5206 5544	Irish Yew
28	St.Canices Hospital, Dublin Road	5203 5545	Irish Yew
29	St.Canices Hospital, Dublin Road	5198 5541	Beech
30	St.Canices Hospital, Dublin Road	5210 5524	Beech
31	St.Canices Hospital, Dublin Road	S 5179 5545	Horse Chestnut
32	St.Canices Hospital, Dublin Road	5196 5549	Cedar of Lebanon
33	St.Canices Hospital, Dublin Road	5197 5548	Cedar of Lebanon
34	St.Canices Hospital, Dublin Road	5198 5546	Cedar of Lebanon
35	St.Canices Hospital, Dublin Road	5198 5545	Cedar of Lebanon
36	St.Canices Hospital, Dublin Road	5195 5554	Horse Chestnut
37	St.Canices Hospital, Dublin Road	5193 5558	Walnut
38	S.E Health Board, Dublin road	5175 5574	Whitbeam
39	S.E Health Board, Dublin road	5175 5573	Cedar of Lebanon
40	Lacken House, Dublin road	5161 5586	Yew
41	Lacken House, Dublin road	S 5160 5586	Monkey Puzzle
42	Lacken House, Dublin road	5161 5584	Beech
43	Lacken House, Dublin road	5160 5584	Beech
44	Garnacreene, Dublin Road	5134 5600	Sycamore
45	Garnacreene, Dublin Road	5133 5600	Beech
46	Garnacreene, Dublin Road	5133 5599	Ash
47	ST. Johns Graveyard, Dublin Road	5124 5610	Horse Chestnut
48	ST. Johns Graveyard, Dublin Road	5123 5602	Horse Chestnut
49	ST. Johns Graveyard, Dublin Road	5122 5602	2Holm Oak
50	ST.Johns Church, Dublin Road	S 5110 5610	Cedar of Lebanon

51	ST.Johns Church, Dublin Road	5112 5611 to 5109 5613	8 Varigated Sycamores
52	ST.Johns Church, Dublin Road	5106 5616 to 5102 5611	8 common Lime
53	River Walk, Maudlin Street	S 5128 5588	Weeping Willow
54	River Walk, Maudlin Street	5125 5587	Weeping Willow
55	River Walk, Maudlin Street	5124 5587	Weeping Willow
56	River Walk, Maudlin Street	5122 5586	Horse Chestnut
57	Co.Council Offices, John Street	5117 5588	Common Lime
58	Co.Council Offices, John Street	5114 5589	Common Lime
59	Co.Council Offices, John Street	5111 5590	Common Lime
60	Co.Council Offices, John Street	5110 5586	Sycamore
61	Co.Council Offices, John Street	S 5110 5586	Turkey Oak
62	Co.Council Offices, John Street	5110 5586	Turkey Oak
63	Co.Council Offices, John Street	5105 5591 to 5100 5592	14 common Lime
64	Co.Council Offices, John Street	5093 5586	Horse Chestnut
65	Co.Council Offices, John Street	5092 5585	Common Lime
66	Co.Council Offices, John Street	5091 5585	Horse Chestnut
67	Co.Council Offices, John Street	5092 5581	Common Lime
68	Co.Council Offices, John Street	5095 5580	Common Lime
69	Co.Council Offices, John Street	5099 5581	Common Lime
70	Co.Council Offices, John Street	5098 5578	London Plane
71	Co.Council Offices, John Street	S 5099 5579	London Plane
72	Co.Council Offices, John Street	5102 5579	London Plane
73	Co.Council Offices, John Street	5103 5581	London Plane
74	Co.Council Offices, John Street	5103 5582	London Plane
75	Co.Council Offices, John Street	5104 5583	Beech
76	Co.Council Offices, John Street	5106 5584	London Plane
77	The parade, Castle street	5081 5568 to 5072 5574	11 Common Lime
78	The parade, Castle street	5081 5568 to 5072 5574	9 Common Lime
79	Castle street	5090 5559	Common Lime
80	Castle street	5096 5555	Horse Chestnut
81	Castle street	S 5098 5554	£Silver Maple
82	Castle street	5100 5553	Common Lime
83	Maryknoll, Castle Gardens	5100 5546	Holm Oak
84	Castle Gardens, Castle ST	5099 5547	Giant Redwood
85	Castle Gardens	5088 5547	Monkey Puzzle
86	ST. James Asylum, Castle Road	5122 5543	Sycamore
87	ST. James Asylum, Castle Road	5122 5544	Sycamore
88	ST. James Asylum, Castle Road	5123 5543	Sycamore
89	Larchfield Park, Nuncio Road	5116 5522	Sycamore
90	Larchfield Park, Nuncio Road	5116 5523	&Common Oak
91	Larchfield Park, Nuncio Road	S 5122 5509	Turkey Oak
92	Larchfield Park, Nuncio Road	5118 5510	Turkey Oak
93	Ardnore, Waterford Road	5104 5482	Monterey Cypress 7
94	Gallows hill, Bennettsbridge road	5179 5491	Sycamore
95	Woodbine Avenue, River view	5085 5444	Common Lime
96	23 Archers Crescent, Loughboy	5163 5458	Cider Gum
97	19 garden villas, nuncio road	5126 5530	Corsican Pine

98	St.Patricks Graveyard, Patrick St.	5077 5539	Yew
99	St.Patricks Graveyard, Patrick St.	5079 5538	Irish Yew
100	Holly Banks, Waterford Rd.	5085 5444	Common Lime
101	Villa Marie, Waterford road	S 5086 5500	Monterey Cy[ress
102	Breaghagh Place, Kells Road	5055 5480	Ash
103	Cashelvilla, Kells Rd.	5051 5470	Horse Chestnut
		5049 5467 to 5047	
104	Cashelvilla, Kells Rd.	5464	6 Monterey Cypress
		5045 5466 to 5046	
105	Cashelvilla, Kells Rd.	5465	8 Austrian Pine
106	Rosehill, Kells Road	5024 5460	Monkey Puzzle
107	Rosehill, Kells Road	5021 5463	Weeping Willow
108	Rosehill, Kells Road	5020 5463	Beech
109	Maidenhill, Kells Rd.	5034 5447	Beech
110	Gweedore, Kells Rd.	S 5058 5500	Box Elder
111	Gweedore, Kells Rd.	5060 5499	Monterey Cypress
112	Gweedore, Kells Rd.	5059 5499	Monterey Cypress
113	Gweedore, Kells Rd.	5057 5499	Weeping Willow
114	Gweedore, Kells Rd.	5055 5495	4 Monterey Cypress
115	Gweedore, Kells Rd.	5054 5501	Cappadocium Maple
116	Gweedore, Kells Rd.	5054 5500	Lombardy Poplar
117	St. John of God's Convent, College Rd.	5061 5531	Sycamore
118	St. John of God's Convent, College Rd.	5060 5530	Sycamore
119	St. John of God's Convent, College Rd.	5058 5528	Sycamore
120	St. John of God's Convent, College Rd.	5058 5528	Common Lime
121	St. John of God's Convent, College Rd.	S 5059 5530	Oregan Maple
122	St. John of God's Convent, College Rd.	5057 5528	Beech
123	St. John of God's Convent, College Rd.	5056 5526	Common Lime
124	St. John of God's Convent, College Rd.	5055 5526	Sycamore
125	St. John of God's Convent, College Rd.	5054 5526	Horse Chestnut
126	St. John of God's Convent, College Rd.	5054 5526	Common Lime
127	St. John of God's, College Road	5055 5519	Sycamore
128	St. John of God's, College Road	5055 5519	Sycamore
129	St. John of God's, College Road	5054 5518	Sycamore
		5052 5516 to 5051	
130	St. John of God's, College Road	5515	5 Sycamore's
131	St. John of God's, College Road	S 5050 5514	Sycamore
132	Melifont, College Road	5049 5522	Sycamore
133	Melifont, College Road	5048 5521	Horse Chestnut
134	College Road	5047 5520	Beech
135	College Road	5046 5520	Beech
136	College Road	5047 5521	Beech
137	College Road	5047 5521	Sycamore
138	Ashleigh Court, College Rd	5040 5516	Turkey Oak
139	Ashleigh Court, College Rd	5040 5515	Common Lime
140	Ashleigh Court, College Rd	5041 5516	Common Lime
141	Ashurst, College Road	S 5031 5507	Horse Chestnut
142	Ashurst, College Road	5031 5507	Horse Chestnut
143	Rosehill Cootes lane	5013 5479	Beech
144	Hotel Kilkenny, College Road	5010 5494	Sycamore
145	Hotel Kilkenny, College Road	5010 5492	Sycamore
146	Hotel Kilkenny, College Road	5010 5491	Common Lime

147	Hotel Kilkenny, College Road	5008 5491	Holm Oak
148	Hotel Kilkenny, College Road	5007 5491	Common Lime
149	Hotel Kilkenny, College Road	5009 5482	Common Lime
150	Hotel Kilkenny, College Road	5010 5481	Beech
151	Hotel Kilkenny, College Road	S 5010 5481	Beech
152	Hotel Kilkenny, College Road	5009 5478	Beech
153	Hotel Kilkenny, College Road	5006 5476	Sycamore
154	Hotel Kilkenny, College Road	5004 5476	Common Lime
155	6 Ashley Court, College Rd	5046 5502	Scots Pine
156	6 Ashley Court, College Rd	5046 5502	Scots Pine
		5058 5531 to 5054	
157	St. Kieran's College, College Rd.	5528	6 Common lime
158	St. Kieran's College, College Rd.	5058 5531	Sycamore
159	St. Kieran's College, College Rd.	5057 5531	Beech
160	St. Kieran's College, College Rd.	5057 5530	Horse Chestnut
161	St. Kieran's College, College Rd.	S 5055 5529	&Hornbeam
162	St. Kieran's College, College Rd.	5055 5528	Sycamore
163	St. Kieran's College, College Rd.	5050 5527	Weeping Ash
		5051 5526 to 5046	
164	St. Kieran's College, College Rd.	5522	5 Syacmore
		5051 5525 to 5046	
165	St. Kieran's College, College Rd.	5522	8 Common Lime
166	St. Kieran's College, College Rd.	5047 5524	Beech
167	St. Kieran's College, College Rd.	5047 5524	Turkey Oak
168	St. Kieran's College, College Rd.	5047 5522	Horse Chestnut
169	St. Kieran's College, College Rd.	5045 5521	Horse Chestnut
170	St. Kieran's College, College Rd.	5044 5520	Sycamore
171	St. Kieran's College, College Rd.	S 5044 5520	Common Lime
172	St. Kieran's College, College Rd.	5043 5520	Common Lime
173	St. Kieran's College, College Rd.	5043 5519	Beech
174	St. Kieran's College, College Rd.	5042 5519	Sycamore
175	St. Kieran's College, College Rd.	5037 5516	Common Lime
176	St. Kieran's College, College Rd.	5037 5516	Sycamore
177	St. Kieran's College, College Rd.	5036 5515	Horse Chestnut
178	St. Kieran's College, College Rd.	5033 5513	Horse Chestnut
179	St. Kieran's College, College Rd.	5032 5513	Common Lime
180	St. Kieran's College, College Rd.	5030 5511	Horse Chestnut
181	St. Kieran's College, College Rd.	S 5028 5512	Beech
		5028 5513 to 5025	
182	St. Kieran's College, College Rd.	5517	6 Sycamore
		5028 5512 to 5026	
183	St. Kieran's College, College Rd.	5514	13 Common Lime
184	St. Kieran's College, College Rd.	5028 5518	Common Walnut
185	St. Kieran's College, College Rd.	5028 5519	Common Lime
186	St. Kieran's College, College Rd.	5027 5521	Beech
187	St. Kieran's College, College Rd.	5027 5521	Common Walnut
188	St. Kieran's College, College Rd.	5027 5522	Horse Chestnut
189	St. Kieran's College, College Rd.	5029 5520	Horse Chestnut
190	St. Kieran's College, College Rd.	5030 5521	3 Common lime
191	St. Kieran's College, College Rd.	S 5033 5523	Horse Chestnut
192	St. Kieran's College, College Rd.	5034 5523	Common Lime
193	St. Kieran's College, College Rd.	5034 5525	Common Lime

194	St. Kieran's College, College Rd.	5035 5525	Large Leaf Lime
195	St. Kieran's College, College Rd.	5037 5526	Sycamore
196	St. Kieran's College, College Rd.	5039 5527	Sycamore
197	Ormonde College, Ormonde Rd.	5067 5550	Common lime
198	Ormonde College, Ormonde Rd.	5068 5550	Beech
199	Ormonde College, Ormonde Rd.	5066 5551	Sycamore
200	St. Rioch's Graveyard, Walkin St.	5030 5549	Sycamore
201	St. Rioch's Graveyard, Walkin St.	S 5030 5549	Common lime
		5012 5554 to 5012	
202	Stephen's Street	5571	26 Common Lime
203	James Green, Kickham St.	5025 5585	Mountain Ash
204	James Green, Kickham St.	5027 5587	Lawson Cypress
		5036 5588 to 5038	
205	Mother of Fair love, James St,	5585	4 Common Lime
206	St. Mary's Cathedral, James St.	5035 5594	3 Common Lime
207	Circular Road, Robertshill	4944 5567	Beech
208	Circular Road, Robertshill	4943 5569	Beech
209	Circular Road, Robertshill	4943 5569	Beech
210	Circular Road, Robertshill	4941 5575	Beech
211	Russet Cottage, Drakelands middle	S 4862 5525	Horse Chestnut
212	Castleinch Road, Wetland	4929 5464	Yew
		4876 5555 to 4884	
213	Kilcreene Cottage, Kilmanagh Road	5558	10 Common Lime
214	Kilcreene Cottage, Kilmanagh Road	4869 5571	Common Oak
215	Kilcreene Cottage, Kilmanagh Road	4873 5557	Common Oak
216	Kilcreene Hospital, Kilmanagh Road	4907 5578	Giant Redwood
217	Kilcreene Hospital, Kilmanagh Road	4910 5573	Ash
218	Kilcreene Hospital, Kilmanagh Road	4904 5575	Giant Redwood
		4907 5583 to 4910	
219	Kilcreene Hospital, Kilmanagh Road	5587	4 Common Lime
220	Kilcreene Hospital, Kilmanagh Road	S 4902 5590	Common Lime
221	clonsharra, Kilcreene Kilmanagh Road	4935 5581	Horse Chestnut
222	Bishops Demesne, Bonnetstown Road	4956 5648	Sycamore
223	Bishops Demesne, Bonnetstown Road	4956 5637	Holm Oak
224	Palmerstown House, Bonnetstown road	4880 5634	Horse Chestnut
225	Palmerstown House, Bonnetstown road	4902 5638	Horse Chestnut
226	Lough Macask, Bonnetstown Road	4928 5707	White Willow
227	The Deanery, Coach Road	5026 5631	3 Yew
228	The Deanery, Coach Road	5021 5626	Yew
229	The Deanery, Coach Road	5020 5626	Holm Oak
230	The Deanery, Coach Road	5020 5626	Holm Oak
231	The Deanery, Coach Road	S 5021 5624	Holm Oak
232	The Deanery, Coach Road	5023 5625	Wild Cherry
233	St. Canices Cathedral Coach Road	5026 5633	Double Wild Cherry
234	Kilcreen Lodge, Circular road	4942 5612	Weeping Ash
235	Kilcreen Lodge, Circular road	4939 5608	Beech
		4933 5588 to 4937	
236	Kilcreen Lodge, Circular road	5590	9 Monterey Pine
237	Kilcreen Lodge, Circular road	4941 5599	Common Oak
238	Kilcreen Lodge, Circular road	4944 5607	7 Lombard Poplar
239	Kilcreen Lodge, Circular road	S 4987 5612	27 Common Lime

240	Kilcreen Lodge, Circular road	4987 5613	Beech
241	Kilcreen Lodge, Circular road	4982 5618	Horse Chestnut
242	Kilcreen Lodge, Circular road	4971 5621	Beech
243	Kilcreen Lodge, Circular road	4963 5622	Beech
244	Kilcreen Lodge, Circular road	4950 5624	Beech
245	Kilcreen Lodge, Circular road	4946 5624	Deodar Ceder
246	Kilcreen Lodge, Circular road	4943 5624	Giant Redwood
247	Kilcreen Lodge, Circular road	4937 5616	Beech
248	Kilcreen Lodge, Circular road	4938 5614	Fastigate Oak
249	Kilcreen Lodge, Circular road	4943 5613	Weeping Ash
250	Kilcreen Lodge, Circular road	4947 5590	Turkey Oak
251	Kilcreen Lodge, Circular road	S 4945 5588	Sycamore
252	Crokers Hill, Kennyswell Road	4973 5613	Turkey Oak
253	Crokers Hill, Kennyswell Road	4968 5612	Common Oak
254	Crokers Hill, Kennyswell Road	4959 5614	Common Oak
		4945 5614 to 4950	
255	Crokers Hill, Kennyswell Road	5608	5 Common Lime
256	Crokers Hill, Kennyswell Road	4948 5608	Turkey Oak
257	Crokers Hill, Kennyswell Road	4949 5604	Common Lime
258	Crokers Hill, Kennyswell Road	4950 5602	Common Lime
259	Crokers Hill, Kennyswell Road	S 4950 5598	Sycamore
260	Ayrfield, Grange Road	4991 5674	Yew
261	Ayrfield, Grange Road	4992 5667	Monterey Pine
262	Ayrfield, Grange Road	4992 5674	Horse Chestnut
263	Ayrfield, Grange Road	4992 5675	Common Lime
264	Ayrfield, Grange Road	4992 5676	Horse Chestnut
265	Ayrfield, Grange Road	4992 5677	Sycamore
266	Ayrfield, Grange Road	4991 5678	Sycamore
267	Ayrfield, Grange Road	4989 5676	Common Lime
268	Ayrfield, Grange Road	4989 5676	Common Lime
269	Ayrfield, Grange Road	S 4989 5677	Horse Chestnut
270	Ayrfield, Grange Road	4989 5677	Horse Chestnut
271	Ayrfield, Grange Road	4989 5678	Common Lime
272	Ayrfield, Grange Road	4989 5678	Common Lime
273	Ayrfield, Grange Road	4990 5679	Sycamore
274	Ayrfield, Grange Road	4990 5679	Sycamore
275	Ayrfield, Grange Road	4990 5680	Common Lime
276	Ayrfield, Grange Road	4989 5680	Sycamore
277	Ayrfield, Grange Road	4987 5679	Common Lime
278	Ayrfield, Grange Road	4986 5677	Common Lime
279	Ayrfield, Grange Road	4985 5678	Beech
280	Ayrfield, Grange Road	4981 5677	Beech
		4979 5677 to 4977	
281	Ayrfield, Grange Road	5678	3 Horse Chestnut
282	Ayrfield, Grange Road	S 4978 5676	Common Lime
283	Ayrfield, Grange Road	4980 5673	Sycamore
284	Ayrfield, Grange Road	4984 5671	Beech
285	Coolgrange, Duningstown Road	4934 5748	Black Poplar
		4981 5708 to 4988	
286	Greyhound Track Freshford Rd	5716	29 Common Lime
287	Greyhound Track Freshford Rd	4991 5717	Monterey Cypress
288	Loreto Lodge Freshford Rd	5013 5680	Common Oak

289	Loreto Community Freshford Rd	5014 5673	Common Oak
290	Loreto Community Freshford Rd	5015 5673	Common Oak
291	Loreto Secondary /School Grange Rd	S 5004 5672	Common Oak
		4928 5846 to 4928	
292	Aut Even Hospital Freshford Rd	5851	5 Beech
293	Aut Even Hospital Freshford Rd	4928 5853	2 Copper Beech
294	Aut Even Hospital Freshford Rd	4929 5854	Ash
		4931 5858 to 4931	
295	Aut Even Hospital Freshford Rd	5861	7 Copper Beach
296	No 4 Talbotsinch, Freshford Rd	4970 5806	Yew
297	No 4 Talbotsinch, Freshford Rd	4971 5804	Wild Cherry
298	No 4 Talbotsinch, Freshford Rd	4972 5803	Sycamore
299	Talbotsinch, Freshford Rd	S 4978 5815	Beech
300	Talbotsinch Green	4966 5798	4 Austrian Pine
		4996 5736 to 4992	
301	St. Lukes Hospital, Freshford Rd	5731	9 Monterey Pine
302	St. Lukes Hospital, Freshford Rd	4980 5745	Monterey Pine
		5027 5675 to 5025	
303	No 6 Bishops Hill	5677	4 Monterey Pine
304	No 6 Bishops Hill	5022 5672	Red Oak
305	No 6 Bishops Hill	5020 5673	Monterey Pine
306	Loreto Park, Troyes Lane	5019 5661	4 Sycamore
307	11 Loreto Park, Troyes Lane	5018 5657	Copper Beech
308	1 Loreto Park, Troyes Lane	5021 5654	Copper Beech
309	Green Street	S 5045 5654	Lombardy Poplar
310	Green Street	5049 5653	Lombardy Poplar
311	Mount Verdant, Greens Hill	5060 5681	5 Common Lime
312	Woolen Mills, Bleach Green	5009 5818	Hornbeam
313	Woolen Mills, Bleach Green	5012 5825	Common Oak
314	Woolen Mills, Bleach Green	5013 5825	Douglas Fir
315	Woolen Mills, Bleach Green	5013 5824	Horse Cheatnut
316	Woolen Mills, Bleach Green	5015 5824	Hybrid Black Poplar
317	Woolen Mills, Bleach Green	5020 5838	Horse Cheatnut
318	Richview Estate, Castlecomer Road	5033 5788	Horse Cheatnut
		5050 5776 to 5053	
319	Richview Estate, Castlecomer Road	5774	14 Beech
320	Richview Estate, Castlecomer Road	S 5027 5801	Beech
321	Richview Estate, Castlecomer Road	5026 5801	Beech
		5017 5791 to 5021	
322	The Weir Estate, Castlecomer Road	5796	15 Beech
323	Kikenny Golf Club, Glendine Road	5139 5793	Hybrid Black Poplar
324	Kikenny Golf Club, Glendine Road	5171 5797	Lombardy Poplar
325	Kikenny Golf Club, Glendine Road	5153 5825	Wych Elm
326	Kikenny Golf Club, Glendine Road	5127 5808	Monterey Pine
327	Kikenny Golf Club, Glendine Road	5122 5817	Common Oak
328	Kikenny Golf Club, Glendine Road	5087 5836	3 Whitebeam
329	Kikenny Golf Club, Glendine Road	S 5086 5822	Hybrid Poplar
330	Kikenny Golf Club, Glendine Road	5089 5814	Whitebeam
331	Kikenny Golf Club, Glendine Road	5087 5810	Whitebeam
332	Glendine Road, Glendine	5073 5775	3 Beech
333	Glendine Road, Glendine	5073 5775	Scots Pine
334	Glendine Road, Glendine	5073 5776	Sycamore

335	Glendine Road, Glendine	5073 5776	Common Lime
336	Caislain Nua, Glendine Road	5077 5773	Walnut
337	Caislain Nua, Glendine Road	5073 5773	Common Lime
338	Caislain Nua, Glendine Road	5072 5773	Beech
339	Glendine House , Glendine	S 5081 5777	Sycamore
340	Glendine House , Glendine	5080 5776	Large Leaf Lime
341	Glendine House , Glendine	5080 5775	Sycamore
342	Glendine House , Glendine	5080 5772	Walnut
343	Glendine House , Glendine	5082 5774	Beech
344	Glendine House , Glendine	5082 5773	Turkey Oak
345	Glendine House , Glendine	5084 5773	Sycamore
346	Glendine House , Glendine	5088 5768	Beech
347	Glendine House , Glendine	5085 5774	Variegated Holly
348	Glendine House , Glendine	5077 5770	Common Lime
349	Glendine House , Glendine	S 5072 5770	Common Lime
		5072 5769 to 5072	
350	Glendine House , Glendine	5767	5 Beech
351	Kilkenny college, Castlecomer Rd	5079 5754	Beech
352	Kilkenny college, Castlecomer Rd	5079 5757	Sycamore
353	Kilkenny college, Castlecomer Rd	5079 5758	Ash
354	Kilkenny college, Castlecomer Rd	5074 5757	Yew
355	Kilkenny college, Castlecomer Rd	5109 5753	Scots pine
356	Kilkenny college, Castlecomer Rd	5109 5755	Hybrid Black Poplar
357	Kilkenny college, Castlecomer Rd	5103 5749	Common Oak
358	Kilkenny college, Castlecomer Rd	5103 5752	Monterey Cypress
359	Kilkenny college, Castlecomer Rd	S 5116 5744	White Willow
360	Kilkenny college, Castlecomer Rd	5115 5752	Alder
361	Kilkenny college, Castlecomer Rd	5099 5745	Sycamore
362	Kilkenny college, Castlecomer Rd	5096 5746	Turkey Oak
363	Kilkenny college, Castlecomer Rd	5059 5744	Ash
364	Kilkenny college, Castlecomer Rd	5091 5741	Beech
365	Kilkenny college, Castlecomer Rd	5090 5742	Common Lime
366	Kilkenny college, Castlecomer Rd	5087 5742	Common Oak
367	Kilkenny college, Castlecomer Rd	5080 5737	Large Leaf Lime
368	Kilkenny college, Castlecomer Rd	5077 5738	Common Oak
369	Kilkenny college, Castlecomer Rd	S 5076 5735	Beech
370	Kilkenny college, Castlecomer Rd	5072 5735	7 Holm Oak
371	Kilkenny college, Castlecomer Rd	5069 5731	Beech
372	Kilkenny college, Castlecomer Rd	5070 5732	Ash
373	Kilkenny college, Castlecomer Rd	5072 5747	Common Lime
374	Drimmitten house, Castlecomer Rd	5069 5746	Horse Chestnut
375	Newpark Hotel, Castlecomer Rd	5080 5719	Giant Redwood
		5086 5721 to 5082	
376	Newpark Hotel, Castlecomer Rd	5718	15 Horse Chestnut
377	Newpark Hotel, Castlecomer Rd	5082 5728	Turkey Oak
378	Newpark Hotel, Castlecomer Rd	5056 5728	Turkey Oak
379	Newpark Hotel, Castlecomer Rd	S 5084 5731	Red Horse Chestnut
380	Newpark Hotel, Castlecomer Rd	5086 5734	Monterey Pine
381	Newpark Hotel, Castlecomer Rd	5089 5734	Turkey Oak
382	Newpark Hotel, Castlecomer Rd	5096 5735	Ash
383	Newpark Hotel, Castlecomer Rd	5092 5729	Common Lime
384	Newpark Lawn, Castlecomer Rd	5080 5691 to 5079	12 Common Lime

		5699	
385	Newpark Fen, Seixeslough	5125 5737	Beech
386	Newpark Fen, Seixeslough	5107 5737	White Willow
387	Newtown Manor, Seixeslough	5146 5730	Horse Chestnut
388	Newtown Manor, Seixeslough	5146 5731	Horse Chestnut
389	Newtown, New orchard Road	S 5187 5771	4 Monterey Cypress
390	Phelan's Farm, Newpark	5167 5741	Sycamore
391	Phelan's Farm, Newpark	5182 5738	Common Lime
392	Phelan's Farm, Newpark	5181 5738	Common Lime
393	13 Rosemount, Lower Newpark	5120 5684	Norway Maple
394	Newpark Villa, Lower Newpark	5098 5680	Beech
		5088 5668 to 5096	
395	Castlecomer Road	5657	16 Common Lime
396	De La Salle, Ballybought Street	5118 5655	Red Hawthorn
			Golden Lawson
397	St. Kierans Cemetery, Hebron Road	5182 5653	cypress
			Golden Lawson
398	St. Kierans Cemetery, Hebron Road	5183 5653	cypress
			Golden Lawson
399	St. Kierans Cemetery, Hebron Road	S 5184 5651	cypress
		5201 5666 to 5214	
400	St. Kierans Cemetery, Hebron Road	5672	20 Lawson Cypress
		5156 5630 to 5159	
401	Assumption place, O'Loughlin Rd.	5628	9 Common Lime
		5159 5625 to 5158	
402	Assumption place, O'Loughlin Rd.	5622	5 Common Lime
		5156 5622 to 5154	
403	Assumption place, O'Loughlin Rd.	5622	4 Common Lime
404	Aut Even House, Talbotsinch	4990 5845	Walnut
			Golden Lawson
405	Aut Even House, Talbotsinch	4989 5844	Cypress
406	Aut Even House, Talbotsinch	4987 5840	Holly
407	Aut Even House, Talbotsinch	5987 5841	Bhutan pine
408	Aut Even House, Talbotsinch	4985 5843	Bhutan pine
409	Aut Even House, Talbotsinch	S 4986 5843	Large Leaf Lime
410	Aut Even House, Talbotsinch	4987 5845	Varigated Sycamore
411	Aut Even House, Talbotsinch	4985 5847	Persian Ironwood
412	Aut Even House, Talbotsinch	4984 5850	Fern Leaf Beech
413	Aut Even House, Talbotsinch	4986 5849	Lawson Cypress
414	Aut Even House, Talbotsinch	4986 5851	Blue Atlas Cedar
415	Aut Even House, Talbotsinch	4988 5851	Blue Atlas Cedar
416	Aut Even House, Talbotsinch	4987 5853	Pencil Cedar
417	Aut Even House, Talbotsinch	4991 5853	Beech
418	Aut Even House, Talbotsinch	4993 5851	Oriental Spruce
419	Aut Even House, Talbotsinch	S 4992 5850	Scotch Laburnum
420	Aut Even House, Talbotsinch	5000 5849	Japanese Wingnut
421	Aut Even House, Talbotsinch	4999 5851	White Willow
422	Aut Even House, Talbotsinch	4984 5858	Grey Poplar
423	New Palace, Vicar Street	5029 5654	Tulip Tree
424	New Palace, Vicar Street	5028 5655	Corsican Pine
425	New Palace, Vicar Street	5028 5655	Weeping Ash
426	New Palace, Vicar Street	5027 5654	Holly

427	New Palace, Vicar Street	5025 5652	Sweet Chestnut
428	New Palace, Vicar Street	5027 5647	False Acacia
429	New Palace, Vicar Street	S 5029 5647	Corsican Pine
430	New Palace, Vicar Street	5029 5651	Horse Chestnut
431	New Palace, Vicar Street	5031 5651	Turkey Oak
432	New Palace, Vicar Street	5033 5650	Corsican Pine
433	New Palace, Vicar Street	5032 5651	Red Chestnut
434	New Palace, Vicar Street	5032 5651	Common Lime
435	New Palace, Vicar Street	5032 5652	Holm Oak
436	New Palace, Vicar Street	5033 5652	Common Lime
437	St. Maul's Graveyard, Green's Bridge St.	5068 5649	Yew
438	St. Maul's Graveyard, Green's Bridge St.	5066 5648	6 Scots Pine
439	St. Maul's Graveyard, Green's Bridge St.	S 5066 5651	Sycamore
440	St. Maul's Graveyard, Green's Bridge St.	5066 5650	Horse Chestnut
441	St. Maul's Graveyard, Green's Bridge St.	5065 5649	Horse Chestnut
442	St. Maul's Graveyard, Green's Bridge St.	5064 5650	Horse Chestnut
443	St. Maul's Graveyard, Green's Bridge St.	5065 5649	Horse Chestnut
444	St. Maul's Graveyard, Green's Bridge St.	5065 5648	Common Lime
445	St. Maul's Graveyard, Green's Bridge St.	5065 5648	Sycamore
446	St. Maul's Graveyard, Green's Bridge St.	5066 5648	Horse Chestnut
447	St. Maul's Graveyard, Green's Bridge St.	5066 5647	Common Lime
448	St. Maul's Graveyard, Green's Bridge St.	5066 5647	Horse Chestnut
		5064 5647 to 5066	
449	Peace Park, Greenbridge St.	5639	10 Common Lime
450	Peace Park, Greenbridge St.	5067 5640	3 Common Lime
451	Peace Park, Greenbridge St.	S 5067 5640	Common Lime
452	Peace Park, Greenbridge St.	5068 5640	Common Lime
453	Peace Park, Greenbridge St.	5069 5632	Norway Maple
454	John's Quay Green, John's Quay	5077 5608	22 Sycamore
455	Library Carpark, John's Quay	5080 5606	Sycamore
456	Library Carpark, John's Quay	5079 5605	Purple Leaf Plum
457	Library Carpark, John's Quay	5079 5605	Purple Leaf Plum
458	Library Carpark, John's Quay	5080 5601	Sycamore
459	Ormonde Hostel, John's Green	S 5097 5631	3 Lombardy Poplar
461	18 John's Street	5087 5598	Pear
462	18 John's Street	5087 5597	Pear
463	St. John's Church, John's Street	5092 5605	Weeping Ash
		5084 5611 to 5081	
464	St. John's Junior School, Michael St.	5608	8 Purple Leaf Plum
465	St. John's Junior School, Michael St.	5084 5612	Purple Leaf Plum
466	St. John's Junior School, Michael St.	5078 5615	Horse Chestnut
467	St. John's Junior School, Michael St.	5078 5615	Horse Chestnut
468	St. John's Junior School, Michael St.	S 5079 5615	3 Purple Leaf Plum

Total 916 Trees

Appendix F List of Native Trees and Shrubs

Choosing the right species of tree and shrub is very important in urban areas where there are restrictions on space. Where possible, always use native species. Below is a list of the trees and shrubs native to Ireland, and advice on the locations to which they are suited.

Common name	Latin name	Height (max)	Suit- able for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, containers, raised beds etc.	Guide to planting: see key below
Alder	<i>Alnus glutinosa</i>	22m	Yes	No	Yes	ADPS
Alder buckthorn	<i>Frangula alnus</i>	6m	Yes	No	Yes	D
Arbutus (strawberry tree)	<i>Arbutus unedo</i>	8m	Yes	No	Yes	Not frost hardy
Ash	<i>Fraxinus excelsior</i>	28m	Yes	No	No	ADIPS
Aspen	<i>Populus tremula</i>	24m	Yes	No	No	DPSV Not close to buildings or any services
Bird cherry	<i>Prunus padus</i>	14m	Yes	Yes	Yes	P
Bramble	<i>Rubus fruticosus</i>	2m	No	No	No	C/H note: tends to be invasive
Broom	<i>Cytisus scoparius</i>	2m	Yes	No	Yes	*
Burnet rose	<i>Rosa pimpinellifolia</i>	2m	Yes	No	Yes, but vigorous	C/H
Common (or European) gorse	<i>Ulex europeaus</i>	2.5m	Yes	No	In a rural setting	HV
Crab apple	<i>Malus sylvestris</i>	6m	Yes	No	No	AHIP
Dog rose	<i>Rosa canina</i>	2m	Yes	No	Yes. Vigorous	C/H
Downy birch	<i>Betula pubescens</i>	18m	Yes	Yes	Yes	ADIP
Elder	<i>Sambucus nigra</i>	6m	In Hedge	No	No	V
Guelder rose	<i>Viburnum opulus</i>	4.5m	Yes	No	No	DH
Hawthorn	<i>Crataegus monogyna</i>	9m	Yes	Yes	Yes	AHIPS
Hazel	<i>Corylus avellana</i>	6m	Yes	No	No	AHS
Holly	<i>Ilex aquifolium</i>	15m	Yes	Yes	Yes	AHPS
Honeysuckle	<i>Lonicera periclymenum</i>	climber	Yes	On walls	No	C
Ivy	<i>Hedera helix</i>	climber	Yes	Yes	Yes	C

Common name	Latin name	Height (max)	Suit-able for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, containers, raised beds etc.	Guide to planting: see key below
Juniper	<i>Juniperus communis</i>	6m	Yes	No	No	S
Pedunculate oak	<i>Quercus robur</i>	30m	Yes	No	No	AI only suitable for large spaces
Privet	<i>Ligustrum vulgare</i>	3m	Yes	Yes	Yes	No
Purging buckthorn	<i>Rhamnus cathartica</i>	4.5m	No	No	No	AHPV
Rowan or mountain ash	<i>Sorbus aucuparia</i>	9m	Yes	Yes	Yes	ADHIP
Scots pine	<i>Pinus sylvestris</i>	24m	Yes	No	No	AI
Sessile oak	<i>Quercus petraea</i>	30m	Yes	No	No	AI only suitable for large spaces
Silver birch	<i>Betula pendula</i>	18m	Yes	Yes	Yes	ADIP
Sloe, blackthorn	<i>Prunus spinosa</i>	3m	Yes	No	No	AHPV
Spindle	<i>Euonymus europaeus</i>	7.5m	Yes	No	No	H
Western (or mountain) gorse	<i>Ulex gallii</i>	1.5m	Yes	No	Yes	*
Whitebeam spp.	<i>Sorbus aria/S. anglica/S. devoniensis /S.hibernica/S. latifolia/S. rupicola</i>	12m	Yes	Yes	Yes	IPS
Wild cherry	<i>Prunus avium</i>	15m	Yes	Yes	Yes	AHI
Willow spp.	<i>Salix spp.</i>	6m	Some	No	No	V Not suitable near buildings or services
Wych elm	<i>Ulmus glabr</i>	30m	Yes		No	PS
Yew	<i>Taxus baccata</i>	14m	Yes	No	Yes	AIPS

Guide to Planting Key:

A – Grows in a wide variety of soils

C – Climber

I – Suitable as an individual tree

S – Tolerates shade

* - Tolerates dry conditions

D – Tolerates or prefers damp conditions

H – Suitable for hedging

P – Tolerates smoke or pollution

V – Invasive

APPENDIX G

KILKENNY CITY & ENVIRONS RECORD of PROTECTED STRUCTURE

ADDITIONS to the RECORD of PROTECTED STRUCTURES

And

Deletions to the RECORD of PROTECTED STRUCTURES

June 2013

KILKENNY CITY & ENVIRONS RPS					
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF		RPS REF
Abbey Street	Black Abbey, The	Detached, two-bay, double-height Dominican Abbey, founded 1225. Extended c.1375. Renovated c.1527. Rededicated 1778. And attached five-bay two-storey Dominican priory with dormer attic, built 1894, possibly incorporating fabric of earlier house, 1788.	12005005, 12005006		B1
Canal Square, 2	Canal Lodge	End-of-terrace three-bay three-storey house, c.1875, possibly originally two separate single-bay three-storey houses with pair of box oriel windows to first floor.	12000143		B9; B10
John Street Lower, 16	The Garden Centre	Including remains of 16th century building.	N/A		B100
John Street Lower, 61-62	Lawlor's		12000172		B101
John Street Lower, 71		Terraced five-bay three-storey house, c.1775, with square-headed carriageway to right ground floor, and single-bay three-storey lower central return to south.	12000168		B102
John Street Lower, 72		End-of-terrace two-bay two-storey house, built 1933, with shopfront to ground floor.	12000167		B103
John Street Lower, 73-75	Wong's Deli and Kilkenny County Council Area Office	73 - End-of-terrace two-bay two-storey house, built 1893	12000163, 12000161	12000162,	B104 a & B104 b & 104 c
John Street Lower, 78	Nolan's First Choice Travel Shop		N/A		B105
John Street Lower, 79-81	Fitzgerald Shee House	No. 79 - Terraced three-bay three-storey house with dormer attic, c.1750, incorporating fabric of earlier house, 1638, on site. No. 80 - Terraced three-bay three-storey house, c.1750, incorporating fabric of earlier house, 1638, on site.	12000159, 12000157	12000158,	B106 a & B106 b & B106 c
John Street Lower, 86-87	McCourt's	No. 86 - Terraced three-bay three-storey house, c.1800, with camber-headed carriageway to left ground floor. No. 87 - Terraced four-bay three-storey over basement house, c.1825.	12000153, 12000154		B107

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
John Street Lower, 88-89	Bridge House (Kilkenny River Court)	No. 89 - End-of-terrace four-bay two-storey over basement house, post-1763. No. 88 - Terraced three-bay two-storey over part-raised basement house, post-1763.	12000151, 12000152	B108
John Street Upper, 43	Lawlor's Public House	End-of-terrace six-bay two-storey building, 1919/20, on a corner site with three-bay two-storey elevation to north-east, and wrap-around pubfront to ground floor. Extensively renovated, 2003.	12000177	B109
Castle Road	Saint James's Asylum (Switzer's Asylum)	Detached fifteen-bay two-storey almshouse, built 1803-4, on a symmetrical plan accommodating five separate three-bay two-storey units with three-bay two-storey pedimented breakfront. Extensively renovated, 1992. Including walls and gate	12001111, 12001112	B11
John's Green	former Railway Yard	Rough dressed gate piers and boundary walls	N/A	
John's Green	former Railway Viaduct, c. 1865	Multiple arch rock-faced masonry railway viaduct. Arch spanning Barrack Street replaced by flat plated-steel span	12000196	B111
John's Green	former hospital (now Youth Hostel)	Detached seven-bay three-storey over basement hospital, opened 1767, with three-bay three-storey pedimented breakfront, and single-bay three-storey central return to north-east. Subsequently converted to use as county infirmary, pre-1841.	12000199	B112
John's Quay	Carnegie Library	Detached three-bay single-storey Classical-style Carnegie Free Library, opened 1910.	12000227	B113
John's Street	St. John's Priory	Detached three-bay double-height single-cell Board of First Fruits Gothic-style Church of Ireland church, built 1817, incorporating fabric of medieval lady chapel, 1290.	12000213	B114
Kenny's Road	Well		N/A	B115
Kenny's Road, 33-34	Well		N/A	B116 a & B116 b
Kilcreen	Kilcreen Lodge	Detached four-bay two-storey house, redeveloped	12401927	C353; B117

KILKENNY CITY & ENVIRONS RPS					
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF		RPS REF
		1863, incorporating fabric of earlier house, c.1675. House containing a fine seventeenth-century chimney-piece taken from the now demolished Kilcreen House			
Lacken	Steps		N/A		B118
Market Yard	Tea Houses	Detached two-bay single-storey rubble stone Gothic-style tea house, c.1800, with square-headed cut-away corner porch to left. Restored, 1993, to accommodate commercial use	12000204		B119 a
Castlecomer New Road	Limestone gateway, cut and tooled, segmental-arched, c. 1851	With projecting impost and dated keystone, brick archivolt and pair of tongue and groove deal doors with wicket. Later stone and concrete coping	N/A		B12
Maudlin Street	Nursery House		N/A		
Maudlin Street	Bastion of St. John the Evangelists Priory, including defence wall		N/A		B121
Maudlin Street	Magdalen Castle		N/A		B122
Maudlin Street	Limestone Milestone	Late 18th century with carved numeral '57', at entrance to Magdalen Court	N/A		B123
Michael Street	Wrought iron gas lampstand	c. 1885, with ladder bracket and rectangular frame for lamp post.	12000242		B124
New Buildings Lane	Remains of the New Building		12000257		B125
Newpark Drive	Cast-iron Borough marker	Dated 1844	N/A		B126
O'Loughlin Road	Limestone memorial slab, c. 1920		12006002		B127
Ormonde Road	Colaiste Pobail Osrai (Ormonde College)	Detached seven-bay two-storey limestone ashlar Jacobean Revival model school, built 1853, on a U-shaped plan	12001087		B128
Ormonde Road	Talbot's Castle		N/A		B129
Castlecomer Road	James Stephens Barracks	Including boundary walls and barracks	12004005, 12004018, 12004020..	12004017, 12004019,	B13

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
Ormonde Road	Presbyterian Church	Detached three-bay double-height single-cell Gothic Revival Presbyterian church, built 1839. Renovated, 1994, with interior remodelled to accommodate use as offices.	12001034	B130
Parliament Street	Cast-iron post box, c. 1875	With raised insignia of Queen Victoria	12000236 not 12000036	B131
Parliament Street	Rothe House	Town house complex, built 1594-1610.	12000025	B132
Parliament Street	The Courthouse	Attached seven-bay double-height over projecting raised basement Classical-style courthouse, built 1792, originally detached incorporating fabric of earlier bridewell, 1566, to basement retaining fabric of medieval castle, 1210.	12000084	B133
Parliament Street	Piers and plaques marking market entrance, spur stones and remains of Market gate piers	Remains of gateway, dated 1862-3, comprising pair of engaged rock-faced limestone ashlar outer piers.	12000082	B134
Parliament Street, 14		Terraced two-bay two-storey house with dormer attic, c.1750. In use as inn, c.1750. Extensively renovated, c.1900, with shopfront inserted to ground floor. Including steps	12000026	B135
Parliament Street, 17-18		No. 17 -Terraced four-bay two-storey house with dormer attic, c.1725, with camber-headed carriageway to right ground floor. No. 18 - Terraced three-bay two-storey house with dormer attic, c.1725. And Tudor gable to rear of No. 18	12000024,12000023	B136
Parliament Street, 19-21		Pair of terraced two-bay three-storey house with dormer attic, c.1800, probably incorporating fabric of earlier range, c.1600, on site. Includes substantial Tudor remains at rear	12000022, 12000021, 12000020	B137
Parliament Street, 23	Parliament House	Terraced three-bay three-storey red brick office building, built 1903, with shopfront to ground floor.	12000019	B138
Parliament Street, 25-30			12000014-17	B139
Castlecomer Road	'Lenehan's' Public House	Attached four-bay two-storey over basement house,	12004012	B14

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
		c.1900, on a corner site with pubfront to right ground floor, and three-bay two-storey side (north) elevation.		
Parliament Street, 31	James Hughes	Detached four-bay two-storey house, c.1900, on a corner site probably originally two separate two-bay two-storey houses with two-bay two-storey chamfered side (north-west) elevation	12000099	B140
Parliament Street, 35-36		No. 35 -Terraced two-bay three-storey over basement house, c.1775, originally end-of-terrace. No. 36 - End-of-terrace two-bay three-storey over basement house, c.1825, built as extension to house to south	12000096, 12000095, 12000097,	B141
Parliament Street, 37		Terraced three-bay three-storey house, c.1775, possibly originally three-bay two-storey. Renovated, c.1900, with shopfront inserted to ground floor.	12000094	B142
Parliament Street, 38-39		Pair of terraced two-bay three-storey over basement houses, c.1725, originally forming part of larger five-bay three-storey house with building to south with single-bay three-storey return to east incorporating fabric of medieval inn, c.1575.	12000093, 12000092	B143
Parliament Street, 40-41	Sherry Fitzgerald McCreedy and Michael Buggy	Pair of terraced two-bay four-storey over basement red brick houses, c.1800, with single-bay four-storey return to east	12000091, 12000090	B144
Parliament Street, 42-43	Kilkenny County Enterprise Board and Smithwick's.	Pair of terraced three-bay three-storey over basement red brick houses, c.1775, with single-bay three-storey recessed end bay to right having round-headed carriageway to ground floor	12000089, 12000088	B145
Parliament Street, 44	St. Francis Abbey Brewery.	Attached four-bay three-storey office building, built 1882, with two-bay three-storey side (south) elevation, and single-bay two-storey return to east.	12000085	B146
Patrick Street Lower	Cast-iron post box, c.1915	With Royal monogram of King George V	12001128	B147
Patrick Street Lower	Butler House and Gardens	Semi-detached three-bay three-storey over basement house, built 1786, with pair of two-bay three-storey returns to east having three-bay full-height bowed bay	12001046	B148 a & B148 b

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
		to north-east. Renovated, 1972. Now in use as hotel. One of a pair.		
Patrick Street Lower	Graveyard of St. Patrick's	Graveyard with various cut-stone markers, post-1667-pre-1946.	12001106	B149
Castlecomer Road	Benchmarks, series of, cutstone, c. 1850	Inscribed W^D. Inset cut-limestone block, installed 1803, with inscribed benchmarks. Set in unpainted rendered boundary wall on a corner site.	12004013	B15
Patrick Street Lower	Painted cast-iron post box, c. 1890	Freestanding cast-iron pillar post box, between 1881-1901, with raised "VR" royal cipher, moulded necking, and shallow domed capping. Road fronted on concrete footpath.	12001129	B150
Patrick Street Lower, 01 and 2		Terraced two-bay three-storey house, c.1825, with two-bay single-storey end bay (screen wall) to left. Part refenestrated, c.1925. Now in use as offices.	12001057	B151
Patrick Street Lower, 03	The Office Centre	Terraced three-bay three-storey house, c.1825. Renovated, c.1900, with shopfront inserted to ground floor	12001056	B152
Patrick Street Lower, 05-10		Terrace of two and three-bay three-storey over basement Georgian townhouses, built 1759-1769	12001050-55	B153 a & B153 b & B153 c & B153 d & B153 e & B153 f
Patrick Street Lower, 12		Terraced three-bay three-storey over part-raised basement red brick house, c.1800, with single-bay three-storey return to north.	12001048	B154
Patrick Street Lower, 13		Terraced two-bay three-storey house, c.1775. Extensively renovated and extended, c.1925, comprising two-bay three-storey lean-to lower return to east. Now in use as offices.	12001047	B155
Patrick Street Lower, 18-19		No. 18 - Terraced three-bay two-storey house, c.1825.	12001141	B156 a & B156 b
Patrick Street Lower, 20-21		End-of-terrace three-bay three-storey over basement house, c.1775, on a corner site. Terraced three-bay three-storey over part-raised basement house, c.1775. Refenestrated, c.1900. Now in use as offices. One of a	12001032, 12001031	B157 a & B157 b

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
		pair.		
Patrick Street Lower, 23	Club House Hotel	Terraced three-bay three-storey over basement house, c.1750. Converted to use as club house, 1797. Converted to use as hotel, 1817. Extensively renovated, 1892, with single-bay single-storey gabled projecting open porch added to right ground floor.	12001029	B158
Patrick Street Lower, 24-25		Terraced two-bay three-storey house with dormer attic, c.1775. Refenestrated, c.1925. Renovated, pre-1992. Terraced two-bay three-storey house, c.1775. Refenestrated, c.1925. Renovated, c.1975, with projecting shopfront inserted to left ground floor.	12001028, 12001027	B159 a & B159 b
Chapel Lane, 13-14			N/A	B16 b & B16 c
Church Lane	St. Canice's Library	Attached six-bay two-storey library, built 1693, possibly incorporating fabric of earlier grammar school, 1539.	12005020	B16 a
Patrick Street Lower, 26	Kilkenny Theatre (Zuni)	Terraced two-bay three-storey house, c.1750. Extensively renovated, 1902, with rendered façade enrichments added to accommodate use as theatre. Closed, 1962. Subsequently in commercial use, post-1962.	12001026	B160
Patrick Street Lower, 28		Terraced four-bay three-storey over basement house, c.1775, on an L-shaped plan with elliptical-headed carriageway to right ground floor, and single-bay three-storey return to west. Extensively renovated, post-1860.	12001025	B161
Patrick Street Lower, 29-30		Terraced three-bay three-storey house, c.1750, probably originally two separate single-bay three-storey (south) and two-bay three-storey (north) houses. And - Terraced three-bay three-storey over basement house, built 1817	12001024, 12001023	B162 a & B162 b
Patrick Street Lower, 31-32		Terraced two-bay three-storey over basement house, built 1817, possibly originally forming part of larger nine-bay three-storey hotel. Renovated with shopfront inserted to ground floor. One of a group of three (originally four).	12001022, 12001021	B163

KILKENNY CITY & ENVIRONS RPS					
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF		RPS REF
Patrick Street Lower, 32	Pre 1700: ogee headed window opening and other cut stone fragments, reset in current position c. 1817	End-of-terrace two-bay three-storey over basement house, built 1817, possibly originally forming part of larger nine-bay three-storey hotel. One of a group of three (originally four). Including rear of No. 32.	12001021		B164
Patrick Street Lower, 33	Hibernian Hotel	Detached four-bay three-storey limestone ashlar Classical-style bank, built 1904, on a corner site incorporating fabric of earlier bank, 1865, with two-bay three-storey breakfront, and three-bay three-storey side (north) elevation.	12001020		B165
Patrick Street Upper	Cast-iron post-box, c. 1890	Late-Victorian wall-mounted post-box	12001132		B166
Rose Inn Street	Shee Alms House	Terraced two-bay two-storey gable-fronted rubble stone almshouse with half-dormer attic, built 1582. In use as Catholic chapel, pre-1800. Part refenestrated, c.1825. In use as hospital, 1837. In use as store, 1912-72. Restored, 1981.	12001073		B167
Rose Inn Street	Animal drinking trough	Finely carved limestone animal drinking trough, erected 1902	12001069		B168
Rose Inn Street, 01	Castle Cabs	Terraced three-bay three-storey over basement house, c.1775, on a corner site with two-bay three-storey side (east) elevation, and single-bay three-storey return to south. Extensively renovated, c.1900, with shopfronts inserted to ground floor.	12000146		B169
Church Lane	St. Canice's Cathedral	Detached eight-bay single- and two-storey Church of Ireland cathedral, begun 1203, on a cruciform plan. Including graveyard and grounds, boundary walls, steps, gateways, remains of wall of Bull Inn.	12005018, 12003008	12005019,	B17
Rose Inn Street, 02	Molloy's Bakery	Terraced three-bay three-storey house, c.1750. Extensively renovated, 1920, with shopfront inserted to ground floor.	12000147		B170
Rose Inn Street, 03	Antiques	Terraced two-bay three-storey house, c.1750. Extensively renovated, c.1900, with rendered façade enrichments added.	12000148		B171

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
Rose Inn Street, 04	John O'Connell Pharmacy	Terraced three-bay three-storey house, c.1825. Renovated, c.1900, with shopfront inserted to ground floor. One of a pair.	12000149	B172
Rose Inn Street, 10	Mobile Connections	Terraced single-bay four-storey house, c.1825. Extensively renovated, c.1900, with shopfront inserted to ground floor. One of a pair.	12001071	B173
Rose Inn Street, 11	Billy Brett's	Terraced single-bay four-storey house, c.1825. Extensively renovated, c.1900, with shopfront inserted to ground floor.	12001070	B174
Rose Inn Street, 17	White's Victualler	Terraced two-bay two-storey house, c.1825, originally two-bay three-storey. Extensively renovated, c.1900, with rendered façade enrichments added. Renovated with replacement shopfront inserted to ground floor.	12001079	B175
Rose Inn Street, 19	Kilkenny Crystal	Terraced single-bay four-storey house with dormer attic, c.1800. Extensively renovated, c.1925, with shopfront inserted to ground floor.	12001078	B176
Rose Inn Street, 21-22		Terraced four-bay three-storey house, c.1825, originally two separate two-bay three-storey houses. Extensively renovated, c.1925, with shopfront inserted to ground floor	12001077	B177
Rose Inn Street, 23	Web Talk	Terraced single-bay three-storey house, c.1825. Renovated, c.1925, with shopfront inserted to ground floor.	12001076	B178
Rose Inn Street, 25	Syd Harkins		N/A	B179
Church Lane	St. Canice's Round Tower		N/A	B18
Rose Inn Street, 26	Ace Repairs	End-of-terrace two-bay two-storey house, c.1825.	12001074	B180
Rose Inn Street, 27	Tall Story Book Shop		N/A	B181
Rose Inn Street, 28-29	Andy's Tavern		12000134	B182
Rose Inn Street,	Kilkenny Travel	End-of-terrace two-bay three-storey house, c.1800, on	12000133	B183

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
30		a corner site. Extensively renovated, c.1925, with wrap-around shopfront inserted to ground floor.		
Rose Inn Street, 31		Terraced two-bay three-storey house, c.1825, on a corner site with two-bay three-storey side (west) elevation. Extensively renovated, c.1925, with wrap-around shopfront inserted to ground floor.	12000136	B184
Rose Inn Street, 32		Terraced two-bay three-storey house, c.1825. Reroofed and renovated, c.1950, with replacement shopfront inserted to ground floor.	12000137	B185
Rose Inn Street, 33			N/A	B186
Rose Inn Street, 34			N/A	B187
Church Lane, St. Canice's Steps	Steps	Flight of twenty-six cut-limestone steps, laid 1614, in groups of four (south) and twenty-two (north) with limestone ashlar parapet having cut-limestone coping supporting iron spike guards.	12005024	B188
St. Kieran Street	Kytelers Inn	Attached seven-bay single-storey over part-raised basement rubble stone house with dormer attic, c.1275, probably originally detached with single-bay single-storey return to east. Subsequently in use as inn, post-1449.	12000116	B189
Church Lane	Bishop's Palace	Detached five-bay three-storey over basement Church of Ireland bishop's palace, reconstructed 1735-6, incorporating fabric of medieval undercroft, between 1354-60, to basement with single-bay three-storey return to north-east.	12003012, 12003011, 12003013, 12003048	B19
St. Kieran Street, 30-31	Bollards Public House,	Terraced three-bay two-storey over basement house with dormer attic, built 1925, with pubfront to ground floor.	12000113	B190
St. Kieran Street, 43		Detached three-bay two-storey house with dormer attic, c.1825. Renovated, c.1925, with some openings to ground floor remodelled to accommodate commercial	12000120	B191

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
		use.		
St. Mary's Lane	St. Mary's Church and Graveyard	Including walls and gates	12000130-31	B192
St. Mary's Lane	St. Mary's Alms Houses	Semi-detached three-bay three-storey almshouse, pre-1841, with single-bay full-height pedimented breakfront, and single-bay three-storey rear (north) elevation.	12000128, 12000129	B193 a & B193 b
The Horseship, 1-2	Tynan's BridgeHouse Bar	Two, terraced two-bay three-storey houses, c.1800, possibly over basement. One of a group of three.	12000138	B194
The Horseship, 3		Terraced two-bay three-storey house, c.1800, possibly over basement. Reroofed and renovated with replacement shopfront inserted to ground floor possibly incorporating fabric of earlier shopfront, c.1900. One of a group of three	12000140	B195
The Horseship, 5			N/A	Z- No - not mapped - not found, not on old maps/ Google Earth /Google
The Parade	Kilkenny Castle, gardens, parks and walls	Detached eleven-bay three-, four- and five-storey castle, reconstructed 1826-37, on a U-shaped plan incorporating fabric of medieval castle, 1207-19....	12001066, 12001067	B197
The Parade	Municipal Walk	With a pier of channelled cut limestone gate piers with decorative wrought iron lamp holders. Railings, steps and horse trough.	12001068, 12001069	12001067, B198
The Parade	Castle Stables (Now Kilkenny Design Workshops)	Stable complex, between 1780-1800.	12001065	B199
Abbey Street	Corn Store building		N/A	
Church Lane, 02	House	Semi-detached single-bay single-storey over basement house with dormer attic, reconstructed 1882, incorporating fabric of medieval procurator's or sexton's house, c.1525. Extensively renovated, pre-1992.	12005022	B20
The Parade, 1-3	Bank of Ireland	Detached five-bay three-storey Classical-style bank, built 1870, on a corner site with single-bay single-storey advanced open porch to centre.	12001058	B200

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
The Parade, 4	Atheneum Assembly Rooms	Detached five-bay two-storey Classical-style building, built 1853. Now in use as offices.	12001059	B201
The Parade, 8-12		Terrace of four, four and three-bay, three-storey over basement Georgian townhouses, built 1791.	12001060 - 12001064	B202 a & B202 b & B202 c & B202 d & B202 e
Troy's Gate, 1-2	Bambrick's Troy's Gate Bar		N/A	B203
Walkin Street	Cast-iron post-box, c. 1915	Cast-iron wall mounted post-box, c. 1915 with Royal Monogram of George V.	12001127	B204
Watergate	Watergate Bridge	Low hump-backed, double arched bridge, c. 1650. North parapet rebuilt with old stone, c. 1970.	12000007	B205
Wellington Square, 1-7			12000100-12000107	B206 a & B206 b & B206 c & B206 d & B206 e & B206 f & B206 g & B206 h
William Street	Chapel	Detached three-bay double-height gable-fronted single-cell Methodist church, built 1802, possibly incorporating fabric of earlier meeting house, 1771, on site. Extensively reconstructed, 1871	12001125	B207
William Street, 1		Terraced four-bay three-storey over basement house, c.1800, with single-bay full-height chamfered bay to right.	12000053	B208
William Street, 2			N/A	B209
Church Lane, 01	Sexton's House	Semi-detached single-bay single-storey over basement house with dormer attic, reconstructed 1882, incorporating fabric of medieval procurator's or sexton's house, c.1525. Extensively renovated, pre-1992. One of a pair.	12005023	B21
William Street, 3			N/A	B210
William Street, 4		Terraced four-bay two-storey over basement Diocesan Hall, c.1800, with elliptical-headed carriageway to right ground floor. Now in use as offices.	12000052	B211
William Street, 5-8		Four terraced, two-bay, three-storey over basement houses, c. 1800.	12000049-12000051, 12001118	B212

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
William Street, 9-10	Houses	Terraced three-bay three-storey house, c.1800 and End-of-terrace two-bay three-storey house, c.1800, with two-bay three-storey side (west) elevation	12001119, 12001120	B213 a & B213 b
Coach Road	Deanery	Detached five-bay two-storey over raised basement deanery, built 1729, on an L-shaped plan on site of earlier deanery, pre-1614, with five-bay two-storey return to east. Renovated, 1755-84, with entrance reoriented to return.	12005016, 12005017	B22
College Road	St. Camillus Convent	And additional building besides	12001098, 12001099	B23
College Road	St. Kieran's College	Including gateway	12001100-01, 12001103-04	B24
College Road	St. Patrick's parish church	Attached six-bay double-height single-cell Gothic Revival Catholic church, built 1896-9, on a corner site with single-bay three-stage gabled tower to west on a square plan, and two-bay single-storey sacristy to south-east.	12001097	B25
Dean Street	St. Canice's Church	Including cast-iron campanile, church boundary wall and pavements	12005012, 12005010, 12005011	B26
Dublin Road	Post box, cast-iron wall-mounted, c. 1915	Wall-mounted cast-iron post box, between 1881-1922, with royal cipher removed. Set in random rubble stone boundary wall.	12006021	B27
Dublin Road	Post box, cast-iron, c. 1940	Freestanding cast-iron pillar post box, c.1950, with moulded necking, and shallow domed capping. Road fronted on concrete footpath.	12000241	B28
Dublin Road	Garnecreene		12006015	B29
Barrack Lane	Evans Alms House	Detached nine-bay two-storey almshouse, founded 1818, on a H-shaped plan.	12000216	B3
Dublin Road	St. John's Graveyard	Graveyard with various cut-stone markers, pre-1699-c.1950, having random rubble limestone boundary wall to perimeter of site.	12006017	B30
Dublin Road	St. John's Parochial House	Detached three-bay three-storey presbytery, post-1906/8, with single-bay single-storey flat-roofed projecting porch to centre ground floor.	12000179	B31

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
Dublin Road	Windgap Cottage	Detached two-bay two-storey double-pile house, c.1800, incorporating fabric of earlier house, c.1725, with single-bay single-storey lean-to projecting bay to left ground floor.	12006005	B32
Dublin Road	St. John's Church	Detached four-bay double-height Gothic Revival Catholic church, built 1903-6/8.	12000178	B33
Friary Street (Walkin Street)	Capuchin Friary	Attached six-bay double-height Italianate Classical-style Capuchin friary church, built 1848, on site of earlier church, pre-1699, with six-bay single-storey lean-to side aisles to north and to south.	12001008	B34
Green Street		Detached six-bay two-storey farmhouse with dormer attic, c.1875, incorporating fabric of earlier inn, c.1800, with shopfront to centre ground floor.	12004011	B35
Green's Hill (New Road)			12004003	B36
Greensbridge Street	Round-arched over-ground tunnel, c. 1766	Built of coursed limestone rubble, having cutstone block-and-start voussoirs.	N/A	B37
Hebron Road	Workhouse, former	Remains of Union Workhouse complex, built 1840-1, on a symmetrical plan.	12006001	B38
Hebron Road	Hebron House		12401910 12401923	B39/ C475
Barrack Lane	Gate Lodge	Attached two-bay single-storey gate lodge, c.1825.	12000215	B4
High Street, 83	'Lifestyle Sports'	Terraced two-bay three-storey house, c.1800. Extensively renovated with replacement shopfront inserted to ground floor. One of a group of three.	12000060	B40
High Street	Butter Slip	Flight of fifteen tooled cut-limestone steps, c.1750, arranged in groups of five (east), six (central) and four (west) with limestone flagged landings. Repaired, 1970.	12000119	B41
High Street	The Hole in the Wall		N/A	B42
High Street	Tholsel, the	Terraced five-bay two-storey over basement Classical-style tholsel with attic, built 1761, on a T-shaped plan with series of nine round-headed openings to ground floor forming open arcade, and single-bay two-storey central return to east.	12000061	B43

KILKENNY CITY & ENVIRONS RPS					
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF		RPS REF
High Street, 01		End-of-terrace three-bay three-storey house with dormer attic, c.1800	12001019		B44
High Street, 02	Carrigans Bar	Terraced two-bay three-storey house, c.1800, with two-bay three-storey rear (west) elevation.	12001018		B45
High Street, 03	Allied Irish Bank	Terraced five-bay three-storey over basement limestone ashlar Classical-style bank with attic, built 1921-2, with single-bay full-height advanced end bays.	12001017		B46
High Street, 04-9		Including spur stones	12001014, 12001016,	12001015,	B47 a & B47 b
High Street, 08	'The Tholsel Bar'	Terraced three-bay four-storey over basement house, c.1800. Renovated and refenestrated, c.1900, with rendered façade enrichments added.	12001013		B48
High Street, 09	'World Choice - Manning Travel'	Terraced three-bay four-storey over basement house, c.1800, with three-bay four-storey side (north) elevation.	12001012		B49
Barrack Street	Ormonde Almshouse	Detached five-bay two-storey Tudor Revival almshouse, built 1839, on an E-shaped plan.	12000195		B5
High Street, 10	'The Book Centre'	Terraced three-bay three-storey house, c.1800, possibly incorporating fabric of earlier house, c.1550. In use as inn, 1816. Renovated, c.1900, with shopfront inserted to ground floor and rendered façade enrichments added.	12001011		B50
High Street, 11	'Murphy's'	End-of-terrace three-bay three-storey over basement house with dormer attic, c.1800, on a corner site incorporating fabric of earlier house, c.1550, with single-bay three-storey gabled bay to rear (west) elevation. In use as inn, 1816.	12001010		B51
High Street, 12	Paul's	Terraced two-bay four-storey house, c.1825, on a corner site with two-bay four-storey side (south) elevation, and two-bay three-storey return to west. Extensively renovated, c.1925, with shopfront inserted to ground floor.	12001003		B52
High Street, 16	(former Bradbury's)	Terraced two-bay three-storey over basement house, c.1800. Refenestrated, c.1925.	12001001		B53

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
High Street, 17	'Sasha'		N/A	B54
High Street, 18	Archer Mansion	Terraced two-bay four-storey house, c.1825, incorporating fabric of medieval building, 1582/4, on site. Extensively renovated, c.1900, with shopfront inserted to ground floor. One of a pair.	12000057	B55
High Street, 19	Archer Mansion	Terraced two-bay four-storey house, c.1825, incorporating fabric of medieval building, 1582/4, on site. Extensively renovated, c.1900, with advanced shopfront inserted to ground floor	12000056	B56
High Street, 21	Uncle Sam's	Attached four-bay three-storey over basement house, c.1750, possibly incorporating fabric of earlier house, c.1600, on site. In use as glebe house, post-1820.	12000055	B57
High Street, 22/23	'Mahoney's'	Attached two-bay three-storey house, c.1825, on a corner site. Renovated with replacement shopfront inserted to ground floor.	12000054	B58
High Street, 24	(former Monster House) 'Duggan' and 'Supermac'		N/A	B59
Black Mill Street	Post-box, Victorian, c.1890	Cast-iron wall mounted, c.1890	12005034	B6
High Street, 25		Terraced three-bay four-storey over basement house, c.1750, possibly originally forming part of larger five-bay four-storey composition with building to north with square-headed carriageway to left ground floor.	12000047	B60
High Street, 26	'Whites'	Terraced two-bay four-storey over basement house, c.1750, possibly originally forming part of larger five-bay four-storey composition with building to south incorporating fabric of medieval house, pre-1700, to basement.	12000046	B61
High Street, 27	Ulster Bank	Terraced four-bay three-storey red brick Queen Anne-style bank with attic, built 1914, with square-headed carriageway to left ground floor, and two-bay three-storey pedimented advanced end bay to right.	12000045	B62
High Street, 28/29	'Pound City' and 'Irish Heartbeat'	Terraced five-bay three-storey house with dormer attic, c.1750. Renovated, c.1900, with projecting shopfront	12000044	B63

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
		inserted to left ground floor.		
High Street, 44	'The Metropole'	Terraced three-bay three-storey house, c.1850, on a corner site with three-bay three-storey side (south) elevation. In use as Royal Irish Constabulary barracks, pre-1846-c.1900. Subsequently in use as bank, c.1900.	12000032	B64
High Street, 50/51	'Dores'	End-of-terrace two-bay three-storey over basement house, c.1900, on a corner site originally two separate single-bay three-storey houses possibly incorporating fabric of earlier ranges, c.1825, on site.	12000081	B65
High Street, 52-53	'Phone Store' and 'Flowers by Lucy'	No. 52 - Terraced single-bay three-storey over basement house, c.1900, possibly incorporating fabric of earlier range, c.1825. No. 53 -Terraced two-bay two-storey gable-fronted house with half-dormer attic, c.1775, originally two-bay three-storey.	12000080, 12000079	B66
High Street, 63	'The OK House'	Terraced two-bay three-storey over basement house, c.1800, incorporating fabric of medieval range, pre-1700, to basement. Extensively renovated, 1926, with shopfront inserted to ground floor.	12000075	B67
High Street, 65	'Dores Tea Rooms'	Terraced two-bay four-storey over basement house, c.1750. Extensively renovated, c.1900, with shopfront inserted to ground floor.	12000073	B68
High Street, 66	'The Marble City Bar'		12000072	B69
Bonnetstown Road	Borough boundary marker plaque, dated 1844	Cast-iron plaque		Z- not found on Bonnetstow
High Street, 67	'Prado' and 'The Fashion Depot'	Terraced two-bay four-storey over basement house, c.1750. Extensively renovated, c.1900, with shopfront inserted to ground floor.	12000071	B70
High Street, 68-69	(former Burton and Gas Company) 'Motore Garage'	Including chimneypiece with Shee Alms	12000070	B71
High Street, 72			N/A	B72
High Street, 77	'Toy Master'	Terraced two-bay four-storey over ba	N/A	B73
High Street, 79-82	Pre-18th century house	Including substantial Tudor remains	12000064, 12000065	B74

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
High Street, 84	Murphy	and 85 - Terraced four-bay three-storey over basement red brick house, c.1725, possibly originally two separate two-bay three-storey houses incorporating medieval fabric, pre-1700, to basement	12000059	B75
High Street, 85	Murphy	and 84 - Terraced four-bay three-storey over basement red brick house, c.1725, possibly originally two separate two-bay three-storey houses incorporating medieval fabric, pre-1700, to basement	12000059	B76
High Street, 86			N/A	B77
High Street, 87	'The Corner House'	End-of-terrace single-bay four-storey over basement house with dormer attic, c.1875, possibly incorporating fabric of earlier house, c.1750, on site.	12000058	B78
High Street, 88 and 90	'Goods'	Terraced two-bay three-storey house with dormer attic, c.1875.	12001086	B79 a & B79 b
Butts Green	Butts Cross, c. 1605-1620	Small limestone votive cross	N/A	B8
High Street, 91	Shee House	Terraced four-bay two-storey building with attic, reconstructed 1928, incorporating fabric of earlier house, 1580. Renovated, 1949, with attic removed.	12001085	B80
High Street, 94	'Oliver of Kilkenny'	Terraced single-bay two-storey house, c.1825. Refenestrated, c.1950.	12001084	B81
High Street, 95	'Allen and Sons'	Terraced three-bay three-storey house, c.1825. Extensively renovated, 1983, with replacement shopfront inserted to ground floor.	12001083	B82
High Street, 96	'Farrell'	Terraced two-bay three-storey house, c.1825, . Extensively renovated, c.1925.	12001082	B83
High Street, 98	'Ground Floor Café'	Terraced two-bay three-storey house, c.1825. Extensively renovated, c.1925, with shopfront inserted to ground floor.	12001081	B84
High Street, 99-100	'The Harp Bar'		N/A	B85
Horse Barrack Lane	Smithwick's Brewery		12000087	B86

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
Irishtown (new), 1-3			N/A	B87 a & B87 b & B87 c
Irishtown	Pre 1700 medieval cutstone work	Jutting from site of Irishtown wall, possibly a bridge abutment	12000006	B88
Irishtown	Post-box, cast-iron, c. 1910-20	Freestanding cast-iron pillar post box, between 1910-22, with raised "GR" royal cipher, moulded necking, and shallow domed capping. Road fronted on concrete footpath	12000232	B89
Canal Square, 1	Canal Lodge	End-of-terrace three-bay three-storey house, c.1875, possibly originally two separate single-bay three-storey houses with pair of box oriel windows to first floor.	12000143	B9; B10 - mapped with B10 as a single point
James's Street	Carved limestone plaque, dated 1771-1774	Formerly affixed to Catholic Chapel previously in school site	12000038	B90
James's Street	St. Mary's Cathedral	Detached eight-bay single- and two-storey Early English Gothic-style Catholic cathedral, built 1843-57, on a cruciform plan on a corner site.	12005002, 12005003	B91
James's Street	Post-box, Edwardian, c.1905, wall-mounted	Wall-mounted cast-iron post box, between 1901-10, with raised "ER VII" royal cipher. Set in rubble limestone pier.	12005033	B92
James's Street	St. Mary's Presbytery	Detached four-bay two-storey Tudor Revival presbytery, dated 1861.	12005001	B93; B94 - mapped with B94 as a single point
James's Street	St. Mary's Centre	Detached four-bay two-storey Tudor Revival presbytery, dated 1861.	12005001	B93; B94 - mapped with B93 as a single point
John Street Lower	County Hall (Kilkenny College)	Attached seven-bay three-storey Classical-style college, built 1782, originally detached on site of earlier college, 1667, with eight-bay three-storey side elevations. Gateway, built 1782.	12000165, 12000166, 12000164	B95
John Street Lower, 01	Matt the Millers	Terraced three-bay three-storey over basement house with dormer attic, c.1750, on a corner site with four-bay three-storey side (west) elevation (including two-bay three-storey return to north).	12000222	B96

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
John Street Lower, 10-12	O'Reilly's Wallpapers		N/A	B97
John Street Lower, 13	O'Keefe	Terraced three-bay three-storey house, c.1800.	12000221	B98
John Street Lower, 15	The Wine Centre	Terraced three-bay three-storey house with dormer attic, c.1875.	12000219	B99
Bleach Road, Dunmore	Vernacular House	Detached seven-bay, two-storey cottage, c. 1750, having lime-rendered walls, thatched roof and dormer windows	12308025	C476
Dublin Road	Noreville House	Detached three-bay two-storey house, c. 1850. Extensively renovated and extended, c. 1925, comprising two-bay two-storey return to north-east.	12006008	C848
Bleach Green	Woollen Mills	Extensive remains dominated by saw-tooth weaving sheds, and chimney (possibly connected with earlier bleach works) on left bank of Nore. Established in 1906, operational till early 1960s. (A turbine has recently been installed to generate electricity.	12308004	D104
Archersgrove	Fennessy's Mill	Shell of massive 5-storey flour mill on Nore south of Kilkenny, formerly with two undershot water wheels	N/A	D105
James's Street	Sullivan's Brewery	Detached eight-bay three-storey over basement malt house, built 1810, possibly incorporating fabric of earlier malt house, pre-1656, with segmental-headed carriageway to right ground floor	12000036	D107
John's Green	Gas Works.	Remains of buildings linked to former gas works	N/A	Z-No - built over???
Green's Bridge	Woollen Mill/Grain Mill	Ruins of former water-powered woollen mill, later converted to corn milling	N/A	Z-No - nothing left now is a park, opposite D141 Woollen Mill @ Green's Bridge
Lacken	Well	Covered well built into hillside on south side of Kilkenny, 1831 inscription	N/A	D137
Green Street	Walsh's Mill	Ruins of former water-powered woollen mill on right bank of Nore	N/A	D139
Abbey Street	Blackfriars Bridge	Three-arch rubble stone road bridge over river, built	12005008	D139

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
		1633-4.		
Green's Bridge	Woollen Mill	Woollen Mills below Green's Bridge. Shares V-weir with Green's Bridge mill on opposite bank.	N/A	D141
Black Mills	Black Bridge	Triple segmental span with angled cutwaters over Breagh River, now superceded	N/A	D159
John Street Lower	John's Bridge	Erected over the River Nore by Kilkenny Corporation in 1910, it is of arched, reinforced concrete. At 140ft (43m), it was then the longest span of its type in the British Isles	12000229	D3
Dukesmeadows	Nore Canal	Water-filled section of canal between Nore river and Dukesmeadows mill	N/A	D39
Green Street	Green's Bridge	Designed by George Smith and erected in 1764, 5 elliptical arches span the river Nore, with a number of smaller floodwater, millrace channels. Palladian motifs on spandrels.	12004007	D4
Dukesmeadows	Scot's Canal Lock	Ashlar limestone walls at former lock gates	N/A	D40
Archersgrove	Crow's Well Canal Lock	Ashlar limestone walls at former lock gates	N/A	D41
Purcellsinch	Inch Sawmill	Operational sawmill on left bank of Nore south0east of Kilkenny. An undershot waterwheel powers a circular saw via bevel and belt gearing	N/A	D43
Dukesmeadows	Ormonde Woollen Mills	Extensive remains of former woollen mills on right bank of the river Nore below Kilkenny Castle. Operational until 1969, traces of machinery, gearing, four undershot waterwhels and weir still survive	12006009	D44
Dublin Road	Railway Station	Including goods sheds and footbridge. Extensive complex of terminus bulding, platofrms, sidings, covered platform, goods shed, signal box, footbridghe and water tower	12000190	D86
Dublin Road	Railway Bridge	Seven span masonry arch bridge to north of Kilkenny railway terminus; one arch in use over road, the remainder being used as garage stores etc.		D87
Middleknock	Railway Bridge, rail-over-river	Skew arch masonry rail-over-river with brick soffit, highlighted voussoirs and string course	12309004	D88

KILKENNY CITY & ENVIRONS RPS				
ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	NIAH REF	RPS REF
Middleknock	Railway Bridge, rail-over-road	Skew arch masonry rail-over-road with brick soffit, highlighted voussoirs and string course,	12309004	D89

Proposed additions to the Record of Protected Structures for Kilkenny City & Environs, 2013.

ADD/231/13	6 Watergate	End of terrace, three-bay, three-storey house, c. 1775.
ADD/145/13	John's Quay	Scoil Eoin Naofa na Sóisear, detached fifteen-bay two-storey national school, built 1937.
ADD/149/13	Castlecomer Road	Kilkenny College (Newtown House), attached three-bay two-storey over basement Classical-style house, c.1875.
ADD/150/13	Dublin Road	Saint Canice's Hospital, detached forty-one-bay two- and three-storey Elizabethan Revival asylum, built 1849-51.
ADD/151/13	Dublin Road	Saint Canice's Hospital, detached five-bay single-storey Elizabethan Revival mortuary chapel, c.1850.
ADD/152/13	Dublin Road	Saint Canice's Hospital, detached seven-bay double-height Gothic Revival Catholic chapel, built 1893.
ADD/153/13	Dublin Road	Saint Canice's Hospital, detached three-bay single-storey over basement Gothic Revival single-cell Church of Ireland chapel, built 1893.
ADD/154/13	Dublin Road	Saint Canice's Hospital, attached eight-bay single-storey red brick outbuilding with attic, c.1850.
ADD/155/13	Dublin Road	Saint Canice's Hospital, engaged red brick chimney, c.1850, comprising tapered shaft on a square plan.
ADD/230/13	Bateman Quay, Kilkenny.	Gazebo or Pleasure House of limestone blocks, roughly squared, being built to irregular courses, limestone quoins, and cut limestone ashlar around the windows and doors.

PROPOSED DELETION

RPS DELETION NUMBER	LOCATION OF STRUCTURE	STRUCTURE DESCRIPTION
DEL/001/13	33 Kennyswell Road, Kilkenny.	End of terrace, two-bay, two-storey house, built 1892. One of a pair.