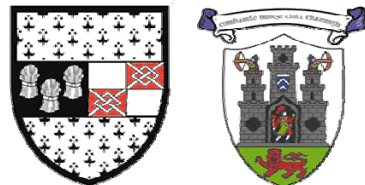


# Kilkenny Draft City & Environs Development Plan 2014-2020

14<sup>th</sup> June 2013  
Kilkenny County and Borough Councils



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## **1 Introduction**

The City of Kilkenny has a rich and varied history. It is known as the medieval capital of Ireland. Founded over one thousand years ago, its influences are Norman, Medieval, Renaissance, Victorian and modern. It is unique among Irish regional towns; managing to maintain a vibrancy and balance between the needs of development and the protection of the basic fabric of its historic layout which has remained unchanged for centuries.

This Development Plan emphasises sustainable economic development of the city into the future while seeking to and balance the needs for redevelopment, expansion and growth in the environs with strong policies for the conservation and protection of the natural and built environment and ensuring a good quality life for its inhabitants.

It is the main public statement of planning policies for the development of Kilkenny City & Environs as adopted by Kilkenny Borough Council and Kilkenny County Council (hereafter referred to as the Council(s)). It provides a vision and direction for the City & Environs to continue to evolve, and gives the statutory context for guiding development, in the interests of the proper planning and sustainable development of the area.

In preparing this City and Environs draft Development Plan the Councils had regard to relevant national plans, policies and strategies which relate to the proper planning and sustainable development of the area. The plan provides for the mandatory objectives which are to be included in development plans as set out in the Planning and Development Acts.

### **1.1 Legislative Framework**

This Draft Development Plan is prepared jointly by the Councils in accordance with the requirements of the Planning and Development Acts 2000-2011 and continues the tradition of planning for the City and Environs as a single entity. In the remainder of the plan the word 'city' will be used to refer to the city and environs area, which is the physical extent of the plan area.

The Planning and Development Act requires that a planning authority makes a development plan every six years which comprises of a written statement and accompanying maps that give a graphic representation of the objectives contained in the Plan.

### **1.2 Strategic Environmental Assessment**

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the decision is made to adopt the plan or programme. The purpose is to *“provide for a high level of protection of the environment and to contribute to the integration of environmental*

considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”<sup>1</sup>.

In accordance with [European Directive 2001/42/EC](#), this draft Development Plan is the subject of SEA.

### 1.3 Appropriate Assessment

Article 6(3) of [European Council Directive 92/43/EEC](#) on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) requires competent authorities to undertake an Appropriate Assessment of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects.

The Councils are the competent authorities and an appropriate assessment has been carried out for the draft Plan in line with the Department’s Guidance on Appropriate Assessment<sup>2</sup>.

All plans, programmes and projects being carried out by public or private organisations and individuals need to be screened for any potential impact on Natura 2000 sites.

Appropriate Assessment means an assessment, based on best scientific knowledge, of the potential impacts of a plan or project, wherever located, on the conservation objectives of any Natura 2000 site and the inclusion, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of the plan or project. Therefore whether a plan or project is located within, or is at a geographically remote area from a Natura 2000 site, if significant impacts cannot be ruled out then the plan or project must be subject to an appropriate assessment. Articles 6(3) and 6(4) of the Habitats Directive and Section 177 of the Planning and Development Act 2000 (as amended), require that any plan or project with the potential to impact on the integrity of a Natura 2000 site must be screened to determine if appropriate assessment of the plan or project is required. In the event that the screening indicates that potential significant impacts cannot be ruled out then the plan or project will require an appropriate assessment.

#### Objectives

- To implement the provisions of Articles 6(3) and 6(4) of the EU Habitats Directive.
- To ensure that any plan or project within the functional area of the Planning Authority is subject to appropriate assessment in accordance with the Guidance [Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities](#), 2009<sup>3</sup> and is assessed in accordance with Article 6 of the Habitats

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<sup>1</sup> EU, [Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment](#), Article 1

<sup>2</sup> The Department of the Environment, Community and Local Government [Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities](#), 2009

<sup>3</sup> *ibid*

**Directive in order to avoid adverse impacts on the integrity and conservation objectives of the site.**

These objectives will apply to all plans and projects whether public or private and across all sectors of development.

## **1.4 Sustainability**

The World Commission on Environment and Development (the Brundtland Commission) agreed the following definition of sustainable development:

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.<sup>4</sup>

In 2012 the Department of the Environment Community and Local Government published [Our Sustainable Future – A Framework for Sustainable Development for Ireland](#). In formulating this development plan, the Council has integrated the principles of sustainability across all of the Plan sections.

## **1.5 Structure of the Plan**

The Plan consists of a written statement and accompanying maps and includes strategies and objectives for the City at large. The first ten chapters contain objectives and Development Management Standards in relation to specific areas and topics. It must be noted that each chapter is not a stand-alone chapter, but should be read in conjunction with all other chapters. In assessing any development in the City, the overall context will be informed by all relevant policies, including the settlement strategy, housing, community, economic, heritage and infrastructure considerations, underpinned by the vision and strategic goals. Therefore, no one policy takes precedence over another, but rather all policies converge, founded as they are on the goal of sustainable development.

All policies should also be read in conjunction with Chapter 11: Requirements for Development.

**Objective:**

**To implement the Development Management Standards as set out in the Plan as appropriate.**

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<sup>4</sup> Report of the World Commission on Environment and Development: [Our Common Future](#), 1987, Transmitted to the General Assembly as an Annex to [document A/42/427](#) - Development and International Co-operation: Environment

## 1.6 Policy Context

### 1.6.1 Climate Change

The [National Climate Change Adaptation Framework](#)<sup>5</sup> provides a strategic policy focus to ensure adaptation measures are taken across different sectors and levels of government to reduce Ireland's vulnerability to the negative impacts of climate change. It provides for climate change adaptation to be addressed at national and local level.

The *first phase* is focused on identifying national vulnerability to climate change. The *second phase* involves the development and implementation of sectoral and local adaptation action plans which will form part of the comprehensive national response to the impacts of climate change.

The Councils have had regard to the [National Climate Change Adaptation Framework](#) in framing this development plan and have already sought to introduce planning and development measures in the overall approach to adaptation to climate change, for example by ensuring that risks of flooding are identified and integrated into the planning process. The local authorities recognise that a pro-active approach, in which the challenges posed by climate change are integrated into the development of policies, plans and programmes is essential.

The recently published [National Climate Change Adaptation Framework](#) provides for local authorities to prepare local adaptation plans through the development plan review process. As this Plan was well under way it was not possible to commence an adaptation plan for inclusion into this draft within the timeframe set under the review process. It is an objective therefore to prepare such a plan as soon as possible following the adoption of the development plan.

#### Objective

- **To prepare a Climate Change Adaptation plan following the adoption of the Development Plan.**

### 1.6.2 National Spatial Strategy

The [National Spatial Strategy](#) (NSS)<sup>6</sup> sets out Government policy in relation to achieving balanced regional development over a twenty year time frame from 2002 to 2020. Kilkenny is part of the South East Region, which consists of counties Carlow, Kilkenny, South Tipperary, Waterford and Wexford. The South East Region is identified for “reinforcing” and “strengthening” in the NSS. Waterford is identified as the Gateway for the region with Kilkenny and Wexford acting as Hubs which will support the national and international role

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<sup>5</sup> Department of Environment, Community and Local Government, [National Climate Change Adaptation Framework](#), 2012

<sup>6</sup> Department of the Environment and Local Government, [The National Spatial Strategy 2002-2020, People, Places and Potential](#), 2002

of the gateways and in turn energise smaller towns and rural areas within their sphere of influence.

A review of the NSS has been announced by Government and the implications of that review for the city and county plan will be monitored and amendments will be made to the Plan accordingly should the need arise.

### **1.6.3 The National Development Plan 2007-2013**

The National Development Plan (NDP) set out the economic and social investment priorities needed to realise the vision of a better quality of life for all. The NDP sets out a strong framework for the promotion of regional development with a particular focus on investment in the National Spatial Strategy. Strong urban centres are directly related to regional growth and development, affecting employment, incomes and quality of life throughout the regions. The investment framework and strategy of the NDP will assist and enhance physical and spatial planning.

### **1.6.4 The National Recovery Plan**

The [National Recovery Plan 2011-2014](#)<sup>7</sup> provides a blueprint for a return to sustainable economic growth for the county. In particular it:

- Sets out the measures that will be taken to restore order to our public finances
- Identifies the areas of economic activity which will provide growth and employment recovery
- Specifies the reforms the Government will implement to accelerate growth in those key sectors.

Overall, the Recovery Plan aims to build on Ireland's strengths in ICT, health/life sciences, international financial services, agri-food and other internationally traded services.

### **1.6.5 Our Sustainable Future – A Framework for Sustainable Development for Ireland**

The green economy and sustainable development agendas are key elements of Ireland's economic recovery strategy and [Our Sustainable Future – A Framework for Sustainable Development for Ireland](#)<sup>8</sup> sets out the range of environmental, economic and social measures required to move these agendas forward from vision to reality.

### **1.6.6 Ministerial Guidelines and Directives**

These include Guidelines on [Architectural Heritage Protection](#), [Childcare Facilities](#), [Development Plans](#), [Landscapes](#), [Retail Planning](#), [Strategic Environmental Assessment](#) and [Sustainable Residential Development in Urban Areas](#). The Councils will have regard to all

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<sup>7</sup> Stationery Office Dublin, [The National Recovery Plan 2011-2014](#), 2011

<sup>8</sup> Government of Ireland, [Our Sustainable Future – A Framework for Sustainable Development for Ireland](#), 2012

future amendments and new Guidelines published during the plan period and will vary the Plan as appropriate.

### **1.6.7 Food Harvest 2020 Strategy**

The Department of Agriculture published [Food Harvest 2020, A vision for Irish agri-food and fisheries](#)<sup>9</sup> in 2010. The agri-food and fisheries sector is Ireland's most important indigenous industry. It is widely recognised as having a key role to play in Ireland's export-led economic recovery.

### **1.6.8 South East Regional Planning Guidelines**

The [South East Regional Planning Guidelines](#)<sup>10</sup> expand on the NSS and identify critical enabling investment priorities for the region. The Guidelines are designed to achieve a better spatial balance of social, economic and physical development throughout the region. A settlement typology was established identifying six classifications of urban centres based on size and function and in line with the NSS.

### **1.6.9 South East River Basin Management Plan**

The [Water Framework Directive](#)<sup>11</sup> aims to improve water quality and sets very strict deadlines for meeting water quality objectives. Ireland is committed to managing its waters through a catchment based process. The [South East River Basin Management Plan](#)<sup>12</sup> aims to protect all waters within the South-East River Basin District, and where necessary, improve waters and achieve sustainable water use.

## **1.7 County Development Board Strategy**

Through the County Development Board (CDB) each Planning Authority is required to prepare a ten year strategy for the county. The purpose of such a strategy is to 'facilitate the articulation of a vision for the development of the county' and to 'provide the focus for co-operation and co-ordination which in turn will enhance the capacity for maximising the effectiveness of spending programmes'. [Kilkenny 2002-2012, A Strategy for Economic, Social and Cultural Development](#)<sup>13</sup> sets out the agreed strategy for the social, economic and cultural development of Kilkenny. Regard was had to the strategy in the preparation of this Development Plan.

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<sup>9</sup> Department of Agriculture, Food and the Marine, [Food Harvest 2020, A vision for Irish agri-food and fisheries](#), 2010

<sup>10</sup> South East Regional Authority, *Regional Planning Guidelines for the South East Region 2010-2022*, 2010

<sup>11</sup> EU, [Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy](#), 2000

<sup>12</sup> South Eastern River Basin District, [South East River Basin Management Plan](#), 2010

<sup>13</sup> Kilkenny County Development Board, [Kilkenny 2002-2012, A Strategy for Economic, Social and Cultural Development](#), 2002

### 1.7.1 The Aalborg Charter

Kilkenny Borough Council is a signatory to the Aalborg Charter. The Aalborg Charter is a commitment towards sustainable development of cities and towns and covers ten areas as follows:

1. Governance,
2. Local Management towards sustainability,
3. Natural Common Goods,
4. Responsible Consumption and Lifestyle Choices,
5. Planning and Design,
6. Better mobility, less traffic,
7. Local action for health,
8. Vibrant and sustainable local economy,
9. Social equity and justice, and
10. Local to Global

The Aalborg Charter was approved by the participants at the European Conference on Sustainable Cities and Towns held in Aalborg, Denmark in May 1994 under joint sponsorship by the European Commission and the City of Aalborg and organised by the International Council for Local Environmental Initiatives (ICLEI).

By signing the Charter, European cities, towns and counties committed themselves to enter into Local Agenda 21 processes and develop long-term action plans towards sustainability. The full text of the charter is contained in Appendix C.

### 1.7.2 URBACT – LINKS Programme

URBACT is a European exchange and learning programme that promotes sustainable development. It enables cities to work together to develop solutions to major urban challenges. LINKS is an EU Funded project under the URBACT Programme for Sustainable Urban Development. Kilkenny became a partner in LINKS in 2009 and joined 8 other municipalities in a three year exchange culminating in the preparation of a Local Action Plan.

#### LOCAL Action Plan

Each Partner City was obliged to produce a Local Action Plan (LAP) which seeks to address local challenges but draws on best practice from the network of exchange. The Partner City selects a pilot project within which eco restoration practices and methodologies can be tested for real. Kilkenny local authorities selected St Mary's Church and Graveyard for its pilot project.

A critical action of the **Local Action Plan** is a commitment by the Kilkenny Local Authorities to improve their engagement with members of the local community and relevant stakeholders prior to the formulation of plans for projects within their area. This approach to consultation will be tested for the work being carried on the pilot project for the LINKS programme which is the eco-restoration of St. Mary's Church.

#### Objectives:

**To develop a consultation process for plans and projects proposed by the local authority.**

To restore and conserve St. Mary's Church using eco restoration practices and methodologies.

## 1.8 Mission Statement

Kilkenny Local Authorities' mission statement from the [Corporate Plan](#)<sup>14</sup> is as follows:

***"Kilkenny Local Authorities aim to work in partnership with the people of Kilkenny and relevant agencies to deliver quality services and to promote sustainable economic, social and cultural development for current and future generations."***<sup>15</sup>

This is the ethos behind the preparation of the draft Development Plan, from the public consultation through to the formulation of policy and the objectives in the draft Plan.

## 1.9 Monitoring and Review

The purpose of monitoring and evaluation is to assess the effectiveness or otherwise of policies and objectives in terms of achieving stated aims. Section 15(2) of the Act states that the manager shall, not later than two years after the making of a development plan, give a report to the members of the authority on the progress achieved in securing the objectives and section 95(3)(a) of the Act expressly requires that the two year report includes a review of progress on the housing strategy.

Following adoption of the Plan, key information requirements will be identified focusing on those policies and objectives central to the aims and strategy of the plan. These information requirements identified will be evaluated on an annual basis during the plan period.

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<sup>14</sup> The Councils of the County and City of Kilkenny, [Corporate Plan 2009-2014](#)

<sup>15</sup> The Councils of the County and City of Kilkenny, [Corporate Plan 2009-2014](#), p.10



## 2 Demographic and Socio-Economic Trends

### 2.1.1 Population

Census 2011 records the population of County Kilkenny as 95,419 which is an increase of 7,861 over the population recorded in 2006<sup>16</sup>. This is a 9% population increase for the county over the period and compares well with the State which averaged an increase of 8%. Kilkenny City (environs and borough area combined) recorded a population of 24,423 in 2011 which is an increase 2,244 (10.1%) over the population recorded in 2006.

	1996	2002	2006	2011
Kilkenny County	75,336	80,399	87,558	95,419
Kilkenny City <sup>17</sup>	18,696	20,735	22,179	24,423
Borough Council area <sup>18</sup>	8,507	8,591	8,661	8,721

The area of the Borough Council has also increased in population but the rate of increase has been much lower than the suburban area. Between 2006 and 2011 the Borough area grew by 0.7% while the entire area grew by 10.1%.

At a regional level Kilkenny City performed well compared to other large urban areas in the South East, being the only county town to exceed 10% population increase.

	2006	2011	Percentage change
Clonmel	15,482	17,793	+2%
Kilkenny	22,179	24,423	+10.1%
Waterford City	45,748	46,732	+2.2%
Wexford	18,163	19,645	+8.1%

### 2.1.2 Population Trends

The State has shown strong population growth since 1996 with increases in the region of 8% in each of the inter-censal periods. Census 2011 shows that Kilkenny country continued to undergo strong population growth, with an 8.2% increase in the population of the State from 2006.

<sup>16</sup> <http://www.cso.ie/en/census/census2011reports/census2011thisisirelandpart1/>

<sup>17</sup> Figure for Kilkenny city is for the Borough Council area plus the environs of the City within the County area.

<sup>18</sup> Legally defined area within the Borough boundary

Kilkenny City has reflected this trend also with growth rates of 10.9%, 6.9% and 9% within the inter-censal periods since 1996.

The city has grown at a faster rate than either the county or the state. This is an indication that the city is performing well in its role as a Hub under the National Spatial Strategy.

### 2.1.3 Household size

The changing nature of household patterns is an important consideration for the Plan. In 2002 the average household size within the county was 3.3. In 2006 the average household size had decreased to 2.88. The 2011 Census records an average of 2.8 people per household throughout the county (the state average is 2.7). This decrease in household size is also reflected in the city's population. Table 2.3 shows a continuing trend towards the formation of smaller households in the aggregate town areas.

As Kilkenny city is by far the largest urban area within the county, (71.6% of urban population) for calculating household size it is assumed that the household size in the city equates to the average household size for all urban areas within the county, at 2.57. This has implications for the amount of zoned land required.

Table 2.3 Average Household size for aggregate town areas			
	No. of households	Persons in households	Average household size
2002	8,239	22,713	2.75
2006	11,355	29,536	2.6
2011	13,250	34,089	2.57

### 2.1.4 Population Forecasts

The population targets for the City & County are set by the [South East Regional Planning Guidelines](#)<sup>19</sup>, which were adopted in 2010 for the period 2010 – 2022. The targets set for the City and County are set out in Table 2.4 below.

Table 2.4 Regional Planning Guidelines population figures					
	2010	2014	2016	2020	2022
Kilkenny County	96,872	102,689	105,598	109,802	111,903
Kilkenny City	24,000	25,200	25,800	27,400	28,200

The 2011 Census recorded an actual population figure of 24,423 for the City. This figure is slightly above the expected RPG's targets set for the city<sup>20</sup>.

<sup>19</sup> South East Regional Authority, [Regional Planning Guidelines for the South East Region 2010-2022](#), 2010

<sup>20</sup> The expected population figure for 2011 under the RPG scenario was 24,300.

However, as with the county population, it is prudent that the figures for the population targets be adjusted to take account of the Census 2011 results. Accordingly Table 2.5 below gives a population target using the RPG figures but adjusted to take account of the 2011 results.

	2011 Actual	2012	2014 <sup>21</sup>	2016	2020	2022
Kilkenny County	95,419	96,873	99,781	105,598	109,802	111,903
Kilkenny City	24,423	24,723	25,323	25,800	27,400	28,200

The figures for 2020 are derived from applying the annual average increase predicted by the [South East Regional Planning Guidelines](#) to the period between 2016 and 2020.

## 2.2 Housing Vacancy Rates

The 2011 Census recorded a vacancy rate of 11.9% for the County<sup>22</sup>. This rate has not decreased substantially since 2006. The national average was recorded at 14.5%. The vacancy rate within Kilkenny City was recorded at 11.3%. The vacancy rates within the county since 1991 are indicated Table 2.6 below. It can be seen that before 2006 the vacancy rate ranged between 6.4 and 7.7%. There has been a significant increase in the vacancy rate since then.

Year	1991	1996	2002	2006	2011
Vacancy rate	7.7%	6.4%	6.6%	12%	11.9%

Source: CSO, [Profile 4, The Roof Over our heads](#), 2011

## 2.3 Socio - Economic profile

### 2.3.1 Kilkenny's Economy

Kilkenny has developed a strong profile as a services centre with companies such as State Street, VHI, Banking 365, Connect Ireland and Taxback.com. The city also acts as an administration centre for a number of state and semi-state agencies including the regional HQ of the Health & Safety Authority (HSA) and the Health Services Executive (HSE), the national HQ of the Patents Office, the Crafts Council of Ireland and The Heritage Council.

<sup>21</sup> The 2014 figures are obtained by disaggregating the RPG figures and applying the same growth rates to the 2011 Census figure.

<sup>22</sup> CSO, [Profile 4, The Roof Over our heads](#), 2011

The city has a high profile nationally and internationally as a centre for tourism, festivals, heritage and the arts. County Kilkenny boasts a strong indigenous industry in sectors such as food and drink (e.g. Glanbia and artisan food producers) as well as the craft sector. Infrastructural improvements such as the completion of the telecoms Metropolitan Area Network (MAN) around Kilkenny City and the opening of the M9 motorway has increased opportunities for inward investment.

### 2.3.2 Employment

Employment in the county has declined in the period 2006 to 2011 in line with the recession in the World and European economies. The largest fall has been in the construction sector with manufacturing also showing significant losses.

Industry	2006	2011
Agriculture, forestry and fishing	3,247	3,011
Building and construction	6,154	2,117
Manufacturing industries	5,472	4,482
Commerce and trade	9,218	8,761
Transport and communications	1,564	1,834
Public administration	1,968	2,238
Professional services	7,268	9,042
Other	6,048	5,400
Total	40,939	36,885

### 2.3.3 Broadband

Between 2006 and 2011 the county showed a strong increase in broadband accessibility. The total number of houses with a broadband connection in 2006 was 3,919 with 14,283 housing having no internet connection. By 2011, the corresponding figures were 19,818 with a broadband connection and 8,806 with no internet connection out of a total of 33,679 households<sup>24</sup>. This is a broadband penetration of 58.8% compared to just 13.2% in 2006.

### 2.3.4 Travel to Work

The travel modes used by people travelling to work, school or college in the city is set out below for 2006 and 2011.

<sup>23</sup> Source: Census 2006 and 2011

<sup>24</sup> CSO, [This is Ireland Part 2, Table 26A](#), 2011

**Table 2.8: Mode of travel to work, school or college in 2006 and 2011**

Year	On foot	Bicycle	Bus, mini bus or coach	Train	Motor cycle or scooter	Car driver	Car passenger	Other	Not stated	Total
2006	3513	568	527	52	64	5915	2542	1055	326	14562
2011	3562	428	423	79	26	6,129	2,761	828	395	14,631

The overwhelming majority use the private car as a means of transport with 58% of the total numbers travelling using the car either as a passenger or as driver in 2006, and this had increased to 61.3% in 2011.

### 2.3.5 Unemployment

Unemployment in the county has increased significantly since the adoption of the last plan. This has been due to the very severe economic downturn that has affected the economy. The unemployment rates are as follows:

**Table 2.9 Unemployment rates in County Kilkenny**

Year	Unemployed Persons	% Rate
2006	3,233	7.5%
2011	8,992	19.4%

Source: CSO, [This is Ireland Table 2A](#), 2011

The labour force within the County in 2006 was 43,042 and this had increased to 46,265 in 2011<sup>25</sup>.

## 2.4 Physical Development Trends

It is notable that Kilkenny City is performing well as a Hub for the region, with its population expanding at a rate slightly above the national average. Development of new housing has been limited with very limited housing activity in new housing developments in the city and environs. Physical infrastructure has been delivered and improved during the 2008 – 2014 plan period, including:

- the extension of the ring road around Kilkenny City from the Carlow Road to the Athy/Castlecomer road (N77),
- the opening of the M9 motorway and link road to the city,
- The Central Access Scheme for the city has been approved by An Bord Pleanála and it is anticipated that that scheme will be constructed during the life-time of the plan.
- The completion of the Watershed sports and leisure complex.

<sup>25</sup> CSO, [This is Ireland, Part 2, Table 3A](#), 2011

- The cessation of brewing activity at Diageo (Smithwick's brewery) in the city centre.

A substantial investment in tourism development has been approved through the development of the Medieval Mile project which will see investment in the public realm between Kilkenny Castle and St Canice's Cathedral, the restoration of St Mary's hall, the construction of a new Butler Gallery at Evan's Home and the further development of the linear walk along the River Nore with the creation of a great garden in the city centre.

Continued progress has taken place in the provision of services through the Water Services Investment programme. This investment is set to continue through the 2014 to 2020 development plan with the improvement of the Purcellsinch waste water treatment plant and the provision of additional water supplies for the city.

## **2.5 Key issues for Plan**

The key issues to be addressed in this Plan are as follows:

- ★ Economic recovery; positioning of the city and county to avail of any economic upturn
- ★ Underpinning the settlement strategy for the city and compliance with the requirements of the Regional Planning Guidelines through the core strategy.
- ★ Framework for development of Smithwick's site
- ★ Continued protection of the natural and built heritage

## 3 Core Strategy & Zoning

**Strategic Aim: To implement the provisions of the Regional Planning Guidelines and to target the growth of Kilkenny City in a compact urban form to advance sustainable development.**

### 3.1 Introduction

Section 7 of the Planning and Development (Amendment) Act 2010, sets out that the written statement of a Development Plan must contain a Core Strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the [National Spatial Strategy](#) (NSS) and [South East Regional Planning Guidelines](#) (RPGs).

The Core strategy herein contains an evidenced based approach for the amount of land zoned for housing in the draft development plan and demonstrates the plan's adherence to the [RPGs](#) and the [NSS](#).

Kilkenny City is the capital of the county and the principal service centre for the wider hinterland. The development of Kilkenny over the last three development plans has been primarily concentrated to the south and east of the City, influenced by the availability of services and good road connections. The City accommodates vital services for the County such as the headquarters of Kilkenny County Council, the Health Services Executive offices, the Garda, Court Services and St Luke's General Hospital. It also serves a wide hinterland in terms of community facilities, fire services, law enforcement and education.

The 2011 Census shows that 25.6% of the population of Kilkenny County resides within Kilkenny City & Environs and consequently it is the dominant population centre in County.

### 3.2 Compact City

A balanced, compact form combined with efficient transport links between employment and residential locations will facilitate easier circulation and mobility within the City and Environs. The resulting density and scale of population will support a wider range of retail, commercial, social and civic services than would be the case in a more dispersed city. The provision of a wide range of dwelling types and densities within the City and Environs will be critical in providing for the housing needs of the growing population. By providing residential accommodation within a compact city form there are substantial economies of scale to be made in terms of the costs of service provision.

This urban form will place greater emphasis on the role of the central core in maintaining the vitality of the city. This approach is in complete harmony with the economic development role

envisaged for Kilkenny in the [NSS](#), not only in terms of the development of a hub, but also in terms of protecting and maintaining the rural environment which surrounds the city and in terms of reducing the demand for travel by the reduction of commuting.

The concept of the ten minute city is that residents of the city can access the local services they require such as shops, schools, or local parks within a 10 minute cycle or walk from their homes. In simple terms, Kilkenny is approximately 3km wide and 4.5km long. Few journeys undertaken within the city are more than 2.5 km in length; and assuming an average cycle speed of 15 km per hour, that equates to 10 minutes. Similarly the city's commercial centre is approximately 0.5 km wide by 0.5 km long, it is therefore possible to walk its extent, assuming a walk speed of 4km per hour, in approximately 10 minutes.

For the purposes of this Plan 'city centre' is defined as the area contained within the Kilkenny City Centre Local Area Plan 2005.

### 3.3 Core Strategy

The purpose of the Core Strategy is to articulate a medium to longer term quantitatively based strategy for the spatial development of the City and Environs and to demonstrate that the draft Development Plan and its objectives are consistent with national and regional development objectives set out in the [NSS](#) and [RPGs](#).

The current [South East Regional Planning Guidelines](#) were adopted on the 26<sup>th</sup> July 2010. They were based on revised national and regional population projections prepared by the Department of the Environment, Heritage and Local Government in October 2009<sup>26</sup>.

The principles of the core strategy are based on the following criteria:

- National/Regional/Local Policy Context (i.e. the [NSS](#), [RPGs](#) etc.)
- Demographic and socio-economic trends outlined in Chapter 2
- Assessment of need for housing
- Water, drainage and road infrastructure (existing and planned)
- Kilkenny City Smarter Travel Plan
- Flood Risk Assessment
- Supporting infrastructure. (social, community and commercial, both existing and planned)
- Physical suitability
- Environmental policy (ground and surface water quality, flooding, etc.)
- Heritage policy

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<sup>26</sup> National Population Projections and Regional population Targets 2010-2022(2009) and Gateway and Hub Population Targets (2009)



- Sequential approach (zoning should extend outwards from the core of an urban area, with undeveloped lands closest to the core and public transport routes being given preference. In addition, areas to be zoned should be contiguous to existing zoned development lands).

### 3.3.1 Land Requirement

As set out in Chapter 2, the [RPGs](#) allocated Kilkenny City a population increase of 1,800 persons over the period 2010 – 2016. The results of the 2011 Census were factored into that growth rate which gave the following population estimate to be planned for the draft plan period 2014 – 2020.

Table 3.1 Adjusted Regional Planning Guidelines figures						
	2011 Actual	2012	2014 <sup>27</sup>	2016	2020	2022
Kilkenny County	95,419	96,873	99,781	105,598	109,802	111,903
Kilkenny City	24,423	24,723	25,323	25,800	27,400	28,200

Applying an average household size of 2.57<sup>28</sup> to the population increase of 2,077 persons and an average density of 30 units per hectare (12/acre), this results in a land requirement of 27 hectares. Allowing for 50% over-zoning<sup>29</sup>, a total of 40.4 hectares of land is required.

Between 2011 and 2014, provision has to be made to accommodate 900 persons. Applying the same rationale as above (using same household size and average density), 11.7 hectares of land are required. Allowing for 50% over-zoning, a total of 17.5 hectares are required.

In total then, 57.9 hectares of land are required between 2011 and 2020 (i.e. 40.4 + 17.5).

The analysis of housing activity since 2008 showed that there is an underlying demand for housing on large sites in the city which is at present satisfied by people building in the countryside close to the city.

In order to offer an alternative to that option and retain people within the City area, two additional parcels are proposed for low density zoning in this plan; on the Ballyfoyle road south of the ring road at New Orchard and on the Dublin Road at Leggettsrath.

This low density zoning will permit a maximum of 10 units per hectare (4/acre). The lands are 5.6 ha in extent. This additional zoning will mean that the total zoning will exceed that required

<sup>27</sup> The 2014 figures are obtained by disaggregating the [RPG](#) figures and applying the same growth rates to the 2011 Census figure.

<sup>28</sup> Derived from CSO Census 2011

<sup>29</sup> Department of Environment, [Development Plan Guidelines for Planning Authorities](#), 2007, Section 4.14

under the analysis carried out above but it is considered to be justified given that it is a low density zoning and is not significant in the overall context of the 57.9ha required between 2011 and 2020.

**Table 3.2: Core Strategy Table 2014 - 2020**

Location	Population allocation	Housing land requirement	Existing zoning	Proposed zoning <sup>30</sup>	Housing yield in units at 30/ha
Kilkenny City & Environs	2,077	40.4ha	52.48ha	63.5ha	1,740

**Table 3.3: Final land allocation Table 2011 - 2020**

Location	Population allocation	Housing land requirement	Existing zoning	Proposed zoning <sup>31</sup>	Housing yield in units at 30/ha
Kilkenny City & Environs	2,977	57.9	52.48	63.5	1,740

### 3.3.2 Distribution of Housing Land requirement

It has been a long established principle in the Kilkenny City Development plan that the expansion of the City would occur in the environs in phased blocks. This philosophy has been continued through development plans since 1986. This core strategy for Kilkenny city builds on the principles of that phasing strategy established in the previous Development Plans and sets out a strategic approach to the management of growth and resources in the city.

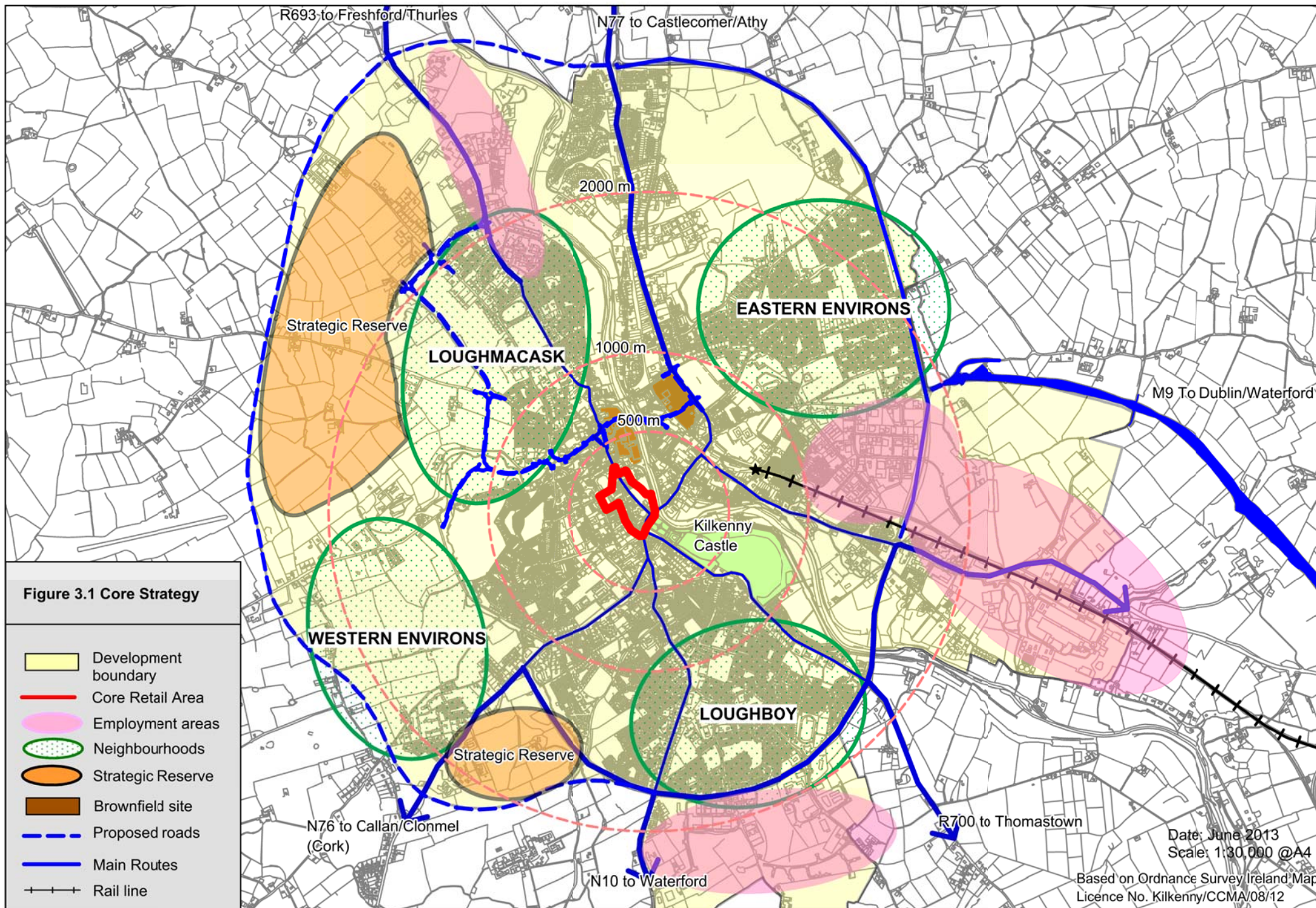
The four neighbourhood model as set out in the 2008 Development Plan, to accommodate expansion around the existing city, continues to be appropriate for Kilkenny.

The four areas identified for the development of neighbourhoods (See Figure 3.1 Core Strategy) were:

#### 1. Loughboy/Archerstreet

<sup>30</sup> In the proposed zoning an allocation has been made for the population increase between 2011 and 2014 which is 900 people which gives a land requirement of 17.5ha. This is then added to the 2014 – 2020 figure of 40.4 to give the requirement from 2011 to 2020 of 58ha. An additional 5.6ha is added for low density to give a proposed zoning of 63.63ha.

<sup>31</sup> In the proposed zoning an allocation has been made for the population increase between 2011 and 2014 which is 900 people which gives a land requirement of 17.5ha. This is then added to the 2014 – 2020 figure of 40.4 to give the requirement from 2011 to 2020 of 58ha. An additional 5.6ha is added for low density to give a proposed zoning of 63.63ha.



2. Newpark Upper/Eastern Environs
3. Poulgour/Wetlands/Western Environs.
4. Loughmacask

As Loughboy/Archerstreet and Newpark Upper are substantially built out, the two remaining areas of the Western Environs and Loughmacask will be the focus for greenfield development over the plan period. Both of these areas were the subject of Local Area Plans.

The [Western Environs Local Area Plan](#) was adopted in 2004 and its salient provisions are incorporated into this core strategy by means of zoning and phasing and the requirements of new development. Since the adoption of the Western Environs LAP a total of 537 units have been granted permission in the plan area. Of these a total of 175 units have been constructed. The Compulsory Purchase Order for the necessary infrastructural works has been confirmed and design has been completed as far as contract document stage. The original Local Area Plan documents will be used by Planning Authority as supplementary guidance in dealing with planning issues in the Western Environs area.

The [Loughmacask Local Area Plan](#) was adopted by the local authorities in 2008. Permission has been granted for 455 housing units in the plan area up to the publication of this draft plan. Some 233 units granted permission are dependent on infrastructural investment before construction can commence. Similarly the infrastructure associated with the development of the area such as roads, parks and other facilities has not been advanced to any significant degree. The life of the Loughmacask Local Area Plan has been extended until 2018 to allow the area to develop further as a neighbourhood.

Through the local area plans for the Western Environs and Loughmacask areas developments are linked to the capacity of existing infrastructure and the delivery of new essential infrastructure in each area. The strategy also seeks to support the regeneration and redevelopment of under-utilised areas within the city to help consolidate development, while ensuring that new development respects the existing built-form and residential amenity of the area.

### **3.3.2.1 Proposed Housing Land and Phasing**

Development will be permitted in principle on Phase 1 lands during the plan period 2014 - 2020. Developments for multiple housing will not be permitted on Phase 2 lands during the lifetime of this plan. Expansion of existing land uses within the Phase 2 lands will be considered on a case by case having regard to the potential impacts on the strategic nature of the phase 2 lands and general planning considerations. New land uses other than significant residential development will also be considered on their merits having regard to the strategic nature of the phase 2 lands and general planning considerations and provision of adequate services.

The proposed phasing is based on the principles of sustainable development including a sequential approach to the expansion of the city, the planning histories of the area, the likelihood of sites coming forward for development and the criteria outlined for core strategy above. The areas of phasing are set out below in Table 3.4.

<b>Area</b>	<b>Phase 1</b>	<b>Phase 2</b>
<b>Western Environs</b>	14.9ha	71.7ha
<b>Loughmacask</b>	23.5ha	25.8ha
<b>Infill/Brownfield</b>	21.63	34.07
<b>Total</b>	63.63 <sup>32</sup>	131.57

The phase 1 land includes all lands with existing permissions for multiple unit housing developments.

### **3.3.2.2 Phasing within LAP areas**

The Western Environs LAP was adopted in 2004 by both local authorities and was subsequently incorporated into the 2008 Kilkenny City Development Plan. This contained a total of seventeen land parcels. Development in each parcel in the Western Environs LAP is also contingent on the delivery of key infrastructure and services. Since 2004, permission has been granted on three parcels and construction commenced on two. Having regard to the permitted developments both commenced and not commenced and the level of infrastructure delivered thus far, development parcels of P, Q and E have been included in this Core Strategy as Phase 1, see Figure 3.2 Western Environs Development Parcels and Table 3.5.

The Loughmacask LAP was adopted in 2008<sup>33</sup>. This LAP divided the area into ten parcels, from A through J, and set out a strict programme for the delivery of key infrastructure in conjunction with the development of each parcel. The development parcels are also phased in the LAP, with Parcels A, B, C, D and I in Phase 1. Parcels E, F, G and H are included in Phase 2. Parcel J is industrial and not included in the phasing. The phasing within the LAP has been taken into account in the proposals under this Core Strategy and phase 1 lands within the LAP of 23.5 hectares have been included in phase 1 lands within the Core Strategy and the requirements for infrastructure delivery with each parcel allows for the development of the lands on a phased basis.

<sup>32</sup> The demand analysis showed that 58ha was required to satisfy demand up to 2020. Having regard to the low level of activity and to the continued demand for houses on large sites two additional land parcels of 1.3ha and 3.6ha are included for low density zoning at the Ballyfoyle Road and the Dublin Road.

<sup>33</sup> Loughmacask LAP 2008 Kilkenny County Council and Kilkenny Borough Council

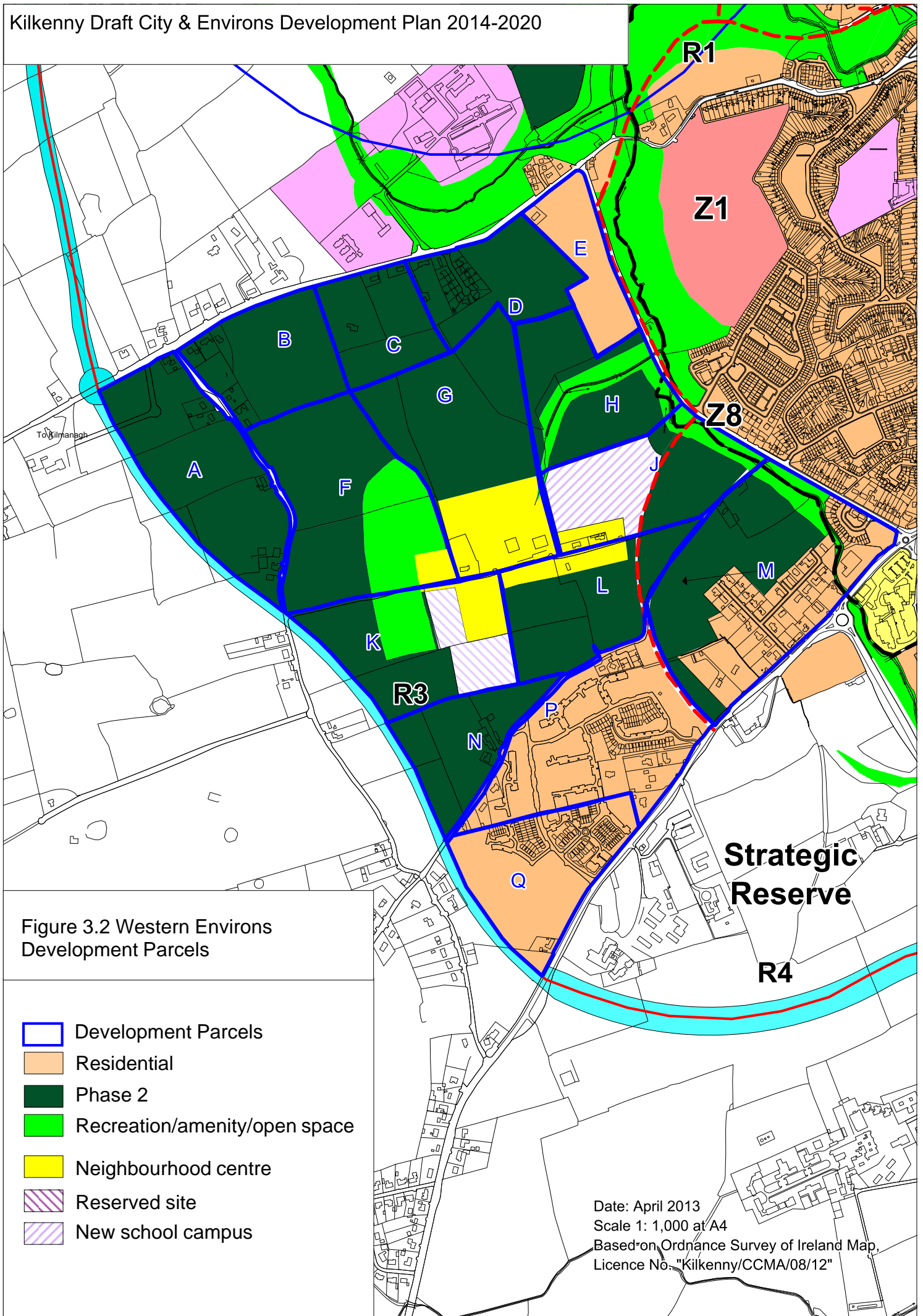


Figure 3.2 Western Environs Development Parcels

- Development Parcels
- Residential
- Phase 2
- Recreation/amenity/open space
- Neighbourhood centre
- Reserved site
- New school campus

Date: April 2013  
 Scale 1: 1,000 at A4  
 Based on Ordnance Survey of Ireland Map,  
 Licence No. "Kilkenny/CCMA/08/12"

Therefore the total greenfield land covered by the Western Environs LAP and the Loughmacask LAP and identified for expansion of the city within the plan period is 38.3 hectares.

Outside of the areas covered by the local area plans there will be an additional 21.63ha zoned for residential development with an additional 5.6ha targeted at low density development within the development boundary. These are located on the Ballyfoyle Road, at New Orchard and at Dublin road at Leggettsrath.

### **3.3.3 Housing Strategy**

Section 94 of the Planning and Development Act 2000 (as amended) requires a Development Plan to include a strategy for the purposes of ensuring that the proper planning and sustainable development of the area provides for the housing of the existing and future populations of the City and County.

Kilkenny County Council and Kilkenny Borough have prepared a joint housing strategy for the city and county. The Housing Strategy is set out in detail in Appendix B and is supported by Chapter 5 of this plan.

The Strategy is consistent with the [NSS](#), the [South East Regional Planning Guidelines](#) and regional population targets set therein.

The availability of zoned land is not expected to act as a constraint over the course of the Development Plan 2014 – 2020 however within the city a significant proportion of the lands zoned in the areas of Loughmacask and Western Environs are dependent on infrastructure investment in roads and water services.

### **3.3.4 Retailing**

The draft City and County Retail Strategy confirms a retail hierarchy, as set out in Table 4.1. This hierarchy is consistent with the [Retail Planning Guidelines](#)<sup>34</sup> and the [South East Regional Planning Guidelines](#). The draft city and county retail strategy is set out in Chapter 4 of this plan. Appendix A outlines the detailed methodology used in the preparation of the draft retail strategy.

## **3.4 Development Strategy**

The core strategy for the city has been outlined in Section 3.3. A total of land requirement of 63 hectares of land will be zoned.

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<sup>34</sup> Department of Environment, Community and Local Government, [Guidelines for Planning Authorities, Retail Planning](#), 2012

The spatial distribution of that land will be mainly between the two neighbourhoods of the Western Environs and Loughmacask which account for 38.4ha and the remainder (24.6ha) is spread across other locations. This distribution underpins a balanced, compact form for the City and Environs. This compact form, combined with efficient transport links between the various land uses, will facilitate easier circulation and mobility within Kilkenny City and Environs. It is designed to reinforce the City centre as a place for work, shopping, services and living. The City centre will be supported by the four neighbourhoods of Loughboy, Newpark, Western Environs and Loughmacask.

This approach is in complete harmony with the development role envisaged for Kilkenny city as a Hub in the National Spatial Strategy, the economic policy for the city and county and the protection and enhancement of environmental qualities.

**Objective: To promote the redevelopment and renewal of areas in need of regeneration**

The Councils have recognised a need for high quality low density housing in order to stem population leakage from the City. In this regard two additional low density zoned areas totalling 5.6ha have been added to the land requirement to facilitate low density high quality housing. This is in addition to the areas previously identified in the 2008 – 2014 Development Plan.

### **3.4.1 Western Environs**

In 2004 the Councils adopted a local area plan for the Western Environs of the city. The LAP set out a vision for the future of the area as it evolves as an integral part of the City while at the same time retaining its own identity. The plan provided for the area to be developed in an orderly fashion over an extended period. The area was divided into development parcels and the development of those parcels was linked to the provision of necessary infrastructure.

To date two parcels of land (P & Q) have been partially development with an additional parcel (E) having the benefit of permission for housing development. The area has been incorporated into the overall phasing of land in the zoning map with parcels P, Q and E being included in Phase 1 (see Figure 3.2).

Permission has been granted for a total of 542 units with 175 units completed within those parcels. Fig 3.2 shows the entire area with the development parcels outlined. Table 3.5 shows the development criteria for parcels P, Q and E included in phase 1 lands of the core strategy.



**Table 3.5: Development Criteria for land in Western Environs**

<i>Parcel name</i>	<i>Area in hectares (gross)</i>	<i>Character of area</i>	<i>The following Infrastructure must be in place before this parcel can develop</i>	<i>The following non-residential facilities must be in place within the plan area before housing can be developed in this parcel</i>	<i>This Parcel Must Contain</i>	<i>This Parcel May Contain</i>
Block E	3.90	Higher Density Residential	<ol style="list-style-type: none"> <li>1. Upgrade of Kilmanagh Road between Point '29' and Point '39'</li> <li>2. Inner Relief Road/Circular Rd. between Point "22' and Point 29'</li> <li>3. Inner Relief Road/Circular Rd. between Point "22' and Point 3'</li> <li>4. Distributor Road between Point '37 and Point '26'</li> <li>5. Upgrade of the Callan Rd. from Point '3' to Point '5'.</li> <li>6. Water mains from Point '26' to Point '37'</li> <li>7. Foul water sewers from point '37' to outfall at point '42'.</li> <li>8. Surface water sewers from point '37' to outfall at point '31'.</li> <li>9. Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>	<p>Residential development at a mean density of 36-40 residential units/hectare (14.5-16/acre)</p> <p>A crèche or other pre-school facility</p> <p>Open Space LP12, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p>	<p>Residential development at a mean density of 36-40 residential units/hectare (14.5-16/acre)</p> <p>A crèche or other pre-school facility</p> <p>Open Space LP12, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p>	<p>Bed and breakfast/guesthouse</p> <p>Clinic or surgery</p> <p>Community facilities</p> <p>Convenience store(s) of not more than 100 m sq. gross floor area.</p> <p>Crèche and/or playgroup</p> <p>Halting site/group housing scheme</p> <p>Hotel, public house, restaurant, café</p> <p>Live/work units and small workshops</p> <p>Public service installation</p> <p>Retirement and/or nursing home</p>

Block P	12.70	Medium/High Density Residential	<ol style="list-style-type: none"> <li>1. Upgrade of the Callan Rd. from Point '3' to Point '5'.</li> <li>2. Distributor road from point '7' to Point '10'</li> <li>3. Distributor road from Point '8' to Point '11'.</li> <li>4. Inner Relief Road from Point '3' to point '12'.</li> <li>5. Water mains from Point '2' to Point '8'</li> <li>6. Water mains from Point '3' to Point '12'</li> <li>7. Water mains from Point '8' to point '11'</li> <li>8. Foul water sewers from points '7', '10', '3' and '12' to outfall at point '13'.</li> <li>9. Surface water sewers from points '7', '10', '3' and '12' to outfall at point '32'.</li> <li>10. Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>	<p>Either open space area P2, with title transferred to the local authority, laid out and landscaped to the satisfaction of the planning authorities.</p>	<p>Residential development at a mean density of 33-40 residential units/hectare (13-16/acre)</p> <p>A crèche or other pre-school facility</p> <p>Open Space LP7, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p>	<p>Bed and breakfast/guesthouse Clinic or surgery Community facilities Convenience store(s) of not more than 100 m sq. gross floor area. Crèche and/or playgroup Halting site/group housing scheme Hotel, public house, restaurant, café Live/work units and small workshops Public service installation Retirement and/or nursing home.</p>
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Block Q	8.25	Medium Density Residential	<ol style="list-style-type: none"> <li>1. Extension of the 30 mph speed limit to Point on the Callan Road</li> <li>2. Upgrade of the Callan Rd. from Point '1' to Point '5'.</li> <li>3. Distributor road from Point '2' to Point '7'.</li> <li>4. Water mains from Point '2' to point '7'</li> <li>5. Foul sewers from point '7' to outfall at point '5'</li> <li>6. Surface water sewers from point '7' to outfall at point '4'</li> <li>7. Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>	<p>Residential development at a mean density of 33-36 residential units/hectare (13-14.5/acre)                  A crèche or other pre-school facility                  Open Space LP6, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p>	<p>Bed and breakfast/guesthouse                  Clinic or surgery                  Community facilities                  Convenience store(s) of not more than 100 m sq. gross floor area.                  Crèche and/or playgroup                  Halting site/group housing scheme                  Hotel, public house, restaurant, café                  Live/work units and small workshops                  Public service installation                  Retirement and/or nursing home.</p>
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**Objective: To implement the vision, policy and objectives of the Western Environs Local Area Plan 2004 for the development of the area.**

### **3.4.2 Loughmacask**

The Loughmacask LAP was adopted in 2008<sup>35</sup>. This LAP divided the area into ten parcels, from A through J, and set out a strict programme for the delivery of key infrastructure in conjunction with the development of each parcel. The life of the plan will continue until 2018 when progress on its implementation will be reviewed.

### **3.4.3 City Centre Area**

Since the adoption of the 2008 – 2014 Development Plan, the international drinks company Diageo announced that it would close its existing facility on the former Smithwick's brewery site. It is expected that production will cease at the end of 2013 and the site will be decommissioned. Kilkenny Local Authorities have agreed to purchase the site from Diageo. The site is about 5.5 ha in size and stretches from Bateman Quay to Greens Bridge. The site is dissected by the Central Access scheme and the River Breagagh.

In the 2008 – 2014 Development Plan it was zoned for industrial use, reflecting its historical use. It is proposed to change that zoning to general business as the site offers a very significant resource for the city centre and new uses are needed in the context of the overall vision for the City and Environs.

#### *City Centre Local Area Plan*

The City Centre LAP was adopted by the Borough Council in 2005. The City Centre LAP has expired, but notwithstanding this, the Borough Council will continue to implement the following provisions.

The City Centre Local Area Plan acknowledges the added dynamism and interest that particular non-retail uses, specifically cafes, restaurants, public houses and bars (but excluding fast food outlets) can bring to a retail centre. However there is a need to strike a balance between the need to maintain the dominant role of the retail function of the city centre and the wider aim of increasing the city centre population and protecting the amenities of existing residents. The Local Area Plan states that such uses will be encouraged to locate in the area but should be dispersed to prevent a clustering and that a high quality of design should be achieved.

Policy P.L.U.4 of the Local Area Plan states:

The Borough Council will have regard to the following considerations in the assessment of applications for change of use in the retail core:

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<sup>35</sup> Loughmacask LAP 2008 Kilkenny County Council and Kilkenny Borough Council

- The number and proximity of similar uses already operating in the immediate area.
- The scale of the proposed outlet.
- The physical impact of the proposed use on the internal structure of the building in which it will be located.
- The quality of the shopfront design and associated signage.
- The relevant Specific Objectives of this Local Area Plan in respect of inappropriate land uses and the public realm.

For Public House and entertainment use the Council will control the location, size and activities of entertainment uses that are likely to attract significant numbers of people, in particular public houses with large floor areas with or without other entertainment and night clubs, in order to safeguard the general amenity, environmental quality, residential amenity, character and function of the area.

In applications for such developments the onus will be on the applicant to demonstrate that the proposed new entertainment use, or extension to existing use or variation in opening hours would not cause harm to general amenity, environmental quality, residential amenity or the established character and function of the area.

Section 2 of the City Centre Local Area Plan contains a development strategy for the city centre consisting of traffic management and urban design policies. The Borough Council will continue to implement the provisions of section 2 of the LAP relating to transport, car parking, urban design and land uses.

In the interests of clarity where a conflict arises between the original LAP document and the adopted City and Environs Development Plan then the Development Plan will take precedence.

Section 3 of the City Centre Local Area Plan contains urban design frameworks for 11 identified sites within the plan area. The Borough Council will also continue to implement the provision of Section 3 relating to the urban design frameworks and land uses for specific sites. There are broad urban design objectives for each site along with illustrations of indicative layouts for each site. These illustrations are intended to be indicative only and the final proposals for each site will be dependent on a detailed design exercise for each site.

Site 2 of the City Centre LAP identified Bateman Quay as a redevelopment opportunity. With the closure of the Diageo (Smithwick's) brewery in the city a redevelopment opportunity will become available to the local authorities within the Plan period. This site is immediately adjacent to Bateman Quay. It is considered appropriate that the redevelopment of the Bateman Quay site should be considered in the context of the redevelopment of the Diageo lands.

**Objectives:**

- **To prepare a master plan and urban design framework for the Smithwick's site and Bateman Quay during the lifetime of the development plan.**
- **To implement the provisions of sections 2 of the City Centre LAP relating to transport, car parking, urban design and land uses.**
- **To implement the provisions of Section 3 of the City Centre LAP relating to the urban design frameworks and land uses for specific sites.**

**3.4.4 Employment Land**

As part of the development strategy, the major employment areas are shown on Figure 3.1. These are located south of the N10 Ring Road at Smithsland, Joinersfolly, Loughboy and Danville, the Hebron Road, Purcellsinch and a Business Park zoning at Leggestrath. These land banks are strategically located close to existing transportation corridors such as the N9/N10, the Ring Road extension and the N10 motorway link.

In all a total of approximately 167ha (412 acres) of greenfield land is available in the various business and industrial zones. South of the N9/N10 at Smithsland, Joinersfolly, Loughboy and Danville is a strategic parcelling of lands that can cater for Enterprise, Business and Technology parks for Foreign Direct Investment through the IDA and quality industrial lands catering for small and medium enterprises. In this area there are 106 acres of greenfield uncommitted land available for development. There is also a further 25 acres of zoned land where permission has been granted for 21 serviced industrial sites.

This approach enables a clustering of businesses and firms including those involved in interrelated activities thereby providing for critical mass of economic activity at one specific location.

*Mixed Use zonings*

In order to stimulate re-development along the Hebron Road, a new mixed use zoning was introduced in the 2008 – 2014 Development Plan. This was in recognition of the anticipated completion of the M10 Motorway project resulting in the Hebron Road becoming one of the main entrance points to the city. The historical land uses along the Hebron Road do not reflect or promote the future role of this road as an entrance corridor to the city. A limited amount of redevelopment has taken place but there is considerable road frontage to be redeveloped. It is considered appropriate therefore to continue this mixed use zoning.

Any development that takes place along this corridor will have to reflect and promote the role of the Hebron Road as the main entrance corridor to the city. This will require a high quality built environment.

### 3.4.5 Zoning Objectives

The purpose of zoning is to indicate to property owners and the general public the type of development which the Planning Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and, in association with phasing, to create a basis for investment in public and private infrastructure and facilities thereby ensuring that land suitable for development is used to the best advantage of the community as a whole. (See Figure 3.3 Zoning Objectives)

Zoning policy must also have regard to the strategic policies underlying the Development Plan. These include the principles of sustainable development, the integration of land use and transportation planning, the concept of the compact city, the neighbourhood strategy and the protection of natural resources.

The criteria for zoning policy are:

- National/Regional/Local Policy Context. (i.e. the [NSS](#), [South East Regional Planning Guidelines](#), etc.)
- Core Strategy outlined in Section 3.3
- Assessment of need for housing
- Sequential approach
- Water, drainage and road infrastructure (existing and planned)
- *Kilkenny City Smarter Travel Plan*
- Supporting infrastructure (social, community, commercial, existing and planned)
- Physical suitability
- Environmental policy (ground and surface water quality, flooding, etc.)
- Heritage policy
- Flood Risk assessment

The zoning strategy is designed to ensure that adequate, suitably located and serviced land is available to cater for the orderly development of the City and Environs having regard to:

- The need to deliver a compact urban form for the City & Environs and reduce urban sprawl
- The need to reduce reliance on private transport
- The maintenance of a clear line between the built-up urban area and the rural area
- The promotion of sustainable residential densities in the City & Environs
- The promotion of balanced development between different areas of the City & Environs.
- The promotion of the neighbourhood concept.
- The maintenance of a vibrant and vital city centre

In this section:

*Permitted Use* means a use which is acceptable in the relevant zone. However, it is still the subject of the normal planning process. Uses listed under each zoning objective are generally

acceptable in principle in the relevant zones. The schedule of Permitted Uses is intended as a guideline in assessing development proposals and should not be regarded as being exhaustive.

*Open for Consideration* means a use which may be permitted where the Planning Authority is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, and will not conflict with the permitted uses and also conforms with the proper planning and development of the area.

#### **3.4.5.1 Agriculture**

Objective: To conserve and protect agricultural land from interference from non-agricultural uses. To prevent premature development of agricultural land adjacent to development areas.

Permitted Uses: Agriculture, horticulture, public service installations.

Open for Consideration: Public Open Space, guesthouse, restaurant, dwelling houses in certain limited cases as outlined below, halting site, private open space, other uses not contrary to the proper planning and development of the area.

#### **Housing on lands Zoned for Agriculture**

On lands zoned for agriculture, housing will be restricted to the following categories of persons:

- Immediate members of farmer's families (sons & daughters) and/or
- Persons whose primary employment is in agriculture, horticulture, forestry or bloodstock, or other rural based activity in the area which they wish to build.

The basis of this policy is to preserve the existing agricultural use of the areas zoned for this purpose, to prevent speculation in land and to prevent urban generated development which would interfere with the operation of farming and prejudice the future planning and development of the area.

#### **3.4.5.2 Low-density Residential**

Objective: To protect, provide and improve residential amenities at low density. Low density housing is defined as not more than 10 units per ha (4 per acre) on average and must have regard to the character of the area.

Permitted Uses: Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, local convenience shop, nursing homes, and medical centre.



Open for Consideration: public house, hotel, restaurant.

#### **3.4.5.3 Residential**

Objective: To protect, provide and improve residential amenities.

Permitted Uses: Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, local convenience shop, nursing homes, and medical centre.

Open for Consideration: public house, hotel, restaurant.

#### **3.4.5.4 General Business**

Objective: To provide for general development.

Permissible Uses:

Dwellings, retailing, retail warehousing, wholesale outlets, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, halting sites, hotels, motels, guest houses, clubs, private garages, open spaces, public service installations, medical and related consultants, restaurants, public houses, car parks, halls or discotheques, and other uses as permitted and open for consideration in residential zoning.

Open for Consideration: open space, workshop or light industry.

#### **3.4.5.5 Neighbourhood Centres**

Objective: To provide for local shopping, non retail services, community and social needs.

Permitted Uses: Supermarket (for local neighbourhood needs only), newsagents, car park, office above street level, place of worship, library, public building or place of assembly, cultural or recreational facility, leisure centre, medical consultancy, Playgroup or crèche, restaurant, public house, hotel/ motel, guest house, coffee shop, travel agents.

Open for Consideration: open space, workshop or light industry above street level, off license, residential.

#### **3.4.5.6 Amenity / Green links/Biodiversity conservation/ Open Space/Recreation**

Objective: To allow for green links and biodiversity conservation and to preserve, provide and improve recreational open space.

Permitted Uses: Open space, sports clubs, recreational buildings, stands, pavilions, agricultural uses, halting site, and public service installations.

#### **3.4.5.7 Community Facilities**

Objective: To protect, provide and improve community facilities.

Permitted Uses: First, second and third level Educational facilities, incubator businesses linked to established third level facilities, religious and cultural facilities, public buildings, schools, churches, hospitals, convents, community centres and halls, school playing fields, colleges, orphanages, hostels, halting sites, cemeteries, libraries, public service installations and nursing homes.

#### **3.4.5.8 Industrial/Warehousing**

Objective: To provide for industrial employment and related uses.

Permitted Uses: General industrial uses and ancillary offices, open spaces, warehouses, car and heavy vehicle parks, petrol filling stations, civic amenity/recycling centre, local convenience shop, Automated teller machines, car showrooms, advertisement structures, wholesale premises, public service installations, play school/crèche, repair garages, telecommunications structure, waste transfer stations, single retail warehousing units (excluding retail warehousing parks).

Open for Consideration: science and technology based industry, restaurant, halting sites.

#### **3.4.5.9 Industrial/ Technology Park**

Objective: To provide for industry and information technology-related industrial and office development and ancillary services. The purpose is to encourage mainly services type employment on a campus environment.

Permitted Uses: Industrial premises and office based industry, Car parks, crèches, local convenience shop, Automated teller machines, open spaces, warehouses, third level education and research.

Open for consideration: recreational use/buildings, public service installations and conference facilities, restaurant, waste transfer stations.

**3.4.5.10 Business Park**

Objective: To provide for commercial activity including industry, information technology-related industrial and office development and ancillary services and retail warehousing.

Permitted Uses: Car park, park and ride facility, childcare facility, community facility, enterprise centre, funeral home, light industry, medical and related consultants, office based industry, science and technology based industry, car showrooms, local convenience shop of not more than 100m<sup>2</sup> (gross), automated teller machines, restaurant, conference facilities, public service installations, hotel, warehousing, including retail warehousing<sup>36</sup>.

Open for consideration: recreational use/buildings, public service installations and waste transfer stations.

Not Permitted: retailing other than retail warehousing

Where permission is granted for retail warehousing, conditions will be attached restricting the sale of goods to bulky goods as defined in the plan and restricting the size of individual units. The County Council or Kilkenny Borough Council will take enforcement action against developers to ensure compliance with these conditions.

**3.4.5.11 Mixed Use**

Objective: To consolidate and facilitate the development of inner suburban sites for mixed use development which will allow for commercial and residential uses.

Permitted Uses: Dwellings, open spaces, places of worship, community facilities, halting sites, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, car park, park and ride facility, childcare facility, community facility, enterprise centre, funeral home, light industry, medical and related consultants, office based industry, science and technology based industry, local convenience shop, automated teller machines, restaurant, conference facilities, public service installations, hotel, warehousing, including retail warehousing<sup>37</sup>, discount foodstore.

Open for Consideration: recreational use/buildings, waste transfer stations and public house.

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<sup>36</sup> Retail warehousing is defined as large single level stores specialising in the sale of bulky household goods or goods sold in bulk. Bulky Goods to be defined as:

Goods generally sold from retail warehouses where DIY goods or goods, such as flatpack furniture are of such a size that they would normally be taken away by car and not manageable by customers travelling by foot, cycle or bus or that large floor areas would be required to display them e.g. furniture in room sets, or not large individually but part of a collective purchase which would be bulky e.g. wallpaper and paint. In the interests of clarity this definition excludes such items as non-durable household goods, alcoholic and non-alcoholic beverages, tobacco, food, and small personal and household items.

<sup>37</sup> Refer to footnote above for definition of retail warehousing.

#### **3.4.5.12 Agricultural Trade**

Objective: To develop a centre of excellence and one stop shop for agricultural related trade and activities with an emphasis on high value added activities, by providing for and improvement of agricultural trade, related uses and ancillary activities and services and to provide for industrial employment and related uses.

Permitted Uses: Livestock market, and related uses and agricultural trade, Agricultural science and technology based industry, local convenience shop, automated teller machines, restaurant, Farm/agricultural business, Farm advisory business, Veterinary suppliers, Veterinary practitioners, general industrial uses and ancillary offices, open spaces, warehouses, car and heavy vehicle parks, petrol filling stations, civic amenity/recycling centre, car showrooms, advertisement structures, wholesale premises, play school/crèche, repair garages, telecommunications structure, public service installations, waste transfer stations, garden centre.

Not Permitted: the sale of higher order comparison goods as found in town centres, significant levels of non-agricultural related-office/commercial development. The total of industrial and related uses should not extend to more than 40% of the entire floor area of buildings on site.

#### **3.4.5.13 Non-Conforming Uses**

Throughout the City and Environs there are uses which do not conform to the zoning objectives for the area. Extensions and improvement of premises accommodating these uses, may be permitted where the proposed development would not seriously injure the amenities of the area or prejudice the proper planning and development of the area. In some cases, the Planning Authority may encourage relocation of permitted incompatible uses, for example by exchange of sites.

#### **3.4.5.14 Transitional Areas**

While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas, it is necessary that developments are designed in a manner which would not be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas particular attention must be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of these residential areas.

### 3.4.6 Zoning Map Objectives

#### Land Use Objectives

##### Z1- Robertshill Mixed Use Zoning

1. No vehicular connection to be permitted between the Central Access Scheme and Kennyswell Road through the site.
2. Public open space to be provided along the Breagagh River, to form part of the Breagagh Regional Park.
3. Any residential component of the site to be readily accessible from the parklands.
4. An overall Framework Plan of the entire site shall be submitted at planning application stage.
5. Any development on the site must have due regard to the amenities of existing residences.

**Z2 - Dublin Road Mixed Use** - Significant development proposals must be made in the context of a long term vision for the redevelopment of the entire Mixed use zone as set out in a development framework acceptable to the Planning Authority.

##### Z3 – Hebron Road-

To prepare an Urban Design Framework Plan for the Hebron Road as the main entrance corridor to the City.

**Z4 - Bleach Road Woolen Mills** - The Council will consider development proposals which provide for:

- securing a sustainable use of the protected structures,
- protection of the River Nore SAC and
- securing the objectives for the creation of the River Nore Linear park

Any such development proposals on the land will be assessed taking into account all relevant Development Plan policies in relation to heritage, conservation, open space and recreation and traffic.

**Z5 - Nuncio Road** – any development of this site must include for an appropriate level of open space which will be designed and laid out in a manner that will provide for a local pocket park to serve the general area.

**Z6 Newpark Hotel** - any development at this location shall be subject to the Planning Authority being satisfied that there will be no long term impact on the water regime of the Fen and that public access to the Fen will be enhanced.

**Z7 - Waterford Road** - Having regard to the location of the land at the junction of Waterford Road (Regional Road), Bohernatounish Road and Nuncio Road and notwithstanding the development of a discount retail store on the lands and having regard to residential zoning on

the site, further development at this location can include for a mix of uses such as crèche, medical centre, other non retail uses such as personal and professional services along with office use. The proportion of non-residential uses can be greater than that of residential but in the mix of uses proposed on the land there shall be a significant proportion devoted to residential use. Any development proposal on this site shall address the entire block. No additional retailing shall be considered for the site.

**Z8 - Robertshill, Circular Road** - Having regard to the extent of residential development in the area, development at this location shall include for a mix of uses such as a small shop, crèche, other non-retail uses such as hairdressers and irrespective of the residential zoning, a small amount of office space. The quantum of non-residential mixed uses can be greater than that of residential subject to any proposal meeting the normal quantitative standards and other policy requirements of the Development Plan.

**Z9 - Newpark Upper, Johnswell Road** – to facilitate appropriately-scaled development in accordance with the Business Park zoning and to provide for the creation of a linear park along the River Pockocke through these lands with public access and appropriate linkages.

**Z10 - St. Canice's Hospital** - To work with the HSE and other relevant stakeholders in the preparation of a framework plan for the most appropriate land uses within the grounds of St Canice's Hospital. Such a framework plan shall take account of all the existing land uses and develop a framework for the appropriate land uses and urban design criteria for the lands.

## 4 Economic Development

**Strategic Aim: To provide a framework for the implementation of the economic strategy and the protection of the environment and heritage, to position the city for sustainable economic growth and employment.**

### 4.1 Introduction

The economic situation in Ireland is dramatically different now to when the last Development Plan (2008 – 2014) was adopted. Measured against the standard indicators of Gross Domestic Product (GDP), Gross National Product (GNP), new housing output, tax revenues, and employment levels, economic performance has dropped sharply. Since that time, Ireland has experienced rising unemployment, a banking crisis and a collapse in the property market.

Local authorities play a central role in supporting economic development and enterprise at local level. They do this in a number of ways, including through their capital and current budgets which goes towards funding their core functions. These include physical planning and development, undertaking socioeconomic research and analysis, the provision of local infrastructure, including transport and water infrastructure, which is vital for enterprises as well as community infrastructure. They are also a key agent for local delivery of national policy objectives.

At national level there are a number of Government publications which the Councils have had regard to in compiling this Plan and the economic strategy within this chapter, as follows:

- [Supporting Economic Recovery and Jobs – Locally](#)<sup>38</sup>
- [Action Plan for Jobs](#)<sup>39</sup>
- [Our Sustainable Future – A Framework for Sustainable Development for Ireland](#)<sup>40</sup>
- [Delivering our Green Potential - Government Policy Statement on Growth and Employment in the Green Economy](#)<sup>41</sup>
- [Food Harvest 2020](#)<sup>42</sup>

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<sup>38</sup> Department of Environment, Community and Local Government, [Supporting Economic Recovery and Jobs – Locally](#) Local Government Sectoral Strategy to Promote Employment and Support Local Enterprise, 2012

<sup>39</sup> Department of Jobs, Enterprise and Innovation, [Action Plan for Jobs](#), 2012

<sup>40</sup> Department of Environment, Community and Local Government, [Our Sustainable Future – A Framework for Sustainable Development for Ireland](#), 2012

<sup>41</sup> Government of Ireland, [Delivering our Green Potential - Government Policy Statement on Growth and Employment in the Green Economy](#), 2012

Protection of the environment and conservation of biodiversity is crucial for the achievement of the targets under Food Harvest 2020, and the maintenance of a high quality of life and the attractiveness of cities, towns, villages and other locations. It is important for investment decisions by both foreign and domestic business investors.

The Development Plan is a pre-requisite which underpins economic growth and employment. This Plan contains objectives for the protection and enhancement of water quality and the protection and enhancement of built and natural heritage which are seen as essential in the drive for sustainable economic recovery.

## 4.2 The Green Economy

A central plank of Ireland's economic recovery will centre on the development of a green economy that recognises:

- the opportunities for investment and employment creation in emerging sectors such as renewable energy, energy efficiency and waste and water management, and
- that this sustainable approach to economic development complements the core strength of the economy in the use of natural resources in the agriculture, forestry, fisheries, tourism and energy sectors.

Key drivers of the growth of the Green Economy globally include emissions reduction targets, increasing fossil fuel prices, diminishing natural resources, the impact of climate change, environmental legislation and consumer preferences. Development of the Green Economy provides an opportunity for business to reduce costs, improve their environmental performance and engage in the shift to a new economic paradigm.

Local government is part of the network of assistance to business and industry in delivering this, including through action under the green public procurement action plan, [Green Tenders](#)<sup>43</sup> and [Our Sustainable Future – A Framework for Sustainable Development for Ireland](#) which is underway and sets out the range of environmental, economic and social measures required to move these agendas forward from vision to reality.

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<sup>42</sup> Department of Agriculture, Food and the Marine, [Food Harvest 2020, A vision for Irish agri-food and fisheries](#), 2010

<sup>43</sup> Department of Public Expenditure and Reform, *Green Tenders: An Action Plan on Green Public Procurement*, 2012



### 4.3 Economic Development & Heritage

The identity and economic development of County Kilkenny is intrinsically linked to its heritage. The county's character and culture are vital assets that help the county compete as a tourism destination and a location of choice for investment.

Heritage and cultural tourism is growing worldwide and it is estimated that cultural tourism is worth over €2bn annually to the Irish economy and is one of the fastest growing sectors of tourism. In 2011 tourism was worth a total of €5.7bn to the Irish economy and domestic tourism alone was worth €1.8bn. In annual surveys tourists repeatedly stated that heritage is one of the key attractions for them in choosing to visit Ireland and two in every three visitors go to a heritage site or visitor attraction<sup>44</sup>. In a survey of visitors conducted by Kilkenny Tourism 78% of visitors identified heritage as the main reason they visited Kilkenny<sup>45</sup>.

The "Invest Kilkenny" initiative (established by Kilkenny local authorities to promote and facilitate investment from new and existing companies in Kilkenny) recognises and promotes the heritage, cultural life and quality of life of the city and county. In a survey conducted by IPSOS Mori for the Heritage Office in 2007<sup>46</sup>, 93% of respondents identified heritage as being either very important or fairly important in improving the quality of life in Kilkenny.

A study commissioned by the Heritage Council<sup>47</sup> outlined the economic rationale for investment in built heritage. It identified that the historic environment is a highly significant contributor to Ireland's national economy, directly supporting almost 25,000 full time equivalent jobs. When indirect effects are included, it is estimated that the sector supports approximately 40,000 full time equivalent posts in Ireland. In addition, the historic environment is estimated to account for some €1.5 billion to the nation's Gross Value Added. Therefore, there are significant economic benefits to promoting the value of the built heritage and investing in its protection, management and improvement.

Kilkenny City is marketed as a heritage destination and has a large number of visitor attractions associated with heritage. There is vast potential to build on the contribution of heritage to the economic development of Kilkenny. It is the intention of this Development Plan to actively support the protection, conservation and enhancement of the cultural heritage in Kilkenny to benefit the people of Kilkenny and to target cultural tourism as a major economic driver in the county. This is consistent with the approach to tourism outlined in the economic strategy and with the overall vision for the Development Plan.

Natural heritage is a further significant asset for the county. It provides a variety of services for free which bring many benefits to society and the economy. A high quality, natural environment supports the economy by attracting employers, visitors and inward investment. Research

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<sup>44</sup> Fáilte Ireland, *Tourism Facts 2011, 2012*

<sup>45</sup> Kilkenny Tourism, *Kilkenny Tourism Research Programme, 2004*

<sup>46</sup> IPSOS Mori. *Market Research on Heritage Awareness and Attitudes in Co. Kilkenny, 2004.*

<sup>47</sup> Ecorys & Fitzpatrick Associates, *Economic Value of Ireland's Historic Environment, 2012*

commissioned by the Department of Environment, Heritage and Local Government estimates that biodiversity and ecosystems contribute €2.6bn to the Irish economy each year.<sup>48</sup>

The value gained from biodiversity is reliant on its ongoing sustainable protection and management. Green infrastructure should be provided as an integral part of sustainable development alongside other infrastructure such as utilities and transport networks if the maximum benefit from natural assets is to be obtained. It recognises the importance of Green infrastructure “*as an asset that can have a particularly high tourism amenity value.*”<sup>49</sup> A section on Green Infrastructure is included in Chapter 7.

#### 4.4 Economic Strategy for Kilkenny

At a strategic level within the City and County of Kilkenny, five sectors were identified for specific development initiatives by the Local Authorities. These were:

- Third and Fourth Level Education and Research Development
- Agri-Food
- Services Development
- Tourism, Arts and Leisure
- Life Sciences (including Pharma with specific focus on Belview)

This Economic Strategy was adopted by both local authorities in June 2010. While some of the projects discussed are located outside the development plan area for the city it is included in the city plan as part of the wider economic strategy for the city and county.

##### 4.4.1 Third and Fourth Level Education and Research Development

Work is complete on the provision of a 3<sup>rd</sup>/4<sup>th</sup> level Research and Innovation unit at St. Kieran’s College. This is a joint venture between Kilkenny Local Authorities, Waterford Institute of Technology (Telecommunications Software & Systems Group or TSSG) and Carlow Institute of Technology. The centre focuses on next generation internet services and service innovation. The centre will be assisted by collaboration with the National University of Ireland Maynooth, (N.U.I.M.) and other 3<sup>rd</sup> level institutions. The Kilkenny Centre will create a hub for information and communications technology (ICT) expertise and for next generation internet development for companies in the finance, banking and insurance sectors.

Work is continuing with the N.U.I.M steering committee for the development of the lifelong learning campus at St. Kieran’s college.

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<sup>48</sup> Bullock, C. et al. 2008. *The Economic and Social Aspects of Biodiversity — Benefits and Costs of Biodiversity in Ireland.*

<sup>49</sup> Fáilte Ireland, *Historic Towns in Ireland: Maximising Your Tourism Potential*

The Programme for Government provides for a Technological University of the South East. There is a further potential role for local authorities to use research and innovation as a means to support employment creation and to promote a greater integration of local institutions in the delivery of supports for the local enterprise sector. Local authorities can develop a more proactive approach to embrace and integrate aspects of the work undertaken by universities, institutes of technology and research institutions in provision of its business supports and develop a stronger working relationship with academic institutions. Kilkenny Local Authorities will actively support the development of a Technological University for the South East Region.

**Objective: To increase co-operation between Kilkenny Local Authorities, existing third level institutions and the proposed Technological University for the South East to support employment creation, innovation and lifelong learning.**

#### 4.4.2 Agri-Food

A high level food group has been established with representatives from the agri-food sector including S.M.E's and Leader to progress the county under [Food Harvest 2020](#). This group is concerned with four areas;

- a) expansion of the milk supply post 2015
- b) food sustainability
- c) improved routes to market for S.M.E's
- d) development of a food excellence centre(s)

A technical working group has also been established with representatives of Teagasc, the Environmental Protection Agency, the Dept. of Agriculture, the Dept. of the Environment, Community and Local Government, the River Basin Catchment Management Team and the local authorities to examine environmental management issues in relation to the expansion of the milk supply. This group links to work being done at national level by the Dept. of Agriculture and by River Catchment Management. Kilkenny will be a pilot programme. This initiative represents an important development of Kilkenny as a site for artisan food production and for 'ahead of the curve' environmental infrastructure under the Harvest 2020 brand.

#### **Objective**

**To ensure the highest standards of environmental protection in the assessment of planning applications for all development proposals.**

#### 4.4.3 Services Development

Linkages are being developed with multi-national companies in the I.T. and Financial Services sectors. The initiative under 3<sup>rd</sup> /4<sup>th</sup> level education and research is targeted at the financial, banking and insurance sectors. The T.S.S.G research work looks at the next generation of applications in these sectors.

The investment in the Research and Innovation Centre at St. Kieran's establishes Kilkenny for the first time as an important centre for ICT and establishes new national capability for internationally traded services and more specifically for the finance, banking and insurance sectors. The centre will be a new resource and attraction for ICT and finance operations of all major companies.

**Objective:**

**To ensure an adequate amount of employment land on a campus type environment is available within the City for ICT and technology office based industry at the appropriate strategic locations.**

#### **4.4.4 Tourism, Arts and Leisure**

Tourism has been identified as a significant driver of the local economy. Tourism plays an important economic role within the city and county, and income derived from tourist activity is distributed across a wide range of economic sectors. Fáilte Ireland estimates that the tourism industry was worth upwards of €360 million in visitor expenditure to the South East region in 2010 and sustains at least 10,000 jobs<sup>50</sup>.

Building on what Kilkenny already had in terms of tourism product, the local authorities sought to assemble a number of tourism infrastructure initiatives which would add value to the Kilkenny tourist product.

From that analysis, a package known as the 'Medieval Mile' was developed, which is based on 6 projects. Grant funding was secured from Fáilte Ireland in 2012. The projects are:

1. Public realm improvement from The Parade to Irishtown
2. A new museum of National and local attraction to be housed in a restored St. Mary's Hall,
3. A great garden along both banks of the River Nore between Johns bridge and Greens bridge,
4. The restoration of Evans home to include a new Butler Gallery,
5. A new tourist office to be housed within the Tholsel, and
6. A vertical garden structure located at Irishtown adjacent to the entrance to the Smithwick's brewery site.

Initial detailed planning and consultation has commenced on the public realm with design work also commenced on the St Mary's Hall project. A total investment of €15m will be involved for all six projects over the life of the 2014 to 2020 Plan.

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<sup>50</sup> Fáilte Ireland, *Destination South-East A Strategic Plan and Work Programme 2011-2013*, March 2011

The development of these attractions in the city will assist in the enhancement of the tourism product for the city and county leading to an increase in tourist numbers and increased economic activity.

**Objective:**

- **To deliver and implement the 6 projects associated with the Medieval Mile proposals during the lifetime of the Plan 2014 – 2020 for the city and county.**

#### **4.4.5 Life Sciences including Pharma with specific focus on Belview**

Kilkenny County Council, the IDA, and the Department of the Environment, Community and Local Government have invested over €13m in water infrastructure in the Belview strategic development zone. In addition to this there is significant reserved capacity in the waste water treatment plant serving Waterford city which is located at Belview.

This has provided a fully serviced site and surrounding area primed for strategic development and foreign direct investment. The Belview area became the site of choice for an investment of €150m by the multinational food company Glanbia in its planned expansion for increased milk supply post 2015. Work has commenced on the project in Belview.

### **4.5 Strategic Locations for Enterprise and Employment**

Within County Kilkenny there are two nationally and regionally important strategic locations for enterprise and employment. These are Kilkenny City & Environs and Belview Port in the environs of Waterford City in County Kilkenny. The four District Towns also provide an important role in driving development within the county.

#### **4.5.1 Kilkenny City**

Kilkenny has many strengths as an attractive location for industry as:

- The administrative capital of the County;
- A reasonably sized city and environs with population of 24,423 (in 2011)
- Designated as a Hub under the National Spatial Strategy;
- Motorway connections to Dublin, Waterford and Belview Port.
- Containing excellent infrastructure in terms of roads, rail, airports and seaports – only 120 km from Dublin airport and 45 km from the port facilities at Belview in South Kilkenny and the South East Regional Airport at Waterford;
- Excellent social and leisure amenities with good quality urban and natural environment;
- Proximity to various third-level colleges in the south-east and developing third level connections with Waterford and Carlow Institutes of Technology and continued development of outreach facilities from NUI Maynooth.

**Objective:**

**To ensure that an adequate quantity and range of land is available for enterprise development and that the appropriate infrastructure is provided.**

**4.5.2 Belview Port**

The Belview Port area is located approximately 5km downstream of Waterford City in the River Suir estuary. The Port at Belview is a strategic national, regional and county asset with good road and rail links. The role and status of the port nationally and regionally should be strengthened in line with the NSS by supporting and promoting a balanced multi-modal freight transport policy that safeguards the importance of rail transport as a means of access to the port.

The port has excellent road connections to the national motorway network via the N29 and N25 routes and has benefited significantly in terms of access through the provision of the Waterford Bypass and onward connections via the M9 motorway.

**4.6 Retail Strategy**

Kilkenny County Council and Kilkenny Borough Council adopted the first Kilkenny City and County Retail Strategy in 2002. There have a number of reviews of the strategy since then (in 2005 and again in 2008). The 2008 strategy was adopted prior to the economic collapse which occurred in September of that year.

The 2008 strategy operated in a set of economic circumstances where prospects for economic growth, disposable incomes and population growth are lower than anticipated in 2007/2008 when the strategy was prepared.

An important part of the review was the updating of baseline information. This included the following:

- Review of population figures and forecasts
- Updating the floorspace survey
- household and shoppers surveys
- A broad capacity assessment for the requirement of additional retail floorspace
- Updating the health checks of Kilkenny City, Callan, Castlecomer, Graiguenamanagh and Thomastown

The objective of the review was to ensure that the requirements of the [Retail Planning Guidelines](#)<sup>51</sup> would be met in the Development Plan i.e.:

- Confirmation of the retail hierarchy,
- Definition of the core retail area of town centres,

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<sup>51</sup> Department of Environment, Community and Local Government, [Guidelines for Planning Authorities, Retail Planning](#), 2012

- A broad assessment of the requirement of additional retail floorspace,
- Strategic guidance on the location and scale of retail development,
- Preparation of policies and action initiatives to encourage the improvement of town centres,
- Identification of criteria for the assessment of retail developments.

#### 4.6.1 Overview of Progress

Since the adoption of the 2008 Retail Strategy, developments in retailing in the city and county have included the development of discount retailers in four sites within Kilkenny City and environs, and in Callan. The Ferrybank shopping centre has been completed but is un-opened. In general the convenience offer of the city and county has been improved during the period of the last plan. McDonagh Junction shopping centre has been trading and established itself since late 2007 and it has offered additional comparison and convenience retailing to Kilkenny City & Environs in a high quality setting.

#### 4.6.2 County Retail Hierarchy

Following a review of the retail hierarchy in the 2008 strategy against the factors and influences that have changed since the adoption of the 2008 strategy the following hierarchy is proposed.

Level/Retail Function	Centre
Level 1 Major Town Centre/County Town	Kilkenny City & Environs
Level 2 District Centre	Ferrybank (part of Waterford environs)
Level 3 District/sub county town	Callan Thomastown Castlecomer Graigenamanagh
Level 4 Neighbourhood Centre	As designated for Kilkenny City & Environs (Newpark, Loughboy, Loughmacask, Western Environs) and Ferrybank/Belview area in the Environs of Waterford City
Level 5 Small Town/village centre/Rural Area	Various

The modifications are that the level 3 designation is simplified into one District/sub county town category to cater for all of the district towns in the county, and the designation of the Ferrybank shopping centre as a district centre. This hierarchy is consistent with the core strategy and the [Retail Planning Guidelines](#).

### 4.6.3 Core Retail Area

The review of the main centres within the county confirms that the Core Retail Area remains relevant only to Kilkenny City Centre and that the four District Towns are of insufficient scale to warrant such an approach. It is considered that the approach for the development of these towns should be in keeping with the scale and character of existing development and guided by the provisions of the [Retail Planning Guidelines](#) and the relevant Local Area Plan. This will be reviewed again during the life of the plan having regard to the performance of the District Towns over time.

The core retail area for Kilkenny City Centre and the 400metre edge of centre boundary are shown in Figure 4.1. The core retail area comprises the following streets: High Street including Market Cross Shopping Centre, Rose Inn Street, and St Kieran's Street.

The review confirms that the existing core retail area should be retained in the best interests of the retail future of the city centre and the city and county as a whole.

Key considerations in arriving at this conclusion include:

- The larger the defined core retail area then the greater scope to diffuse the retail floor space around a wider area.
- This could bring policy conflicts and a potential wider distribution of floor space.
- The result could be a real threat of weakening, not strengthening, the prime shopping area.

### 4.6.4 Broad Assessment of Additional Retail Floorspace

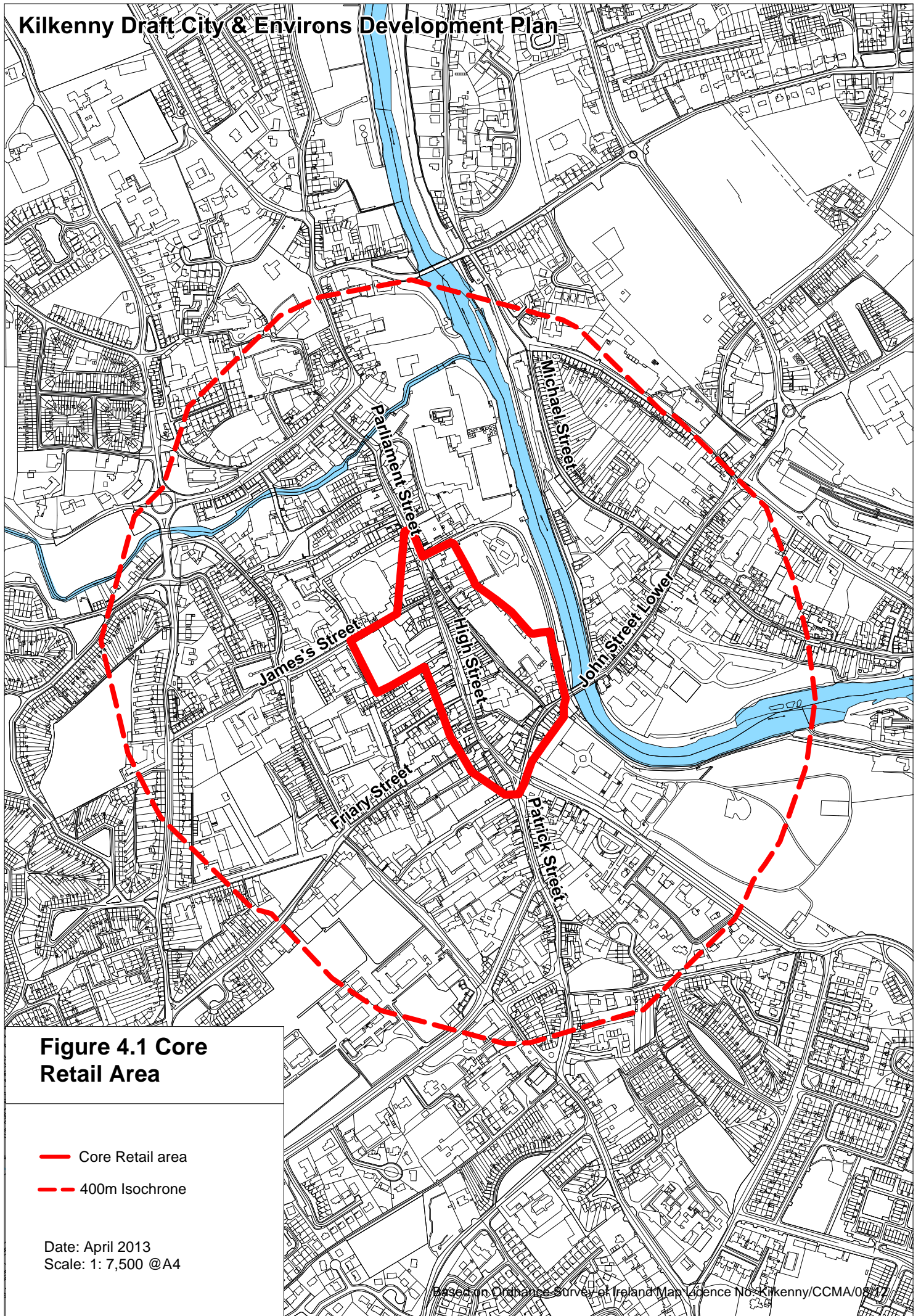
This review covers the period 2014 to 2020 and in spatial planning terms takes a longer term view beyond the 2020 horizon of the plan period. The capacity assessment itself does not go beyond the 2020 timeframe due to the volatility and uncertainty of the economic climate, the difficulty in reliably projecting economic trends into the future and the need for periodic reviews of the strategy to take account of revised national and regional population figures and changing economic circumstances.

One of the key requirements of the [Retail Planning Guidelines](#) is that retail strategies should provide a broad assessment of the additional retail floorspace required in counties over the lifetime of their strategies. The broad assessment of the requirement for additional retail floorspace is provided by projecting the future population changes and the growth in consumer spending. This strategy takes account of the proposed changes to the population over the plan period, updated information on expenditure, retail floorspace, extant planning permissions and the findings of the 2010 household and shopper surveys.

The estimates are intended to provide broad guidance as to the potential additional quantum of convenience and comparison floorspace provision. It is intended that the figures are not treated in an overly prescriptive manner are not intended to inhibit competition in the market place.



# Kilkenny Draft City & Environs Development Plan



**Figure 4.1 Core Retail Area**

- Core Retail area
- - - 400m Isochrone

Date: April 2013  
Scale: 1: 7,500 @A4

The key inputs and outputs to the capacity assessment are a derivation of the steps below<sup>52</sup>:

- Step 1: Population and Expenditure Estimates
- Step 2: Turnover Estimates
- Step 3: Turnover Ratios
- Step 4: Gross Additional Expenditure Potential
- Step 5: Future Sources of Retail Sales
- Step 6: Capacity Potential

The following broad assumptions were made in calculating the capacity assessment. 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 expected growth in the economy in the short to medium term it has been decided to take a conservative view in relation to expenditure growth per capita.

It is assumed that expenditure growth in convenience spend will be zero between 2013 and 2015. This is because most households' requirements in respect of convenience products have been largely satisfied and because of the national budgetary corrections. It is also assumed that expenditure growth in comparison spend will be zero between 2013 and 2015 as the austerity measures will last until the 2015 national budget with further money being taken from the economy in addition to the personal and indirect taxes already imposed such as property tax, water charges etc. prior to 2013.

The Central Bank of Ireland ([2013 Quarterly bulletin](#)<sup>53</sup>) predicts a fall in consumer spending of 0.4% this year (2013) and a rise of 0.2% next year (2014). The ERSI in its [Quarterly Economic Commentary](#) of Winter 2012<sup>54</sup> 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 growth in convenience expenditure will be 0.5% per annum and 1.5% in comparison spend.

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

Based on these assumptions the available per capita expenditure is predicted as follows:

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<sup>52</sup> The detailed calculations and methodology for calculating the broad assessment of retail floor space is contained in Appendix C

<sup>53</sup> Central Bank of Ireland, Q1 Central Bank Quarterly Bulletin, January 13

<sup>54</sup> ESRI, [Quarterly Economic Commentary](#), Winter 2012

	Convenience	Comparison
2012	3992	3312
2015	3992	3312
2020	4092	3567

Source: Capacity Assessment, Appendix A

### Total Available Expenditure

This is calculated by multiplying the population by the expenditure per capita 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.

	2011 (actual)	2012	2014	2020
<b>County Population</b>	<b>95,419</b>	<b>96,873</b>	<b>99,781</b>	<b>109,802</b>

Source: Population projections are taken from Chapter 2 of this plan.

Therefore the total available expenditure for the county is as follows:

Year	Total
2012	€386.71m
2014	€398.32m
2020	€449.30m

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. It is necessary to split the available comparison expenditure between bulky and non-bulky comparison goods.

Having regard to the [Household Budget Survey](#)<sup>55</sup> 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. Based on this 20% proportion, the total available comparison expenditure split between bulky and non-bulky goods is set out below.

<sup>55</sup> CSO, [Household Budget Survey](#), 2012

Year	Bulky Goods	Comparison excl. bulky goods
2012	€64.17m	€256.67m
2014	€66.10m	€264.37m
2020	€78.23m	€312.93m

To obtain the indicative floorspace figures, the surplus of expenditure that can maintain additional retail floorspace within the county is obtained by subtracting the turnover of existing convenience, comparison and bulky goods expenditure (for 2012) from the total available expenditure projected forward to 2014 and 2020.

In order to calculate the requirements for additional retail floorspace within the County, the turnover per sq. m. of new retail floorspace is divided by the surplus spend available set out above<sup>56</sup>.

	2012	2014	2020
Convenience	7040m <sup>2</sup>	7701m <sup>2</sup>	10,709m <sup>2</sup>
Comparison	13,136m <sup>2</sup>	14,415m <sup>2</sup>	22,392m <sup>2</sup>
Bulky Goods	- 6820m <sup>2</sup>	-5992m <sup>2</sup>	-1,400m <sup>2</sup>

The table above shows that there is potential for additional convenience and comparison floorspace in the county in the period between 2014 and 2020. However these figures do not take into account extant permissions since 2010 which have been delivered or will be delivered during the next plan period.

### 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 1,125m<sup>2</sup> and 1,144m<sup>2</sup> of net retail space.
- A discount store for Lidl was granted with 1,274m<sup>2</sup> of net retail space.

These are all trading and the total net retail space provided is 3,543m<sup>2</sup>.

- A further Aldi store of 990m<sup>2</sup> net retail area is under construction in Callan and will open in 2013.

A further point to note is that Ferrybank District centre comprises 4,577m<sup>2</sup> of granted convenience floorspace and has not yet opened. It is assumed that the Ferrybank shopping centre will not open until 2014 at the earliest.

<sup>56</sup> See detailed capacity assessment in Appendix B

### Comparison

Since the floorspace survey was carried out in 2010 no significant comparison floorspace has been granted permission within the county. At that time extant floorspace was permitted at the Kilkenny Retail Park. This, plus vacant space totalled 2991m<sup>2</sup> for bulky goods. MacDonagh Junction had 1,549m<sup>2</sup> of vacant floorspace and in Ferrybank 4,341m<sup>2</sup> was constructed and is anticipated will not trade before 2014.

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 4.6, gives a final adjusted floor space requirement, shown in Table 4.7.

	2012	2014	2020
Convenience	3,497m <sup>2</sup>	-1,409m <sup>2</sup>	1,599m <sup>2</sup>
Comparison	11,587m <sup>2</sup>	8,525m <sup>2</sup>	16,502m <sup>2</sup>
Bulky Goods	- 6820m <sup>2</sup>	-5992m <sup>2</sup>	-4391m <sup>2</sup>

It must be borne in mind that these figures are produced on the basis of population targets set out in the [South East Regional Planning Guidelines](#) for 2016 and 2020, adjusted to take account of the 2011 Census. The 2011 Census showed that the county, while performing above the national average in terms of population growth, did not reach the target as set out in the [South East Regional Planning Guidelines](#) for 2011.

Table 4.7 indicates a demand at present for an additional 3,497m<sup>2</sup> of convenience retail space within the county, even allowing for the opening within the last two years of a number of discount retailers within the city and environs.

A further discount retail unit will open in 2013 in Callan, and assuming the Ferrybank shopping centre opens in 2014, this uses up a substantial portion of the projected convenience capacity assessment up to 2020. However capacity assessment is only one element of the criteria used to assessment significant retail proposals. See Section 4.8.2 below.

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.

With regard to comparison, Table 4.7 illustrates that there is capacity for additional comparison floorspace from now until 2020.

The bulky goods figures justify the rationale of not allowing further retail warehousing parks within the Environs of the city during the last plan period 2008 – 2014. It is considered reasonable to continue that policy for the period 2014 – 2020 in the light of the figures in this revised strategy.

## **4.7 Review of Retail Potential**

### **4.7.1 Kilkenny City & Environs**

During the 2008 – 2014 plan period, the main focus for retail development in the City & Environs has been the delivery of additional convenience floorspace in the form of discount retailers (Aldi and Lidl). Each of these retailers has now a presence in and around the neighbourhood centres of Newpark and Loughboy. As before, in reviewing the potential of the City and its environs the strategy is guided by the sequential approach. The city can be divided into three areas as follows:

- City Centre (core retail area)
- Edge of Centre
- Out of centre

#### **4.7.1.1 City Centre**

The review confirms that there are a limited number of sites with retail potential within the existing core retail area. One potential building within the core area is the Kilkenny Arcade which has a floor area of 1915m<sup>2</sup> with access from High Street linking through to James' Street. This is the only partially vacant site of notable size within the core retail area. Permission has recently been granted by An Bord Pleanála for a gaming arcade at this location.

In addition to this it is noted:

- There are no other sites or buildings of any substantial size available for retail development within what is termed the Core Retail Area.
- The Architectural Conservation Area policies covering the City Centre effectively remove any potential now and in the future for major redevelopment of space within the City Centre.
- There is potential for improvement and enhancement of the City Centre offer in both retail and leisure, by utilisation of vacant floorspace, conversions and gap infilling and this can be addressed under normal development control policies and procedures.

#### **4.7.1.2 Edge of Centre**

In the 2008 – 2014 Development Plan the former Kilkenny Mart site was identified as providing the basis for the second phase expansion of the city centre. Since that time, another significant site has emerged for redevelopment. The drinks company Diageo has taken a decision to terminate brewing at the former Smithwick's brewery site adjacent to the Rivers Nore and Breaghagh. The site is approximately 5.4ha in extent with existing vehicular access from Irishtown and Bateman Quay.

In December 2011 permission was granted by An Bord Pleanála for the construction of the Central Access Scheme which dissects the Smithwick's site. It is anticipated that brewing will cease on the site at the end of 2013 and that Kilkenny Local Authorities will take possession of the land in 2014 following decommissioning of the site. Kilkenny local authorities already own 0.8ha of land allocated to car parking along Bateman Quay which is adjacent to the brewery site and immediately adjacent to the core retail area.

The former Kilkenny Mart site is 5.5ha in extent and has been vacant since 2007. An Bord Pleanála refused permission for a substantial mixed use development on the site in 2007. The site is dissected by the Central Access scheme.

Effectively therefore, there are two edge of centre sites located in the City which could accommodate mixed use expansion.

Having regard to the sequential approach to retail development, the potential for synergy between the Smithwick's site and the existing retail core area, the potential to deliver other planning objectives linked to the public realm and tourism and the potential contribution of the Smithwick's site to the vitality and vibrancy of the city centre area generally, it is considered that the Smithwick's site should be the focus for retail expansion in the city and environs over the plan period. This strategy will ensure both consolidation and expansion of the city centre, the Bateman Quay area and the Smithwick's site over the short, medium and long terms.

There are constraints to the Smithwick's lands such as potential flooding and heritage issues. These will be major considerations and how to harness and maximise the potential of the site and the heritage assets will require an in-depth examination and analysis (See Section 3.4.3).

#### **4.7.1.3 Out of Centre**

There will be a general presumption against large out-of-centre retail development, in particular those located adjacent or close to existing, new or planned national roads/motorways. It is recognised in the [Retail Planning Guidelines](#) that in general retail warehouses do not fit easily into town centres, given their size requirements and the need for good car parking facilities. The Smithlands (Kilkenny Retail Park) and Ormond Retail parks were identified as locations for retail warehousing. The 2008 – 2014 Retail Strategy indicated that no further retail warehousing

parks should be developed in and around the City. Having reviewed the indicative floorspace capacity and the amount of vacant retail warehousing space in and around the City and Environs it is considered reasonable to continue that policy for the period of the new plan as:

- New comparison floorspace should be located in the City Centre and edge of centre sites to enhance the attraction and competitiveness of the City and County in the National and Regional retail hierarchies.
- There are concerns that the retail warehousing floorspace is competing with the comparison offers of the City Centre and the District Towns.
- The indication in the indicative capacity assessment of the over-provision of retail floorspace in the City and county.
- The level of vacancy in the existing retail warehousing parks.

**Objective:**

**No further retail parks will be granted permission in and around the City and Environs over the period 2014 – 2020.**

In this regard, a cautious approach will be taken regarding further such developments over the period of the strategy.

#### **4.7.2 Ferrybank/Belview (Waterford City Environs)**

The Ferrybank shopping centre was completed during the 2008 – 2014 Development Plan period. However it remains unopened for retail use. It has permitted convenience floor space of 4,577m<sup>2</sup> and comparison floorspace of 4,341m<sup>2</sup>. It also has the potential to deliver a range of retail and non-retail service functions (e.g. banks, post office, local offices, restaurants, public houses, community and cultural facilities) for the community at a level consistent with the function of that centre in the Ferrybank/Belview area of the Waterford Gateway within County Kilkenny.

In 2012 Kilkenny County Council developed a new area office and branch library within the centre. The Ferrybank shopping centre is a district centre within the retail hierarchy of the county. It is also designated as a district centre within the retail strategy of Waterford City Council.

The [Retail Planning Guidelines](#) require that for the Waterford strategy area, that the local authorities of Waterford City and County with Wexford, Kilkenny and Tipperary prepare a joint or multi-authority retail strategy. With a view to securing sustainable retailing within the region and, more particularly within the Gateway Spatial Area, Waterford City Council has committed to engaging with the Local Authorities of Counties Waterford, Kilkenny, Tipperary and Wexford with a view to preparing a Joint Retail Strategy for the Gateway.



**Objective:**

**To engage with the other relevant local authorities within the region in the preparation of a joint retail strategy for the greater Waterford City area.**

**4.7.3 The District Towns**

The District towns are placed at level 3 within the County hierarchy. They have populations in the range from 1,500 to 2,300 approximately. They are centres that perform an important role in serving the employment, retail and community needs of their surrounding hinterland. Each of the district towns has a statutory local area plan.

**Objective: To sustain and enhance the vitality and viability of the role and potential of the four District Towns.**

**4.8 Spatial Distribution of New Retail Development**

The City and County Retail Strategy, in accordance with the [Retail Planning Guidelines](#), provides the strategic policy framework for the spatial distribution of new retail development. The emphasis is on strategic guidance on the location and scale of major retail development. The Strategy does not seek to inhibit small scale retail development in centres around the County, particularly in smaller centres. It should be taken to be implicit in the aims of the Strategy that such developments should be encouraged and facilitated to enhance the sustainability, vitality and viability of smaller centres, including smaller main centres in the County Retail Hierarchy. The following provides guidance on how the Retail Strategy defines the distribution of strategic and non-strategic retail floorspace within the retail hierarchy:

**Level 1:** Major convenience and comparison, recognising Kilkenny City in its role as a Hub performing an important retailing function.

**Level 2:** District Centre: To perform an important function for the local community with a good range of convenience shopping and middle order comparison with a range of non-retail services such as banks, library, offices, public houses, restaurants serving the local community.

**Level 3:** District towns: District Towns play an important role within the county's retail hierarchy. They provide convenience shopping, alongside a level of comparison shopping, serving the population of the immediate catchment of the town and surrounding areas such as small scale hardware, retail pharmacies and clothes shops.

**Level 4:** Neighbourhood centres: Predominantly additional convenience but also post offices and small scale comparison such as pharmacies, hardware etc. serving the local neighbourhood.

**Level 5:** Small town/village centre/rural area: village stores/post offices in rural areas.

**Objectives:**

- **To improve convenience market share retained within the county to 80% post 2020<sup>57</sup>**
- **To improve comparison market share retained within the county to 75% post 2020**
  
- **To increase convenience trade draw from 8% to 15% post 2020**
- **To maintain comparison trade draw at 58% post 2020**

**4.8.1.1 Strategic Guidance on Location**

The following have been identified as being of particular importance in examining strategic locations in the review of the retail strategy:

- Current and pending strategic infrastructure investment;
- Promoting city/town centre vitality through a sequential approach to development,
- Securing competitiveness in the retail sector by actively enabling good quality development proposals to come forward in suitable locations,
- Facilitating a shift towards increased access to retailing by public transport, cycling and walking in accordance with the Smarter Travel strategy,
- Ensuring that retail development is plan led,
- Delivering quality urban design outcomes,
- Ensuring that the current strength and importance of Kilkenny City and Environs in the County, Regional and national shopping patterns is sustained and enhanced,
- That the outflows of both convenience and comparison expenditure are redressed over time by providing the means to improve the attractiveness of the City and County's retail offer for residents of the City and County,
- That the decline in inflows of convenience expenditure are addressed through the enhancement of the City and County's convenience offer,
- That the increasing inflows of comparison expenditure from visitors to the County from neighbouring counties and further afield are sustained and enhanced,
- The vitality and viability of the District Towns and the measures required to sustain and enhance this;
- The role of retail warehousing in the City's retail offer.

**4.8.2 Criteria for Assessing Future Retail Proposals**

All applications for significant retail development should be assessed against a range of criteria.

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<sup>57</sup> 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.

**Kilkenny City and its Environs/Ferrybank District Centre/Waterford City Environs:** Developments of 1,000m<sup>2</sup> (gross) convenience and 2,000m<sup>2</sup> (gross) comparison located outside the core retail area of the city or District Centre will be tested by the criteria.

**District Towns/Other Settlements:** Proposals for 500 m<sup>2</sup> (net) convenience and comparison developments should be considered against the criteria.

#### **4.8.2.1 Sequential Approach**

The overarching objective of the [Retail Planning Guidelines](#) is to enhance the vitality and viability of city and town centres in all their functions through sequential development. Sequential development means that:

1. The overall preferred location for new retail development is within city and town centres. Retail development may also be appropriate within District Centres identified in the settlement hierarchy at a scale appropriate to the needs of the area. and
2. Subject to the requirements below, only where the applicant can demonstrate and the planning authority is satisfied, that there are no sites or potential sites within a city, town centre or designated district centre should an edge-of-centre site be considered. In addition, only in exceptional circumstances where it can be demonstrated that there are no sites or potential sites available either within the centre or on the edge of these centres should an out-of-centre site be considered.

In addition to the sequential test, the criteria to be considered in the assessment of significant applications will include:

- The expenditure capacity within the relevant catchment area, taking account of all extant planning permissions and development proposals/opportunities identified in the City and County Development Plans, including those for the District Towns and other settlements;
- The baseline information and capacity/impact assessment is fit for purpose and transparent;
- Support for the long term strategy for city/town centre as established in the Retail Strategy/Development Plan
- The potential to increase employment opportunities and promote economic regeneration;
- The potential to increase competition within the area and thereby attract further consumers to the area;
- Respond to consumer demand for its retail offering and not diminish the range of activities and services that an urban centre can support;
- Cause an adverse impact on one or more city/town centres, either singly or cumulatively with recent development or other outstanding planning permissions

sufficient to undermine the vitality or viability of the city/town centre or its wider function in the promotion and encouragement of the arts, culture, leisure, public realm function of the town centre critical to the economic and social life of the community;

- Cause an increase in the number of vacant properties in the primary area that is likely to persist in the long term;
- How a shift towards increased access to retailing by public transport, cycling and walking in accordance with the Smarter Travel strategy is facilitated, so that the proposal is easily accessible by all sections of society; and /or links effectively with the town centre/core retail area so that there is likely to be commercial synergy.
- The contribution of the development towards site or area regeneration and its contribution in terms of urban design
- The role of the development in improving the competitiveness and retail offer of the city against other competing centres.

#### **4.9 Monitoring & Review**

This retail strategy is designed to ensure that the Development Plan plays a key role in ensuring competitiveness in the retail sector advancing choice for the consumer while promoting and supporting the vitality and viability of the city centre and town centres in the county and contributing to a high standard of urban design and encouraging a greater use of sustainable transport. The retail sector is one of the most dynamic sectors of the economy and trends, influences and information change over time. To ensure that the Strategy and its policies remain valid and up-to-date, the Councils will:

- Carry out annual monitoring of expenditure and population forecasts and review strategy if required.
- Monitor planning permissions for both new retail floorspace and change of use to keep the floorspace data up to date.
- Review the Retail Strategy's policies and objectives again in 2016.
- Update the household and shopper survey data at the next review.

## 5 Housing and Community

**Strategic Aim: To integrate the planning and sustainable development of the city with regard to the housing, social, community and cultural requirements of the city and its population.**

Building strong, inclusive communities is a key element in achieving sustainable development objectives. Sustainable communities require not only economic development, but also provision of and access to education, health and community support services, amenities and leisure services and a good quality built environment.

The Council's role is to formulate a planning policy for housing, consider planning applications for private housing, ensure that sufficient lands are zoned to meet the projected housing demand and provide houses or facilitate the provision of social and affordable housing for those unable to house themselves. The Councils are both the housing authority and the planning authority. In these roles they have the capacity to influence the supply, location and scale of new housing within its functional area.

The Councils' core objective in relation to the provision of housing is to ensure that every household has accommodation suitable to their needs, located in a suitable environment, at a price or rent it can afford.

### 5.1 Housing strategy

Part V of the Planning and Development Act 2000 requires that housing strategies be drawn up by planning authorities and integrated into their development plans.

The housing strategy shall:

- a) include an estimate of, and provision for, the existing need and the likely future need for housing in the area covered by the development plan. The Planning Authority shall ensure that sufficient and suitable land is zoned in its development plan for residential use (or for a mixture of residential and other uses), to meet the requirements of the housing strategy and to ensure that a scarcity of such land does not occur at any time during the period of the development plan.
- b) take into account the need to ensure that housing is available for persons who have different levels of income, and in particular for those in need of social or affordable housing in the area. A housing strategy shall therefore provide that as a general policy a specified percentage, not being more than 20% of the land zoned in the development plan for residential use, or for a mixture of residential and other uses, shall be reserved for social and/or affordable housing.
- c) ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the

- Planning Authority, including the special requirements of elderly persons and persons with disabilities.
- d) counteract undue segregation in housing between persons of different social backgrounds. The Planning Authority may indicate in respect of any residential area that there is no requirement for social/affordable housing in respect of that area, or that a lower percentage than that specified in the housing strategy may instead be required.

The needs of various groups, including the homeless, travellers and the elderly are addressed as part of the Housing Strategy.

A joint Housing Strategy has been prepared for the period 2014 - 2020 by both Kilkenny Borough and County Councils. This Strategy is incorporated into the Development Plan in Appendix B.

The principal features to emerge from the analysis presented in this housing strategy are as follows:

- A total of 4,353 new households are required to meet the population targets set for County Kilkenny in the [Regional Planning Guidelines](#) for the period 2008 to 2014.
- The existing local authority waiting list is c.2,852
- Over the period of the strategy 20% of land zoned for residential or a mix of residential and other land uses will be reserved for social and affordable housing.
- The availability of zoned land is not expected to act as a constraint over the course of the Development Plan 2014 – 2020

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 Councils 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 Councils 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 Councils in relation to the provision of social and affordable housing in accordance with the housing strategy.

The Housing Strategy also identified that there will be a requirement for a greater mix of unit types due to an increase in the number of single persons requiring accommodation.

The following preferred options are available to satisfy the requirements of the housing strategy:

- 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 over-concentration in any one particular area.

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,

- the sale of sites scheme,
- the Voluntary Housing Sector and the Rental subsidy scheme,
- the capital assistance scheme,
- the disabled persons grant,
- the essential repairs grant and other measures, and
- the Homeless Forum initiative.
- Travellers Accommodation programme

### **5.1.1 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.

A review of the programme has commenced in accordance with Section 17 (1) (a) of the Housing (Traveller Accommodation) Act, 1998.

#### **Objectives:**

- **To implement the Housing Strategy contained in Appendix B of the Development Plan.**

- 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 housing.
- 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.
- Complete the review of the Traveller Accommodation programme.
- To implement the Kilkenny Travellers Horse project
- To redevelop the Wetlands halting site as a group housing scheme.
- To implement the provisions of the Traveller Accommodation programme

### 5.1.2 Housing Protection Areas

A number of Housing Protection Areas in the central city area were identified in the last plan, within which any change of use from residential units would be strictly resisted. To ensure a vibrant city centre, it is essential to maintain and facilitate an increase in its residential population. Therefore these housing protection areas will be maintained, and are illustrated in Figure 5.1. The Council will resist the change of use of residential units in the designated 'Housing Protection Areas'.

## 5.2 Residential Development

The provision of additional housing throughout the city offers an opportunity to deliver new development of the highest physical and environmental standards. With growth in housing numbers the Councils must ensure that quality in terms of neighbourhoods and homes, and choice in terms of location and the tenures available.

Quality in the context of urban developments means the development of a high quality built environment through the promotion of high quality urban design. The Council will have regard to and apply the [Sustainable Residential Development in Urban Areas](#) and its companion document [Urban Design Manual: A best practice guide](#)<sup>58</sup>, in assessing and dealing with housing developments. Please refer to section 11.3 for detailed residential design guidance.

## 5.3 Universal Design

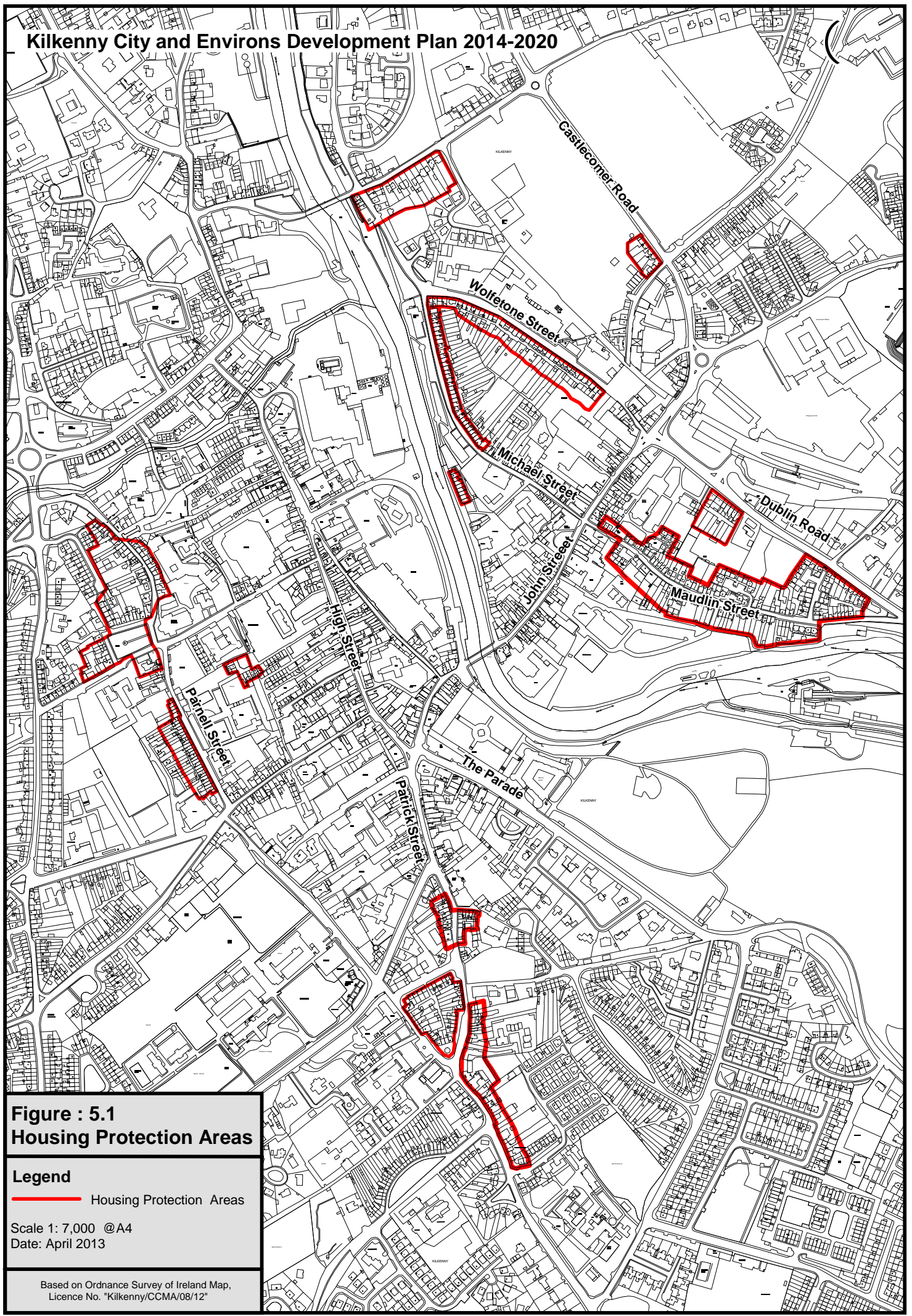
People of diverse abilities should be able to use buildings and places comfortably and safely, as far as possible without special assistance. People should be able to find their way easily, understand how to use building facilities such as intercoms or lifts, and know where pedestrian facilities are, and know where they may encounter traffic.

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<sup>58</sup> Department of Environment, Heritage and Local Government, [Urban Design Manual: A best practice guide](#), 2009



# Kilkenny City and Environs Development Plan 2014-2020



**Figure : 5.1**  
**Housing Protection Areas**

**Legend**  
— Housing Protection Areas

Scale 1: 7,000 @A4  
Date: April 2013

Based on Ordnance Survey of Ireland Map,  
Licence No. "Kilkenny/CCMA/08/12"

Given the wide diversity of the population, a universal design approach, which caters for the broadest range of users from the outset, can result in buildings and places that can be used and enjoyed by everyone. That approach eliminates or reduces the need for expensive changes or retrofits to meet the needs of particular groups at a later stage.

In all development proposals it will be the policy of the Council to promote Universal Design and Lifetime Housing in accordance with best practice and the policies and principles contained in [Building for Everyone: A Universal Design Approach](#)<sup>59</sup> and [Sustainable Residential Development in Urban Areas](#) and its companion document [Urban Design Manual: A best practice guide](#).

#### **5.4 Unfinished Estates**

In 2011, Kilkenny local authorities set up a dedicated team to focus on the resolution of unfinished estates in their functional area. The Councils have used a range of powers available under building control, dangerous Places/structures, planning and other relevant legislation in an integrated way and have worked proactively with developers, financial institutions/NAMA and local communities in securing the satisfactory resolution of unfinished housing developments. The Councils will assess and monitor unfinished developments and will play a key role in the co-ordination of Site Resolution Plans with other key stakeholders. The Councils will have regard to [Managing and Resolving Unfinished Housing Developments - Guidance Manual](#)<sup>60</sup>, in particular sections 7.1 and 7.2 thereof.

#### **5.5 Community Facilities**

Community facilities are essential to the well-being and functioning of populated areas. These facilities include health clinics, hospitals, schools, churches, libraries, community halls and burial grounds.

The primary role of the Planning Authority is to reserve sufficient lands within the settlement centres to meet likely future demands for community infrastructure. A recurring problem with respect to the provision of this infrastructure is its timely provision in conjunction with new housing. The Councils will reserve sites for community facilities as appropriate and seek to remedy deficiencies in existing developed areas. The Councils will locate community facilities within existing settlements and where population levels warrant a particular service, and will liaise with community groups and to assist community initiatives subject to the availability of resources.

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<sup>59</sup> National Disability Authority, [Building for Everyone: A Universal Design Approach](#), 2012

<sup>60</sup> Department of Environment, Community and Local Government, [Managing and Resolving Unfinished Housing Developments - Guidance Manual](#), 2011

The preferred option for the Planning Authority is for new and existing buildings to facilitate and provide for a range of compatible community uses. The Planning Authority will investigate opportunities for multi-purpose use to ensure that communities are best served without duplication of effort. It is important that the greatest possible use of a building is made, thereby providing community and leisure facilities close to the areas where they are needed. The Councils will ensure that, where practicable, community, recreational and open space facilities are clustered, with the community facilities being located in local centres or combined with school facilities as appropriate. Community facilities should be located close to or within walking distance of housing, accessible to all sectors of the community and facilitate multi-use functions through their design and layout.

## 5.6 Education & Childcare

### 5.6.1 Childcare Facilities

The provision of childcare and early education facilities is recognised as a strategic piece of social infrastructure required to enhance children's early learning experiences and enable people to participate more fully in society, particularly in accessing employment, education and social networks. National policy on childcare facilities is set out in [Childcare Facilities Guidelines for Planning Authorities](#)<sup>61</sup>. Government planning policy on childcare is to improve the quality of childcare services for the community. The primary role of the Planning Authority is to facilitate childcare facilities in appropriate locations to high development standards.

The Government's ten year framework [Towards 2016](#)<sup>62</sup> aims to ensure that every family should be able to access childcare services which are appropriate to the circumstances and needs of their children. The [National Action Plan for Social Inclusion 2007-2016](#)<sup>63</sup> sets out a number of goals for early childhood development which includes the provision of income supports and an increase in the provision of childcare facilities by 100,000 by 2016. The [National Strategic Plan 2011-2013 \(Early Childhood Care and Education Programmes\)](#) also includes key objectives to develop childcare and early education services and to consolidate investment in the childcare sector. With the current economic situation it will be important to ensure that capital investment is targeted to need. The [National Strategic Plan](#) aims to ensure this through the development of a national database which identifies childcare provision by area and type, using indicators such as population, income demographics and projected birth rates to highlight both gaps and over-supply in this sector.

Childcare provision in the city and county grew significantly over the last decade with the support of government investment. More recently, however, the increase in unemployment

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<sup>61</sup> Department of Environment and Local Government, *Childcare Facilities Guidelines for Planning Authorities*, 2001.

<sup>62</sup> Department of the Taoiseach, *Towards 2016*

<sup>63</sup> The Office for Social Inclusion, [National Action Plan for Social Inclusion 2007-2016](#), 2007

levels has led to a decrease in the demand for full day care services. As a result, any available funding is now being targeted at quality improvement in terms of provision and upgrading existing facilities.

The current [National Strategic Plan for Early childhood Care and Education programmes 2011-2013](#) is coming to a close and a new strategy is in process with expected completion in July 2013. This will provide the over-arching policy framework for the provision of childcare and early education in the city and county. Local annual plans are developed based on the priorities of the national strategy.

Kilkenny Local Authorities has worked with Kilkenny County Childcare Committee, through its role on the County Development Board, to improve the quality, provision and affordability of childcare in the city and county. The Councils will continue to work with the County Childcare Committee in responding to the changing needs of society in terms of childcare demand and services under the new structures of the Socio-Economic Committee.

The Councils will ensure that any new facilities are suitably located, are of a high quality and are inclusive of all children, including children with disabilities. Applicants are encouraged to liaise with the County Childcare Committee in advance of preparing planning applications in order to ascertain the local requirements.

**Objective: The Councils will facilitate the provision of childcare and early childhood education facilities in a sustainable manner in appropriate locations which include the following: larger new housing estates, industrial estates and business parks, in the vicinity of schools, neighbourhood and district centres and adjacent to public transport facilities.**

The Councils will assess, in conjunction with the Kilkenny County Childcare Committee and the new Socio-Economic Committee, the continuing needs around childcare and related facilities and review progress on the provision of same during the period of this Plan.

#### **5.6.1.1 Childcare Development Management standards**

The Councils will require the provision of appropriate childcare facilities in accordance with the [Childcare Facilities Guidelines for Planning Authorities](#)<sup>64</sup> i.e. for seventy five houses or more, the provision of a purpose built unit for childcare. Where appropriate the Councils will operate the requirement of the guidelines in a flexible manner having regard to the Kilkenny Childcare Strategy.

In general childcare facilities will be assessed on the following:

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<sup>64</sup> Dept. of Environment Community & Local Government, [Childcare Facilities : Guidelines for Planning Authorities](#) (2001)

- The suitability of the site/premises for the type and size of facility proposed, taking into consideration the effects on the existing amenities of the area.
- Adequacy of vehicular and pedestrian access and parking provisions, which may be required to include satisfactory and safe collection/drop-off areas where appropriate, for both customers and staff where it is merited by the scale of the development and the resultant intensity of vehicular movements.
- Provision of an adequate outdoor play area within the curtilage of all full day care facilities. This outdoor play area shall be located to have minimum impact on the amenity of surrounding properties, particularly in residential areas and should also be separate from car parking and service areas.
- The design of the structure and capability of it being assimilated satisfactorily in to the built environment.
- Ease of accessibility for all.

Applications for crèches, playschools and pre-school facilities shall comply with the [Childcare Facilities Guidelines for Planning Authorities](#), Child Care (Pre-School Services)(No. 2) Regulations 2006 and the Child Care (Pre-School Services) (No2) (Amendment) Regulations 2006 and We Like This Place - Guidelines for Best Practice in the Design of Childcare Facilities (2005) (or any such other relevant standards and legislation that may be enacted) and shall be accompanied with information in relation to details of the proposed opening times, proposed number and age range of children, proposed number of staff, internal floor areas devoted to crèche, excluding areas such as kitchens, toilets, sleeping and other ancillary areas, details of external play areas and car parking arrangements for both parents and staff.

## 5.6.2 Primary, Post Primary & Third Level Education

### 5.6.2.1 Primary & Post-Primary Schools

Census 2011 results show that the City's level the population increased by 10% to 24,423 persons, which was an increase of 2,244 since 2006. The age profile of the county is similar to that of the State. It is notable that in the 0-14 age cohorts there were 4,870 persons recorded.

The Minister for Education and Skills announced significant proposed capital investment in educational facilities in January 2012<sup>65</sup>; whilst no new schools have been identified for construction in Kilkenny city or county within this period, several schools have been identified for expansion.

Decisions on the future requirements for educational facilities are primarily a matter for the Educational Authorities. However, the [Provision of Schools and the Planning System, A Code of](#)

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<sup>65</sup> Department of Education and Skills, Press Release 27 June 2011  
<http://www.education.ie/en/Press-Events/Press-Releases/2011-Press-Releases/PR11-06-27.html>

[Practice for Planning Authorities](#)<sup>66</sup> outlines that the planning system plays a critical role in anticipating future development and co-coordinating the provision of the essential supporting infrastructure such as transport, water services, schools, amenity and community facilities.

The primary role of the Council is to reserve sufficient land within the identified development centres to meet likely future demands for community facilities including education. The provision of educational facilities should be planned and implemented in concert with residential development. In accordance with [Sustainable Residential Development in Urban Areas](#) no significant residential development should proceed without an assessment of the capacity of existing schools or the provision of new school facilities in tandem with the development.

Where new schools are required, they should be located close to, or within, the main residential areas of the village or town so that as many children/students as possible can walk or cycle to school. The opportunity should be taken to locate the schools so that they naturally contribute to the development of a sense of community in new neighbourhoods. Where possible, these schools should be served by a dedicated and safe footpath and cycle-way network.

**Objective: The Councils will liaise with the Department of Education and Skills, and all providers of education, to assist where possible in the development of adequate education centres, and to identify and facilitate the provision of suitable sites for new educational facilities as the need arises.**

#### ***5.6.2.2 Dual Use of School Buildings***

Schools and other educational premises represent a valuable resource in terms of land and buildings, which generally is only used on a partial basis. The dual use of educational facilities, where it does not conflict with the delivery of the education service (i.e. outside school hours and during school holidays) can contribute to meeting the wider needs of the community, by helping to satisfy demand for a variety of activities.

Where lands and buildings can be beneficially used by the community, the Councils will promote such uses subject to available resources. Where new schools or community facilities are proposed, opportunities will be sought to ensure that they are designed in such a way as to facilitate multi-use of the buildings.

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<sup>66</sup> Depts of Environment, Heritage and Local Government and Education and Science, [Provision of Schools and the Planning System, A Code of Practice for Planning Authorities](#), 2008

### **5.6.2.3 Third Level Education**

The 2011 Census shows that 21% of persons aged 15 years and over in the county whose full time education has ceased had attained a third level qualification<sup>67</sup>. For the City this figure was 26.5%<sup>68</sup>, which is slightly above the national average of 24.6%.

Work is complete on the provision of a 3<sup>rd</sup>/4<sup>th</sup> level Research and Innovation unit at St. Kieran's College (This is a joint venture between Kilkenny Local Authorities, Waterford Institute of Technology (Telecommunications Software & Systems Group or TSSG) and Carlow Institute of Technology. The centre focuses on next generation internet services and service innovation. The centre will be assisted by collaboration with the National University of Ireland Maynooth, (N.U.I.M.) and other 3<sup>rd</sup> level institutions (See objective under section 4.4.1).

St. Kieran's College Campus also incorporates an outreach campus of the National University of Ireland Maynooth.

## **5.7 Social Capital**

Social Capital may be defined as that which accrues to a person or group as a result of their active participation in the life of their communities. For example, social capital is said to be gained from neighbourliness, local area networking or volunteering.

Kilkenny Local Authorities are committed to the Agenda 21 process of building partnerships between local authorities and local development and other sectors to develop and implement local policies for the development of sustainable communities. This commitment involves a wide range of public consultation in the actions taken by the local authority from plan making and policy formulation to implementation of specific projects such as Kilkenny Age Friendly County Initiative, Kilkenny Integration Forum as well as capital projects involving local community leadership. The Councils will promote the development of social capital by providing opportunities for interaction, participation and the co-ordinated provision of public services.

[\*Putting People First: An Action Plan for Effective Local Government\*](#)<sup>69</sup> was published in October 2012. It sets out a vision for Local Government that it will be the main vehicle of governance and public service at local level leading economic, social and community development and representing citizens and local communities effectively and accountably. The actions it proposes in support of this vision include the establishment of a Socio-Economic Committee (SEC) in each City and County Council area with the responsibility for planning and oversight of

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<sup>67</sup> <http://census.cso.ie/sapmap2011/Results..>

<sup>68</sup> <http://census.cso.ie/sapmap2011/Results..>

<sup>69</sup> Department of Environment, Community and Local Government, [\*Putting People First: An Action Plan for Effective Local Government\*](#), 2012

all local and community development programmes. The SECs will have responsibility for developing a 5-year City and County local and community plan, encompassing all State and EU funded local and community development interventions. The enhanced alignment of local government and local development represents a notable change, towards an approach based on even greater collaboration. This also gives the opportunity to better target public funding and to avoid overlaps. The outcome sought is better area-based planning and better impacts from the various local and community development services and funding, for the benefit of citizens and communities.

While the main representation for the voluntary sector in County Kilkenny is through the Community and Voluntary Forum there are a number of fora operating that address specific issues including; the Older People's Forum, The Traveller Interagency Group, the Local Drugs Task Force, Kilkenny Integration Forum, and the Groups for Social Justice. It is envisioned under the new SEC structures that these fora will come together to form an expansion of the former Social Inclusion Measures Group that will be representative of the existing forums and groups operating within the County and City at community and county level.

Kilkenny Local Authorities will work with relevant organisations, through the new expanded Social Inclusion Measures Groups and/or the SEC and its key forums in the city and county, to facilitate the provision of public and social services in areas of identified need throughout the county and to advance social inclusion and development by developing the co-ordinated delivery of services and facilities in the city and county.

It is through these measures that the local authorities will seek to build social capital within the city and county.

**Objective:**

**To integrate the planning and sustainable development of the county with regard to the social, community and cultural requirements of the county and its population.**

## **5.8 Social Integration**

According to Census 2011, 13.5% of Ireland's population now identify themselves with ethnic groups with roots in other countries and whose cultures are quite different to that of the majority population; while a further 0.7% at least are re-affirming their distinct Traveller cultural identity. The corresponding figures for County Kilkenny are a little lower at 9.4% and 0.5% respectively, but no less significant.

The Kilkenny Integration Forum was established in January 2010 as a broad forum of multiple stakeholders interested in promoting integration from a diverse range of different community and service provider backgrounds with the overall aim: 'To recognise diversity and promote



intercultural harmony in County Kilkenny by providing opportunities for community, business and statutory sectors to interact regularly and support collaborative initiatives’.

Kilkenny Integration Forum, with the support of Kilkenny County Development Board (CDB) and The Integration Centre, coordinated the development of a long-term strategy to advance integration in County Kilkenny - [Kilkenny Integration Strategy 2013-2017](#)<sup>70</sup>.

The strategy includes an Action Plan 2013-2017 which is centred on five broad thematic headings, which are derived from policy document parameters agreed at EU-level: (1) Employment and Economic Activity, (2) Education and Training, (3) Active Civic and Civil Participation, (4) Social Inclusion (engaging and interacting with service providers), (5) Social Inclusion (expressing culture and identity; addressing discrimination). Strategic aims and specific actions have been developed under each of the headings, with strategic partner agencies identified to help achieve these aims.

The Councils will support the Kilkenny Integration Forum to achieve the aims and objectives set out in the *Kilkenny Integration Strategy 2013-2017*.

## 5.9 Library Service

Kilkenny County Library’s mission statement is to provide a quality, accessible service which enhances the lives of the communities of Kilkenny, through the provision of a knowledge resource promoting imagination, lifelong learning and culture.

The role of the library as a community resource is to:

- Encourage a love of reading
- Educate and entertain, supporting lifelong learning and relaxation
- Inform and challenge, aiding informed life choices, critical thinking, active Citizenship and intellectual freedom
- Assist personal development
- Extend literacy and encourage the reluctant reader
- Develop a wider reading outlook
- Develop an audience and provide a source of inspiration and imagination for the Arts and Music
- Encourage economic activities and sustainable communities
- Promote accessibility and social inclusion thorough materials in different formats and reflecting community diversity
- Increase knowledge of local and other cultures and heritage
- Preserve and enhance the collective memory of Kilkenny City and County
- Enable and promote access and use of ICT and e-Government

The Library Service continues to address issues and areas identified in *Wider Horizons: The*

<sup>70</sup> Kilkenny Integration Forum. [Uniting the Diverse – Kilkenny Integration Strategy](#). 2013.

*Library Development Plan 2009-2013* under the areas of: Access and Participation; Infrastructure; Information Technology; Libraries Collections and Information; Management and Staffing; and Marketing and Promotion.

A new City Library is proposed at County Hall in Kilkenny City which it is intended will be a flagship building and an accessible community resource for current and future generations, embracing new technologies and services.

The Council will continue to improve the library service for all and to develop internal and external partnerships, resource sharing and 24/7 services.

**Objective:**

**To progress and achieve the completion and opening of the new City Library at County Hall.**

## **5.10 Health**

Healthcare and medical facilities are provided by public, private and voluntary agencies within Kilkenny City and County. The Health Service Executive is the primary organisation responsible for the delivery of health care and personal social services to the people of Kilkenny. With the scale of increase in population, it is to be expected that there will be a demand for more healthcare and medical facilities within the city and county to cater for the resident population.

The primary role of the Planning Authority with regard to health care is to ensure that there is an adequate policy framework in place inclusive of the reservation of lands should additional services be required. Future provision should be planned and implemented in concert with residential development, especially where this is undertaken in the context of Local Area Plans. The Councils will reserve sites within development centres for health care facilities in consultation with the HSE.

The Health Service Executive's policy approach reflects a shift away from traditional hospital-based care towards more community-based care with increased emphasis on meeting people's needs at local level within primary care teams. The Department of Health and Children published "The Primary Care Strategy" in 2001 and this promotes a team-based approach to service provision, designed to make available a fully integrated primary care service. A Primary Care Team is a team of health professionals who work closely together to meet the needs of the people living in the community. They provide a single point of contact to the health system for the person. Consequently, practices wishing to develop their premises are encouraged to provide a "one stop" primary health and community care service integrated into one building. One-stop primary care medical centres and GP practices will be encouraged at locations which are easily accessible to members of the wider community.

There are two primary health care centres in County Kilkenny – one in Kilkenny city and another in Callan. An additional six primary care teams operate throughout the county through a network of health centres working together.

Healthcare facilities may include health centres, day centres, community nursing units, family resource centres, nursing homes/convalescent homes, community residences, sheltered workshops, activation centres and residential facilities for children and adolescents. These facilities require locations which are integrated with new and existing communities and which are easily accessible.

### **5.10.1 Hospitals**

St. Luke's Hospital and Lourdes Orthopaedic Hospital, Kilcreene are the acute hospitals located in the city and serving the county and wider catchment. There are plans for an extension to St. Luke's General Hospital to include a new emergency department, a new medical assessment unit and a new day-services ward. The first phase of this extension is currently under construction.

In addition to these facilities, private operators provide healthcare facilities at Aut Even Private General hospital.

St. Canice's hospital and its grounds comprise a significant land bank within the city. At present it contains the offices of the Health Service Executive, Lacken pitch and putt club, and the original hospital and associated outbuildings. The site presents an opportunity for regeneration but within the context of an overall planning framework for the lands. The Councils will co-operate with the Health Service Executive and other relevant stakeholders in the preparation of a masterplan or planning framework document for the St. Canice's hospital site in order to determine the optimal land uses for the area.

The Councils will facilitate the development and expansion of health and medical care facilities in the city to meet the needs of the city and the wider catchment, subject to normal planning and environmental criteria and the development management standards.

## **5.11 Positive Ageing**

Kilkenny Local Authorities has been actively engaged in the Age Friendly County Initiative since 2010. Kilkenny is the second County in Ireland to become an Age Friendly County. The concept of an Age Friendly Community is linked to an initiative of the World Health Organisation started in 2007. The Age-Friendly County initiative seeks to engage older people and their communities in making their communities better, healthier and safer places for older people to live and thrive.

Based on county-wide consultation the [Kilkenny Age Friendly County Strategy](#)<sup>71</sup> was developed by the Age Friendly Alliance; the vision of the strategy states that ‘People of all ages benefit when communities are designed to be age-friendly, and where older people live life to their greatest potential [and] Older people’s talents, life experience and wisdom are valued and tapped into’.<sup>72</sup> The strategy covers seven specific areas for action to benefit older people - (1) Respect and Social Inclusion and Social Participation, (2) Transport, (3) Home, (4) Communication and Information, (5) Community Support and Health Services, (6) Outdoor Spaces, Physical Environment and Public Services and (7) Civic Participation and Employment. The Older People’s Forum, which was established as part of the Kilkenny Age Friendly County Programme, have been actively involved to ensure the implementation of actions outlined in the Strategy and have raised issues as part of the consultation process for this plan. Issues raised in the strategy and by the Older People’s Forum are addressed in other sections of this plan – including Housing, Transport, Health, Requirements for New Development and Recreation. Also the Plan adopts the concept of Universal Design (as outlined earlier) and proposes that planning for the built environment should facilitate accessibility, mobility and involvement of people of all ages, including those with disability for the durations of their lifetimes.

In relation to the built environment, several studies have identified that the adequate provision of well-maintained footpaths, seating in public places and buildings, and access to transport (particularly in rural areas) enable older people who are less mobile to more fully participate in society.<sup>73</sup>

The Councils will support the aims of the [Kilkenny Age Friendly County Strategy](#) and make Kilkenny an Age Friendly city and county.

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<sup>71</sup> Age Friendly Alliance, [Kilkenny Age Friendly County Strategy](#), 2009.

<sup>72</sup> Age Friendly Alliance, [Kilkenny Age Friendly County Strategy](#), 2009, p5.

<sup>73</sup> Shannon, Sinead, [The New Agenda on Ageing - To Make Ireland the Best Country to Grow Old In](#). Aging Well Network, Dublin, 2012.

## 6 Recreation

**Strategic Aim: To protect and improve recreational, tourism and arts facilities for the benefit of residents and for the promotion of tourism.**

Open space performs a wide range of roles in enhancing the livability of cities, towns, rural villages and the wider countryside, including functions relating to amenity, biodiversity, education, social and community benefits, and health benefits. Playing fields, parks, gardens and informal open spaces are not only important as a recreational resource but also provide valuable green areas for wildlife corridors and habitats, act as buffers between different land uses, enhance visual amenity especially in developed areas and contribute to the health and quality of life of citizens.

The Councils are committed to the protection and sustainable development of the amenities of the city for recreational purposes to benefit residents of the city and to aid in the promotion of tourism. The Councils will use their powers under the Planning & Development Acts to ensure that adequate recreational open space and facilities are provided for all groups of the population at a convenient distance from their homes and places of work.

Residents of, and visitors to, Kilkenny City benefit from a rich natural heritage, including its rivers valleys, wetlands, woodlands and uplands. These natural heritage components plus open spaces and playing fields form part of the interconnected networks of Green Infrastructure in the city.

### 6.1 Provision of Public Open Space & Recreational Facilities

The Councils will endeavour to make provision for a hierarchy of parks, open spaces and recreation areas within the city so that the population can participate in a wide range of active and passive recreational pursuits within easy reach of their homes and places of work.

The Councils, with the assistance of the Social Economic Committee, agencies and sporting organisations in Kilkenny, will seek to:

- Increase levels of local participation, improve access and promote the development of opportunities for all groups to become involved in sports and recreation, in conjunction with Kilkenny Recreation and Sports Partnership ([www.krsp.ie](http://www.krsp.ie)). This is particularly relevant in the case of low participation groups such as disadvantaged groups, older people, girls and women, people with disabilities, unemployed people and those who live in disadvantaged communities or areas lacking amenity infrastructure.
- Encourage where appropriate better use of existing facilities and assist in the provision of new facilities.

**Objective:**

The Council shall seek the preservation and improvement of amenities and recreational amenity facilities, and shall facilitate and provide for the extension of recreational amenities in the city where appropriate, and subject to environmental, heritage and financial considerations.

**6.1.1 Protection of Open Space**

The Planning Authority will not normally permit development which is not compatible with or would result in the loss of green infrastructure or land zoned for recreational or open space purposes. An exception may be considered where one or more of the following requirements are demonstrably met:

- There is a clear excess of playing fields or open space provision within the area. This should take into account the long-term needs of the community, the type, recreational, amenity value and accessibility of such provision.
- Alternative compensatory provision is made which is both accessible to and of equal or greater quality and benefit to the community served by the existing open space.
- The continued use, proper maintenance and enhancement of the amenity/facility can best be achieved by the redevelopment of a small part of the site that will not adversely affect its overall sporting, recreational and/or amenity value of the facility.
- The site is indicated for an alternative use in the development plan.

**6.1.2 Hierarchy of Open Space Urban Recreation - Parks**

Recreation, leisure and sport are important components of a good quality of life and have major land use implications. Adequate and accessible provision of open space, sport and recreational facilities is an important consideration in assessing the quality of life in a town or area. Recreational space is provided in parks of various sizes throughout the city – such as the Castle Park, the Nore Linear Park, and neighbourhood parks.

Open space within the City has been categorised in a hierarchical way, ranging from Regional to district or neighbourhood to local. At a regional level examples would be the Castle Park and River Nore linear park. Open spaces within residential areas may perform a variety of functions, from the purely aesthetic, to play areas and kick-about areas.

**6.1.2.1 Regional and City Parks and Corridors****Castle Park**

The Castle Park is located in the grounds of Kilkenny Castle and is about 50 acres in extent. It contains a children's playground and is extensively used for walking, jogging and passive

amenity. It is a significant piece of green infrastructure within the City and environs. It is in state ownership and is operated by the Office of Public Works.

### **River Nore Linear Park**

The Nore Linear Park project provides a network of footpaths and cycleways along the river in the City and Environs combined with a sequence of high quality public spaces, which is a significant recreational asset to the city. Within the City, a walk between Talbotsinch and Ossory Bridge has been developed and upgraded to make it accessible to all users, including cyclists, people with disabilities and people using buggies. It is also proposed to develop the walk as a loop which will require a pedestrian bridge near Talbotsinch, and also at Ossory Bridge. A new pedestrian bridge is also proposed to link Bateman Quay with John's quay at the Carnegie Library.

As part of the investment secured under the Medieval Mile project, (see Section 4.4.4) the development of a great garden feature between Johns Bridge and Greensbridge is proposed which will form part of the River Nore Linear Park. Due to the size of the project and level of expense, it will be completed in phases over a number of years; however, it is envisaged that it will be complete within the lifetime of this Plan. The Nore Linear Park also connects with countryside riverside trails to the south, and this is the starting point of the Nore Valley Walk.

**Objective: Complete the River Nore Linear Park within the lifetime of the Plan.**

### **The Breagh and Pocke River Corridors**

The Breagh River corridor, from the Water Barrack (westwards and southwards) is designated open space for most of its course and has the potential to be developed as a regional open space providing links from the Western Environs to the City.

Sections of the Pocke River to the east of the city centre are designated open space. There is potential to link the Pocke open space areas back to the existing residential developments and the River Nore walking route/River Nore Linear Park.

The Council will seek to establish public parks along the Pocke and Breagh Rivers subject to resources and finances.

The River Nore is the principal river flowing through Kilkenny City, and together with the River Breagh and River Pocke, offer significant opportunities for recreational opportunities both water and landside, including an interconnecting network of routes for walking and cycling which also provide access for water-sports such as swimming, angling, boating, kayaking and nature trails amongst others. Routes along the river have the potential to connect to other trails – such as walking, cycling and driving trails in the county and routes along the River Nore have been extended out of Kilkenny city to link with routes in the countryside. The River Nore and Pocke River form part of the Natura 2000 network (see section 7.2).

The Council will promote the natural amenity potential of the River Nore, River Breaghagh and Pocke River in order to facilitate the development of amenity, recreational, biodiversity and tourism benefits for the city, and will work with agencies and communities to improve access and facilities along the rivers in appropriate locations subject to the availability of resources.

During the formulation of the Kilkenny Heritage Plan<sup>74</sup> the River Nore was identified, by the Kilkenny Heritage Forum, as one of the city and county's most important heritage resources. The river encompasses built, natural and cultural heritage; is strongly identified with, and has had a very significant influence on, the life and development of the city. The [River Nore Heritage Audit](#)<sup>75</sup> was undertaken as an action of the Heritage Plan. The study provides a comprehensive mapped dataset of the built, natural and cultural heritage of the study area, and the resulting report (which is in the final stages of completion) and database is a very significant resource for community, heritage and tidy towns groups; it has the potential to inform planning and management of the area; and is a baseline against which change can be assessed<sup>76</sup>.

Kilkenny County Council and Trail Kilkenny are working together using the findings of this study on the 'Explore the Nore' project to further develop, promote and protect the recreational, tourism, heritage and educational potential of the river and associated heritage.

#### **6.1.2.2 District/Neighbourhood Parks**

The Regional and City wide parks in a city the size of Kilkenny will provide the major concentrations of amenity within the city, however, the day to day recreational provision to local communities will be provided by a series of district or neighbourhood parks.

District or Neighbourhood parks have been developed at Loughboy and Newpark as part of the development of these neighbourhoods. In the Western Environs and Loughmacask neighbourhoods, provision has also been made for neighbourhood facilities as these areas are developed.

#### **6.1.2.3 Local Parks**

There is a series of open spaces throughout the built-up areas of Kilkenny city, which provide a range of informal, passive and active recreational spaces. These can be located within housing developments or small pocket parks within the wider public realm. They can fulfill a variety of functions such as small kick-about areas or a purely aesthetic function.

Development Management Standard:

Kilkenny Local Authorities will endeavour to make existing areas of open space as user-friendly as possible. As well as seeking to ensure that new open space is well integrated to proposed

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<sup>74</sup> Kilkenny Heritage Forum, *Draft Kilkenny Heritage Plan 2007-2011*

<sup>75</sup> Kilkenny Heritage Forum, [River Nore Heritage Audit, 2009](#)

<sup>76</sup> <http://www.kilkennycoco.ie/eng/Services/Heritage/>



development it is essential that open space has good access for pedestrians, cyclists and for persons with disabilities.

The Council shall ensure that parks in public ownership continue to be appropriately managed for the recreational and amenity use and enjoyment of residents and tourists in the city.

### **6.1.3 Riverside Development**

Factors that will be taken into account when considering proposals affecting the rivers include:

- Any landscape or nature, built heritage or archaeological designation for the area,
- Any proposals to increase the extent of public access,
- The extent of any environmental improvements to the water environment and its surroundings,
- The nature of any recreation use proposed; and
- Any conflict or compliance with proposals for walking or cycling routes.

#### **6.1.3.1 Development associated with Water Sports**

The Councils will normally only permit proposals for development associated with water sports adjacent to waterways where all the following criteria are met.

- The proposed facilities are compatible with any existing use of the water, including non-recreational uses;
- It will not have adverse impacts on any Natura 2000 site, will not result in damage to sites of nature conservation importance or features of the archaeological and built heritage;
- The development can be satisfactorily integrated into its landscape or townscape surroundings;
- The development will not have an unacceptable impact on visual amenity; and
- The development will not result in over intensification of use leading to pollution, excessive noise and nuisance.

Water sports cover a wide range of activities from tranquil uses such as angling, canoeing and rowing to powered activities such as water-skiing and powerboat uses. The Council may require management plans for particular water areas to address the compatibility of such varying demands.

#### **Development Management Standard:**

Most development associated with water sports such as slipways, boathouses, toilet and changing facilities, parking areas and access will require planning permission, and all will require screening for Appropriate Assessment. The Councils will require a high quality of design both in

terms of layout, buildings and other structures and in the treatment of boundaries either adjacent to the road or the actual waterway. The Councils will normally require details of landscaping and surface treatments to accompany all planning applications.

Require that development along rivers set aside land for recreation routes that could be linked to the wider network of green infrastructure, subject to environmental considerations and compliance with the Habitats Directive.

## **6.2 Public Rights of Way**

A public right of way is a person's right of passage along a road or path, even if the road or path is not in public ownership. They can be created by use from time immemorial, by statute or by dedication by the full owner of the land. The Council recognises the legal rights of all landowners and that rights of access to their lands may only be obtained with their permission where an existing right of way does not exist. A list of existing known rights of way in the city is included in Appendix D to this plan and these are shown on Figure 7.2. Known existing rights of way at the time of writing this Plan are listed, however this is not a comprehensive list, and further work will be carried out during the life of this plan to provide a more extensive listing.

The Council will use its powers under the Planning Acts to preserve and protect existing rights of way, to determine where public rights exist and where public rights of way should be created, and to promote their greater use in amenity areas – including access points to the River Nore, Breagagh River and Pockocke River and other amenity areas of the city.

In addition the Councils may seek to incorporate the provision of pedestrian ways as a condition of planning permission to link amenities, facilities and points of interest (any such routes shall be designed so as to prevent anti-social behaviour). The Councils will also encourage the provision of access routes to amenity areas in co-operation with landowners and protect amenity areas from infringement by inappropriate development, and will seek to improve the provision of local parks and play spaces and extend those spaces and pathways that can usefully form green links, footways and cycle ways to connect residential areas with parks and open spaces and with each other.

### **Development Management Standard**

The Councils will ensure that development does not impinge on public walking routes and public rights of way.

#### **Objectives:**

- **The Council shall preserve and protect existing public rights of way which give access to seashore, uplands, riverbank or other places of natural beauty or recreational use.**
- **To undertake a survey of existing public rights of way in the city and establish a register within the life of the Plan.**

### 6.3 Play Policy

The Kilkenny Interagency Play Forum *Play Plan 2007 to 2012*<sup>77</sup> was developed based on the National Play Policy [Ready, Steady, Play! A National Play Policy](#)<sup>78</sup>. The policy advocates a child-centered approach to the development of play facilities. The Councils will seek to maintain the quality and safety of playgrounds and play areas and to create a child-friendly and safe environment where the importance of play is recognised for a child's development.

A number of playgrounds have been developed in various locations throughout the city as follows – Assumption Place, Fr. McGrath Centre, Garrincreen, Newpark Close, St. Catherine's Halting Site, Talbot's Court and Margaret's Field.

The Councils, in conjunction with Kilkenny Leader Partnership, will provide, maintain and manage a children's play area in areas where it is appropriate as finance and resources permit. The Councils will also require provision for children's play or developer contributions towards providing children's play facilities in association with new residential developments. Within new residential developments where there is a significant family residential component the whole environment should be designed so as to permit children to play in safety.

### 6.4 Active Recreational Facilities

The Councils recognise that sport is an essential component of everyday life, playing a valuable social, cultural and economic role, providing enjoyment for people, a livelihood for some, and promoting a healthy lifestyle. The Council is committed to enhancing the range and quality of sports facilities and to ensure that there is reasonable public access to sport and a network of facilities. During the period of the 2008-2014 Development Plan the Watershed sports and leisure complex was completed.

There are a large number of recreation and sporting facilities provided throughout the city through a mix of public, private, schools, community facilities and voluntary organisations – both indoor and outdoor facilities. Hurling is of considerable importance to the recreational and social life of the city. Outdoor facilities include playing pitches, golf courses, pitch and putt courses, and athletic running tracks. Some of these facilities also combine other uses – such as the walking tracks developed around playing pitches and some facilities also combine locations with indoor facilities including swimming pools, gyms and community and sports halls catering for indoor sports – such as at the Watershed.

The Councils will co-operate with local development organisations, community groups, sporting organisations and other stakeholders in the development of active recreational facilities

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<sup>77</sup> Kilkenny Interagency Play Forum, [Kilkenny County Play Policy 2007-2012 & Kilkenny Implementation Plan](#), 2007

<sup>78</sup> Department of Children & Youth Affairs, [Ready, Steady, Play! A National Play Policy](#)

throughout the city and to enter into joint venture arrangements where appropriate for the provision of such facilities.

Kilkenny Local Authorities are investigating the development of a multi-generational recreational area in a central urban area in Kilkenny City such as The Mayor's Walk to enhance the existing urban space in conjunction with the Older People's Forum, Comhairle na nÓg and the Kilkenny Access Group.

#### **6.4.1 Protocol for the Development of Facilities**

The provision of new facilities within the hierarchy may not always be preferred as it may be more appropriate to upgrade, refurbish and improve existing facilities, particularly in established areas. The following protocol will be used to ensure that development occurs in an orderly, sustainable manner, and should be considered as a sequential approach to developing or improving facilities (where existing).

- a. Bring into use a redundant or infrequently used facility.
- b. Make better/more frequent use of existing sports facilities.
- c. Improve management procedures within existing facilities.
- d. Refurbish facilities within the existing footprint.
- e. Extend existing facilities.
- f. Provide a new stand-alone facility, to be considered as a last option once options (a) to (e) have been explored.

#### **6.4.2 Walking and Cycling**

The Irish Sports Council has published an [\*Irish Trails Strategy\*](#)<sup>79</sup>, which outlines the numerous benefits of recreational trails. The Councils will continue to identify and promote a series of walking routes within the city and to link these to a strategic network of trails where feasible. The Nore Linear Park links with the Nore Valley Walk which stretches out into the countryside. The Nore Valley Walk is divided into three sections: Kilkenny to Bennettsbridge (completed), Bennettsbridge to Thomastown (under development), and Thomastown to Inistioge (completed). Trail Kilkenny are the lead agency in the development of this walk; the Councils will continue to assist with the development of this important link between the city and countryside.

The Councils will investigate the potential of, and opportunities for, the funding of walking and cycling greenways and trails in the city, including off-road cycling routes. The Councils will continue to support and facilitate the on-going development of walking and cycling routes and trails in the city in conjunction with agencies such as Trail Kilkenny (see

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<sup>79</sup> The Irish Sports Council, [\*Irish Trails Strategy Promoting and developing activity in the Irish outdoors\*](#), 2007

<http://www.trailkilkenny.ie>) and subject to resources will support the proposals as set out in the *Trail Kilkenny Development & Business Plan*<sup>80</sup>.

The Councils will explore the possibility of cycle-ways in parks and recreational areas in Kilkenny and along river banks subject to environmental, heritage and economic considerations. Any development along the rivers will be required to demonstrate that it will not have any adverse impacts on a Natura 2000 site in accordance with the requirements of the Habitats Directive.

## **6.5 Development Management and Recreation**

### **6.5.1 Intensive and Major Sports Facilities**

Intensive sports facilities include stadia, leisure centres, sports halls, swimming pools and other indoor and outdoor sports facilities that provide a wide range of activities as well as facilities attracting significant numbers of spectators and use outside normal sporting periods. The location of intensive sports facilities can often be contentious. They can attract large numbers of people, particularly in the evenings and at weekends. They often also generate high levels of noise, operate long and late hours, attract a large number of vehicle movements and can require large parking areas. Specific concerns may also arise where floodlighting is proposed.

The Councils will normally permit development proposals for intensive sports facilities where all of the following criteria are met.

- The proposal is compatible with development plan zonings.
- There will be no detrimental impact on residential amenity.
- It is located so as to be accessible to its catchment population and gives priority to walking, cycling and public transport and does not generate unacceptable levels of traffic.
- It is designed so as to minimise the impact of noise and light pollution.
- There is no significant detrimental impact on the natural environment or features of the archaeological or built heritage.
- The proposal is of high quality design and respects and contributes to the character of its location and townscape.
- Public access is provided.
- Ancillary facilities are provided such as childcare facilities.

### **6.5.2 Noise Generating Sports**

The impact of noise is an important issue in assessing proposals for activities such as motor sports. Appropriate sites for the regular use of these sports are not easy to identify and will depend on the type of activity, the tone, level and duration of any noise generated, local

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<sup>80</sup> <http://www.trailkilkenny.ie/about-us/trail-kilkenny-development-and-business-plan/>

topography and the amount of existing and proposed screening. Proposals for noisy sports will only be acceptable where the likely impact can be contained and minimised by landform or woodland. Other suitable sites may include degraded land, former mineral workings or land adjacent to an existing source of noise. In certain cases it may be considered appropriate to only grant a temporary permission to allow the impact of noise levels and any potential disturbance or nuisance to be more fully assessed.

The Councils will not normally permit development proposals for sport or recreational uses generating high levels of noise unless the following criteria are met.

- There will be no unacceptable disturbance to local residents.
- There will be no unacceptable disturbance to farm livestock and wildlife.
- There will be no conflict with the enjoyment of areas used for informal recreation.
- The ambient noise level in the area is already high and the noise likely to be produced by the new activity will not be dominant.

### **6.5.3 Floodlighting of Recreational Facilities**

The Council will normally only permit proposals for the floodlighting of recreational facilities where the amenities of adjacent residents will not be significantly impaired and the visual amenity and character of the locality will not be adversely affected.

### **6.5.4 Open Space in new residential development**

Applicants will be required to make provision for sports and recreational infrastructure commensurate with the needs generated by any development and the capacity of existing facilities in the area to cater for existing and future needs.

For details of the requirements for the provision of open space within residential developments refer to Section 11.6.3.

### **6.5.5 Allotments**

An emerging new form of land use has been the development of allotments. Allotment gardens allow a number of people to cultivate their own vegetables in individual plots/land parcels on lands owned by another private individual or body. The individual plot/parcel can vary in size and often the plots include a shed for tools and shelter. Allotments can have a number of benefits including the promotion of healthy lifestyles, biodiversity and providing a cheaper, local and sustainable source of food. The Councils will support and facilitate the development of allotments within the City and Environs.

## 6.6 Tourism

Kilkenny City has much to offer as a tourist destination, in particular its rich natural, physical and cultural heritage and vibrant city life. In addition, there are annual festivals of national and international standards.

As with other areas of the economy, the tourism sector has experienced significant challenges in recent years. Fáilte Ireland statistics show that the numbers of visitors to Ireland has declined significantly since 2007, with the total number of overseas tourists visiting Ireland dropping from 7.7 million in 2007 to 5.9 million in 2010; however there was an increase to 6.3 million overseas visitors in 2011<sup>81</sup>. The South-East welcomed an estimated 685,000 overseas visitors in 2010 providing revenue of €175 million, of which 206,000 visited Kilkenny providing revenue of €30 million<sup>82</sup>.

In 2011, domestic tourism (that is, residents of Ireland visiting sites or going on holiday in Ireland) resulted in expenditure of over €1,822 million; the South-East attracted approximately 14% of domestic tourism<sup>83</sup>. Kilkenny has traditionally benefited from the domestic tourism market, particularly for short visits and this market is likely to become increasingly important<sup>84</sup>.

The Council will support the development of sustainable tourism as an essential element in Kilkenny. This will be achieved through co-operation between Fáilte Ireland, Kilkenny Local Authorities, Kilkenny Tourism, Kilkenny Leader Partnership and neighbouring counties in the South East Region.

### 6.6.1 Sustainable Tourism

Sustainable tourism provides a high quality product based on and in harmony with a high quality built and natural environment. Adverse impacts upon local communities, built heritage, landscapes, habitats and species are minimised while the economic benefits accruing to local communities are maximised.

Strategies for tourism cannot be developed in isolation from an overall framework for management of the built and natural environment. Unmanaged tourism has the potential to become a significant threat to the character of the landscape and local environment.

The term Green Infrastructure is increasingly being used to describe the interconnected networks of land and water all around us that sustain environmental quality and enrich our quality of life. This includes the nature conservation areas, parks, open space, rivers, floodplains

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<sup>82</sup> Fáilte Ireland, [Tourism to the South East \(Preliminary Data\) 2010](#)

<sup>83</sup> Fáilte Ireland, [Tourism Facts 2011](#), December 2012

<sup>84</sup> Fáilte Ireland, *Destination Kilkenny A Strategic Plan and Work Programme 2011/2013*

and wetlands which surround and are threaded through the city. These are elements that Kilkenny's tourism is built upon and enrich the experience of the tourist to the city, which in turn has economic benefits. Protection of the city's natural resources is necessary to sustain economic growth.

Fáilte Ireland's [Historic Towns in Ireland](#)<sup>85</sup> publication states that Sustainable Tourism development should not only increase revenue for the town's businesses but should also deliver on conservation, environmental and social goals.

The Councils will facilitate measures to sustainably increase the volume of visitors, revenue per visitor, their average length of stay and seasonal spread; whilst protecting the built heritage and green infrastructure that form the resources on which the city's tourist industry is based. Kilkenny Local Authorities will support the implementation of the Kilkenny Tourism *Strategic Marketing Plan for Kilkenny Tourism*<sup>86</sup> and the Fáilte Ireland *Destination South East*<sup>87</sup> and *Destination Kilkenny*<sup>88</sup> Development Strategies.

### 6.6.2 The Tourism Product

Kilkenny City has a diverse range of tourist attractions which can be capitalised on to develop a strong, year-round, high quality sustainable tourism industry.

Fáilte Ireland research in 2008 found that over €2.2 billion was generated by visitors to sites of historical/cultural interest in Ireland<sup>89</sup>. Cultural/heritage tourism contribute 54% to total overseas tourism revenue, whilst those based on the county's green infrastructure contribute a combined 18% of overseas revenue including hiking and walking, golf, cycling, angling and equestrian<sup>90</sup>. Also culture and heritage tourists tend to stay in Ireland for longer and spend more<sup>91</sup>. Therefore the heritage of the county has direct economic benefits for the city and county and care must be taken to manage development of these assets whilst ensuring that they are also protected and conserved.

Visitor surveys by Fáilte Ireland in 2010 found that Kilkenny Castle attracted 192,777 visitors and was amongst the top 10 attractions in the South-East Region<sup>92</sup>.

The Arts is also an integral part of the cultural, tourism and economic development of the county and is discussed in more detail later in this chapter.

<sup>85</sup> Fáilte Ireland, [Historic Towns in Ireland. Maximising Your Tourism Potential](#), 2012

<sup>86</sup> Kilkenny Tourism *Strategic Marketing Plan for Kilkenny Tourism*, 2012

<sup>87</sup> Fáilte Ireland, *Destination South East A Strategic Plan and Work Programme 2011-2013*

<sup>88</sup> Fáilte Ireland, *Destination Kilkenny A Strategic Plan and Work Programme 2011/2013*

<sup>89</sup> Fáilte Ireland, [Historic Towns in Ireland. Maximising Your Tourism Potential](#), 2012

<sup>90</sup> Fáilte Ireland, [Historic Towns in Ireland. Maximising Your Tourism Potential](#), 2012

<sup>91</sup> Fáilte Ireland, [Historic Towns in Ireland. Maximising Your Tourism Potential](#), 2012

<sup>92</sup> <sup>92</sup> Fáilte Ireland, [Tourism to the South East \(Preliminary Data\) 2010](#)



### **6.6.3 Festivals**

Events such as festivals, fairs and concerts present enormous opportunities for retailers and consideration should be given to this in encouraging the development of new events and developing a programme of activities for visitors. Festivals such as Kilkenny Arts Festival, The Cat Laughs Comedy Festival, Rhythm and Roots Festival, Savour Food Festival, Celtic Festival and Kilkennomics have raised the profile of Kilkenny City as a tourism destination. The Councils will support the development of existing festivals and support the establishment of new festivals in appropriate locations where there is a demonstrable demand and market for them, to promote increased retail tourism throughout the City.

### **6.6.4 Flagship Projects**

The development of iconic attractions and other tourist attractions will assist in the diversification of the tourism product – including varied projects such as the Medieval Mile (as discussed in Chapter 4), the River Nore Walking Route and Rothe House.

### **6.6.5 Architectural Heritage**

Kilkenny city is characterised by beautifully restored historic buildings and winding slipways and is small and compact enough to explore on foot. The attractiveness of the city centre owes much to the overall character of the City and by the fine quality of many smaller scale elements such as shopfronts, houses, slipways, stone walls and architectural details on buildings. The city also has a number of architecturally and historically significant buildings including Kilkenny Castle, St. Canice's Cathedral, and Rothe House. The Councils will encourage tourism development which is based on and reflects the characteristics and distinctive elements of the City's history, culture and environment.

### **6.6.6 Heritage and Green Infrastructure**

Kilkenny has a rich heritage – natural, built and cultural upon which the tourism sector is built. The green infrastructure of the city including its rivers and open spaces attract tourists, both international and domestic, to explore the city.

The Councils recognise the significance of Kilkenny Castle and the Castle Park to the overall character and attraction of the city centre and will endeavour to work with the Office of Public Works to retain and improve the Castle's distinctive character.

The city also benefits from the River Nore which flows through the centre of the city and provides many opportunities for amenities and activities including walking along the Nore Linear Park and for water based activities. The Council will facilitate measures to encourage and promote activity based tourism in the city including walking, cycling and water-based activities. (See also section 7.2.2 on Green Infrastructure.)

### **6.6.7 Crafts and Services**

The 20th century saw Kilkenny's rise as a creative centre, and the city is home to many craft and design shops. Kilkenny Design Centre and Workshops are a significant tourist attraction.

The city also benefits from a bustling city centre which benefits from services such as hotels, guesthouses, restaurants, shops, theatre, galleries and cultural events. The city also has the potential to attract conferences and their associated business. The Councils will support measures to promote Kilkenny City and Environs as a designated conference centre in the Southeast Region. The Council will facilitate, where appropriate, the clustering of tourism products to increase linkages within and reduce leakage from, the local economy.

### **6.6.8 Tourist Facilities and Infrastructure**

High quality, safe and well located facilities and infrastructure are essential in creating a good experience for visitors. This includes infrastructure such as walking and cycling trails, river based infrastructure for angling and river amenities, transport and signage. Fáilte Ireland's City Interpretation Plan<sup>93</sup> highlights key themes to inform the city's interpretation for visitors and for the development and animation of the city.

The Councils will encourage and assist development and tourist bodies in the provision of adequate recreational and tourism infrastructure and to further develop tourist orientated facilities in the City and Environs such as signage, public realm upgrading, coach parking facilities and traffic management.

## **6.7 Arts and Cultural Development**

Kilkenny City and County has an extensive, illustrious and spirited tradition within the arts. The arts continue to be a significant ingredient in Kilkenny largely contributing to the progression of the social, cultural, creative, economic, and political future of Kilkenny.

Cultural development is seen as an integral part of the overall development of the city. The culture of a county, city or town is one of the crucial aspects which distinguish it from other counties or cities and the capacity to regenerate communities and a claim to the world's attention and investment is very much based on the city's cultural offerings. Cultural development creates cultural heritage.

Kilkenny County Council's Arts Office works to develop, co-ordinate, motivate, inspire and empower artistic activity throughout the city and county. The office promotes the arts as a worthwhile activity for all, providing advice and support for groups and individuals and works to strengthen Kilkenny's position as a centre of excellence for the arts and ensure a successful and

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<sup>93</sup> Fáilte Ireland, *Kilkenny City – The Experience for Visitors 15th May 2012 Workshop Outcomes*

prosperous arts environment. The Councils work to ensure that there is continued support in this sector, not simply for its intrinsic value, but a driver of major economic development.

### 6.7.1 Arts Organisations

Kilkenny's cultural and arts organisations span a diverse breadth of disciplines and activity including Barnstorm Theatre Company, the Butler Gallery, Kilkenny Arts Festival, the National Craft Gallery, the Cat Laughs Comedy Festival, Savour Food Festival, Kilkenomics, Kilkenny Collective for Arts Talent (KCAT) inclusive Arts Centre, Young Irish Filmmakers, Devious Theatre Company and Cartoon Saloon. All of these fulfil important roles within the arts and cultural development of the city and county and have raised its profile nationally and internationally. The Councils are cognisant of the reality of the location market and that cities and regions are competing to attract businesses, direct investments and creative talents. In order to succeed it is necessary to offer diversified cultural offerings and quality of life and life style. Both of these are extremely important to society today. The support of existing organisations and creative industries is crucial and successful business and cultural activity attracts further business and complementary industry to locate and relocate to specific regions. Essentially our culture strengthens the position of the city and acts as an inspirational, enriching and enticing ambassador.

### 6.7.2 Arts Infrastructure

Kilkenny is served by a selection of general venue, performance and exhibition spaces, including the internationally-recognised Butler Gallery, the National Craft Gallery (Crafts Council of Ireland), the Watergate Theatre, Rothe House, St. Canice's Cathedral city, pop up spaces and the libraries. The [Arts Strategy](#)<sup>94</sup> has identified a need for a small, flexible venue in the county to fulfil a multiplicity of roles ranging from space for community groups, dance, band rehearsal, theatre rehearsal, performance and storage facilities.

#### Objectives:

- **To develop an arts venue within the county to fulfil a multiplicity of artistic uses.**
- **To implement the Kilkenny Local Authorities' Arts Strategy.**

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<sup>94</sup> Kilkenny County Council, *Arts Strategy 2005-2009*

## 7 Heritage

**Strategic Aim: To seek the protection, sustainable management and where possible, enhancement of heritage for the benefit of current and future generations and to promote increased awareness of heritage through policies and actions.**

### 7.1 Introduction

Kilkenny City and environs has a rich and varied built, natural and cultural heritage resource. Rivers, trees, woodlands, hedgerows, geology, landscape, plants and animals are all part of our natural heritage. Buildings and structures such as houses, shops, churches, bridges and mills, and also archaeological sites are features of our built heritage. Our cultural heritage includes aspects of heritage, such as traditions, practices, knowledge and skills, which are an expression of our culture.

Kilkenny's heritage is that which makes the city unique, what gives it its special character and its 'sense of place'. It is a valuable economic resource. It is the basis for Kilkenny's tourism industry, and brings significant economic benefits to the city county. Heritage is also vital for the health, well-being and quality of life of communities.

The *National Heritage Plan* and the [National Biodiversity Plan 2011-2016](#)<sup>95</sup> recognise the key role that local authorities, and locally-led action, plays in heritage awareness and management. A key element of both plans is an enhanced role for local authorities in heritage management, to be given effect through the preparation and implementation of County Heritage Plans and Biodiversity Action Plans.

Under this remit the Councils will seek the protection, sustainable management and where possible, enhancement of the heritage of Kilkenny City for the benefit of current and future generations. By preserving characteristic features of the City & Environs, we seek to maintain and nurture our environment and cultural heritage as part of our identity.

Through its policies and actions the Council will promote increased awareness of the heritage of the county.

**Objective:**

- **To implement, in partnership with the Kilkenny Heritage Forum and all relevant stakeholders, a County Heritage Plan and County Biodiversity Plan.**

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<sup>95</sup> Department of Arts, Heritage and the Gaeltacht, [National Biodiversity Plan 2011-2016](#), 2011

## 7.2 Natural Heritage

Natural heritage includes the variety of life we see around us every day, often referred to as biodiversity, including rivers and woodlands, hedgerows, mammals, birds and plants. It also includes geology and landscape.

Our natural heritage provides significant economic benefits for the city and county. It underpins important economic sectors such as agriculture, tourism and recreation, and is a core component of the city's green infrastructure. Protection of the city and county's natural resources is regarded as necessary to sustain economic growth<sup>96</sup>.

It is the aim of the Council to conserve, enhance and manage the city's natural heritage including its biodiversity, landscapes and geological heritage and to promote understanding of, and sustainable access to, it.

### 7.2.1 Protecting Biodiversity in Kilkenny

A number of areas in Kilkenny City and Environs have been identified as being of exceptional importance for wildlife at a national and/or international level. These areas are protected through national and European legislation. In addition, certain plant, animal and bird species found in the city and environs are considered rare or vulnerable and are protected by Irish law.

#### 7.2.1.1 Protected Areas of International Importance: Natura 2000

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are being, or have been, designated to conserve habitats and species of European importance pursuant to the EU Habitats and Birds Directives. These sites are part of a pan-European network known as Natura 2000. The designation of Special Areas of Conservation (SAC) is to conserve habitats and species of European importance and the aim of designating Special Protection Areas (SPA) is to protect birds which are rare, in danger of extinction or vulnerable to changes in habitat, and which need protection.

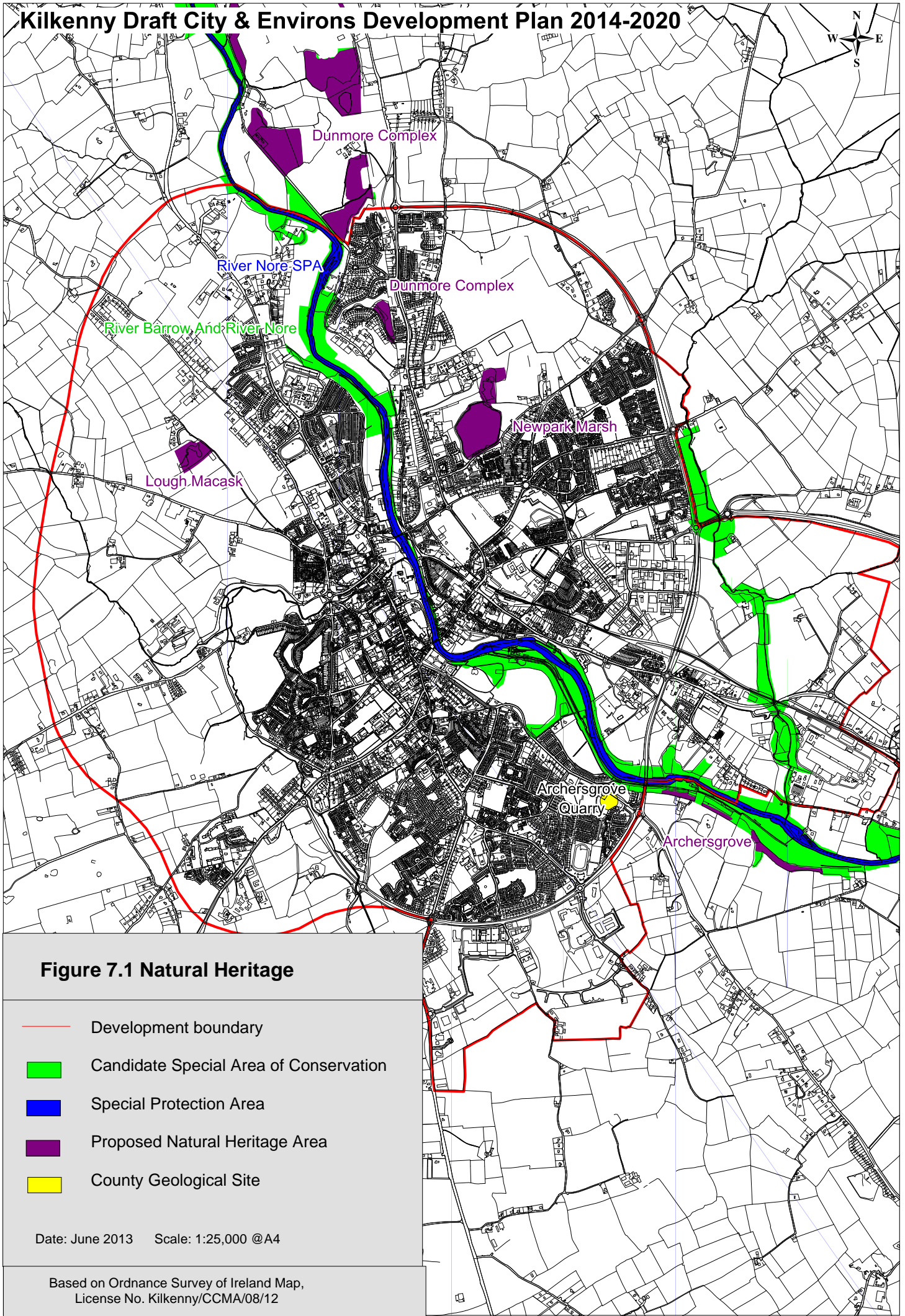
The designation of these sites is the responsibility of the National Parks and Wildlife Service (NPWS) division of the Department of Arts, Heritage and the Gaeltacht. Up-to-date information regarding these sites is provided on the NPWS website ([www.npws.ie](http://www.npws.ie)). Current Natura 2000 sites in Kilkenny City and Environs are listed in Table 8.1 and shown on Figure 7.1.

Conservation Management Plans have been drawn up for a number of Natura sites, but for only one in Co. Kilkenny to date, for Cullahill Mountain SAC. Such plans include descriptive information and a management framework section that outlines objectives and strategies. The National Parks and Wildlife Service will be requested to prioritise the preparation of Conservation Management Plans for the two Natura 2000 Sites which are located in Kilkenny.




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<sup>96</sup> Delivering our Green Potential Government of Ireland 2012 p5

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**Figure 7.1 Natural Heritage**

-  Development boundary
-  Candidate Special Area of Conservation
-  Special Protection Area
-  Proposed Natural Heritage Area
-  County Geological Site

Date: June 2013    Scale: 1:25,000 @A4

Based on Ordnance Survey of Ireland Map,  
License No. Kilkenny/CCMA/08/12

This is in order to examine how the Conservation Objectives of the sites can be achieved in the context of the proper planning and sustainable development of the city.

### **Appropriate Assessment**

As set out in Chapter 1, appropriate assessment means an assessment, based on best scientific knowledge, of the potential impacts of a plan or project, wherever located, on the conservation objectives of any Natura 2000 site and the inclusion, where necessary, of mitigation or avoidance measures to preclude negative effects.

The Council will ensure that an Appropriate Assessment, in accordance with Articles 6(3) and Article 6(4) is carried out in respect of any plan or project not directly connected with or necessary to the management of the site, but likely to have a significant effect on a Natura 2000 site(s), either individually or in combination with other plans or projects, in view of the site's conservation objectives.

#### ***7.2.1.2 Protected Areas of National Importance***

Natural Heritage Areas (NHAs) have been designated to conserve species and habitats of national importance under the Wildlife (Amendment) Act, 2000. The designation of these sites is the responsibility of the National Parks and Wildlife Service (NPWS) division of the Department of Arts, Heritage and the Gaeltacht. The boundaries of the protected areas may change during the lifetime of the plan and additional areas may be designated. Up-to-date information regarding these sites is provided on the NPWS website ([www.npws.ie](http://www.npws.ie)). Current protected areas of national importance in Kilkenny City and Environs are listed in Table 7.1 and shown on Figure 7.1.

#### ***7.2.1.3 Rare and Protected Species and their Habitats***

Certain plant, animal and bird species are rare and threatened and are protected by law. This includes plant species listed in the Flora Protection Order, 1999 (or other such Orders) and their habitats; animals and birds listed in the Wildlife Act, 1976 and subsequent statutory instruments; animals and plants listed in Annex IV of the Habitats Directive; and birds listed in Annex 1 of the Birds Directive. For further information on protected species and their habitats see [www.npws.ie](http://www.npws.ie).

The Planning Authority will consult with the National Parks and Wildlife Service (a) in respect of any proposed development where there is a possibility that such development may have an impact on a protected area of international or national importance, or protected species and their habitats, and (b) take account of any licensing requirements, when undertaking, or approving development which is likely to affect plant, animal or bird species protected by national or European legislation.

**Objectives**

- To protect and, where possible, enhance the plant and animal species and their habitats that have been identified under European legislation (EU Habitats Directive, EU Birds Directive).
- To protect and where possible enhance the natural heritage sites designated in National legislation (the Wildlife Acts and the Flora Protection Order). This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan.

**Development Management standard**

Ensure that an ecological impact assessment is carried out for any proposed development likely to have a significant impact on rare and threatened species including those species protected by law and their habitats. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.

Table 7.1 Protected Natural Heritage Sites of International & National Importance				
Site Name	Site Code/Ref	cSAC	SPA	pNHA
River Barrow & River Nore	002162	✓		✓
River Nore	004233		✓	
Archersgrove (located outside, but adjoining, the development boundary)	002051			✓
Dunmore Complex	001859			✓
Lough Macask	001914			✓
Newpark Marsh	000845			✓

cSAC Candidate Special Area of Conservation      pNHA Proposed Natural Heritage Area  
 SPA Special Protection Area

See [www.npws.ie](http://www.npws.ie) for further information on protected areas.

**7.2.2 Green Infrastructure**

The term Green Infrastructure can be defined as strategically planned and interconnected networks of green space and water capable of delivering ecosystem services and quality of life benefits to people. The [South East Regional Planning Guidelines](#) advocate the development of a green infrastructure approach at all levels in the planning system and the preparation of Green Infrastructure Strategies at County/City level.

Green Infrastructure is designed and managed to provide and facilitate the following:



- a high-quality environment which will provide economic benefits by attracting inward investment and new business
- high quality open spaces which provide health and social benefits for people through the provision of play areas, safe and attractive areas and routes for meeting, walking and cycling
- opportunities and space for contact with nature, which is considered essential for good health and wellbeing
- adaptation to the impacts of climate change and flooding.
- local food production - in allotments, gardens and through agriculture
- space for biodiversity (nature and wildlife) to flourish
- a sense of place and local distinctiveness

The emergence of Green Infrastructure planning is a response to the growing recognition of the many benefits which green space provides to society and of the need to plan for its protection, provision and management in tandem with plans for growth and development. It has a significant role to play in assisting in the protection of Natura 2000 sites and biodiversity.

The Councils of the City and County of Kilkenny produced a habitat and green infrastructure survey<sup>97</sup> of Kilkenny City and environs, which identifies and maps key habitats and green infrastructure, see Figure 7.2. The findings of these surveys are vital to improving our understanding of biodiversity resource in the city and environs, and will be used to inform the development management process and any future Green Infrastructure Strategy.

The green infrastructure and habitats report can be accessed with the following link: [http://www.kilkennycity.ie/eng/Services/Heritage/Habitat\\_Survey/Habitat\\_Survey\\_and\\_Mapping\\_of\\_Kilkenny\\_City.html](http://www.kilkennycity.ie/eng/Services/Heritage/Habitat_Survey/Habitat_Survey_and_Mapping_of_Kilkenny_City.html)

**Objective:**

- **To prepare and support the implementation of a Green Infrastructure Strategy for Kilkenny city and environs, as resources allow.**

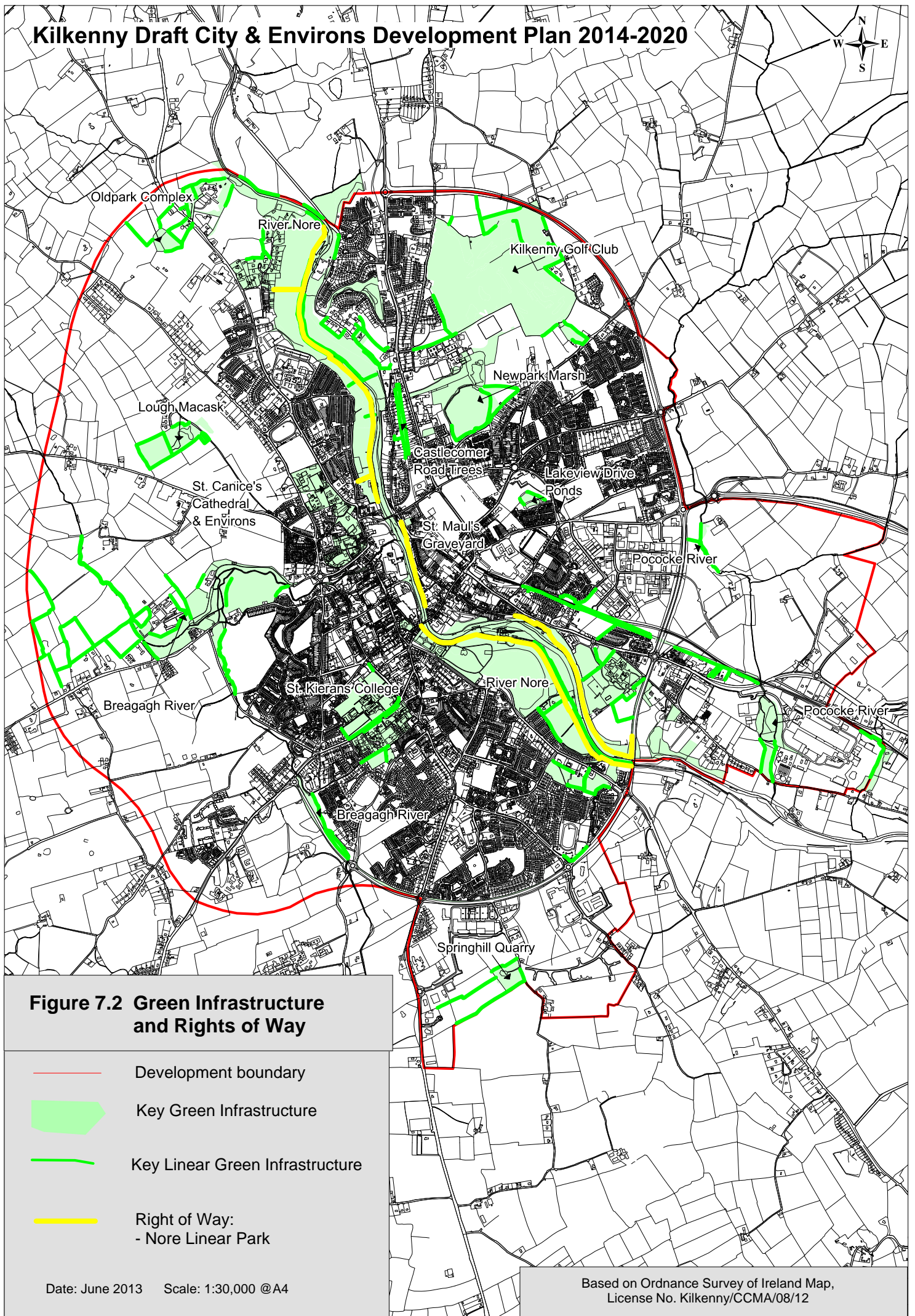
### **7.2.3 Nature Conservation Outside of Internationally and Nationally Protected Areas**

Much of the biodiversity and many of our landscape features of importance in the city occur in areas outside of sites which are subject to legal protection under National or EU law. These habitats and features are particularly important in contributing to the biodiversity, landscape value and sense of place of the city and environs. They also have an important role to play as ecological “corridors” or “stepping stones”, that is, they allow for the movement of species, and help to sustain the habitats, ecological processes and functions necessary to enhance and maintain biodiversity. They provide vital links and corridors to allow movement of plant and animals between the network of protected sites. These features include: trees, hedgerows, gardens, ditches and banks, stone walls, woodlands, parklands, rivers, streams and associated

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<sup>97</sup> The Councils of the City and County of Kilkenny, Habitat Survey and Mapping of Kilkenny City, 2010.

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Date: June 2013 Scale: 1:30,000 @A4

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riparian zones, ponds and canals. Such corridors or interconnected networks are the basis of our Green Infrastructure. It is important that these areas are conserved and managed well. The green infrastructure and habitats report can be accessed with the following link: [http://www.kilkennycity.ie/eng/Services/Heritage/Habitat\\_Survey/Habitat\\_Survey\\_and\\_Mapping\\_of\\_Kilkenny\\_City.html](http://www.kilkennycity.ie/eng/Services/Heritage/Habitat_Survey/Habitat_Survey_and_Mapping_of_Kilkenny_City.html)

Article 10 of the Habitats Directive outlines our obligations in relation to natural heritage in the wider countryside. It provides that, through land use planning and development policies, Planning Authorities shall endeavour to improve the ecological coherence of the Natura 2000 network and encourage the management of landscape features that are of major importance for wild fauna and flora. Such features are those which, by virtue of their function and structure are essential for the migration, dispersal and genetic exchange of wild species and form part of the network of green infrastructure.

**Objective:**

**To protect and, where possible, enhance wildlife habitats and landscape features which act as ecological corridors/networks and stepping stones, such as river corridors, hedgerows, gardens and road verges, and to minimise the loss of habitats and features of the wider countryside (such as ponds, wetlands, trees) which are not within designated sites. Where the loss of habitats and features of the wider countryside is unavoidable as part of a development, to ensure that appropriate mitigation and/or compensation measures are put in place, to conserve and enhance biodiversity and landscape character and green infrastructure networks.**

## **7.2.4 Geological Heritage**

### **7.2.4.1 County Geological Sites**

The Geological Survey of Ireland (GSI) has assessed the geological heritage of County Kilkenny and produced two reports entitled *The Geological Heritage of Kilkenny (2007)* and *An Audit of Geological Sites in County Kilkenny, Phase 2 (2012)*. Both reports are available on the Council's website ([www.kilkennycoco.ie](http://www.kilkennycoco.ie)). In these reports the GSI identified sites of geological and geomorphological importance in the city and county and recommended their protection as County Geological Sites. One such site is located in the city - Archersgrove Quarry, one of the original Kilkenny Black Marble Quarries (See Figure 7.1).

Some of these sites may be designated by the Department of Arts, Heritage and the Gaeltacht and the GSI as Natural Heritage Areas (NHAs) because of their geological interest from a national perspective. In the interim, the Council will seek to maintain the geological value of this site and to protect, and where appropriate, enhance the geological and geomorphological heritage values of this County Geological Site.

Development management standard

- The Council will consult the Geological Survey of Ireland when considering undertaking, approving or authorising developments which are likely to affect Geological Sites.

### 7.2.5 Woodlands, Trees and Hedgerows

Woodlands and trees are an environmental, economic, amenity and landscape resource of great importance. They contribute significantly to the biodiversity and landscape character of the city and environs and form part of a network of habitats, ecological 'corridors' and 'stepping stones' essential for wildlife to flourish and move between and within habitats. They are also an important part of our townscapes.

Kilkenny County Council commissioned a survey of mature trees in the City worthy of preservation<sup>98</sup>. This report, along with other relevant information, will inform future additions to the list of Tree Preservation Orders. A copy of the report is available from the Parks Department of Kilkenny County Council and the list of trees is included in Appendix E.

The Tree Register of Ireland (TROI) is a database of outstanding trees in Ireland compiled by the Tree Council of Ireland. The TROI identified significant trees in the city and county, based on characteristics such as age, height, diameter, historical or folklore connections. A copy of the TROI for Kilkenny is available to view from the Parks Department of Kilkenny County Council.

A Woodland Survey of Kilkenny, commissioned by Kilkenny County Council in 1997, identified the amenity potential of woodlands in the county. A copy of the survey is available to view from the Parks Department of Kilkenny County Council.

There are a number of legislative measures which recognise the importance of trees and woodlands and provide for their protection. These include:

- i. Tree Preservation Orders (TPO)  
Under the Planning and Development Act 2000, TPOs allow for the protection of trees, groups of trees and woods of amenity value. Trees, which are the subject of a TPO, cannot be felled unless the owner also obtains planning permission. At present there are no TPO's in the city, however this may change over the course of this Plan. This list may be added to over the course of this Plan. Consult with the Parks Department of the County Council for the most up-to-date list. The Council will conserve important trees, groups of trees or woodlands, using Tree Preservation Orders, as appropriate.

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<sup>98</sup> Fennell, A. 2007. A Survey of Mature Trees in Kilkenny City and Environs (An unpublished report for Kilkenny County Council.)

## ii. Tree Felling

Under the 1946 Forestry Act, with certain exceptions, it is illegal to uproot or cut down any tree unless notice of intention to do so has been given in accordance with the Act. The Council will provide guidance to landowners on the legal requirements and procedures in relation to tree felling in order to protect the landscape character and biodiversity of the county.

**7.2.5.1 Hedgerows**

Hedgerows contribute to the biodiversity and landscape character of the environs of Kilkenny City. They are wildlife habitats, wildlife corridors between habitats, they also have historical significance as townland and field boundaries and can also have an important farming function. Hedgerows are afforded protection under the Wildlife (Amendment) Act, 2000, prohibiting the cutting of hedges within the bird nesting period (1<sup>st</sup> March -1<sup>st</sup> September).

Kilkenny County Council has undertaken surveys of hedgerows as part of the Habitat Survey of Kilkenny City & Environs. See Section 7.2.3 Conservation Outside of Internationally and Nationally Protected Areas.

**Development management standards**

- To protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to the landscape character of the city and environs, and to ensure that proper provision is made for their protection and management, when undertaking, approving or authorising development.
- To ensure that when undertaking, approving or authorising development that sufficient information is provided to enable an assessment of impacts on woodlands, trees, and hedgerows.
- Have regard to, and seek the conservation of (a) sites of significance identified in the Kilkenny Woodlands Survey 1997, and (b) the trees of County Kilkenny identified in the Tree Register of Ireland
- Require the retention and protection of any mature trees as identified in the Survey of Mature Trees in Kilkenny City and Environs in the assessment of planning applications.
- Retain hedgerows, and other distinctive boundary treatment such as stone walls, when undertaking, authorising or approving development; where the loss of the existing boundary is unavoidable as part of development, to ensure that a new hedgerow is planted using native species, and species of local provenance to replace the existing hedgerow and/or that the wall is re-built using local stone and local vernacular design.
- Prohibit the felling of mature trees to facilitate development in particular those listed in the survey of mature trees unless felling is required for safety reasons.

- Require the planting of native broadleaved species, and species of local provenance, in new developments as appropriate. See Appendix F for a list of native trees and shrubs.

#### Objective

- **The Council will promote the planting of native tree and shrub species, by committing to using native species (of local provenance wherever possible) in its landscaping work and on Council property.**

#### 7.2.6 Inland Waters, Rivers, Streams, Wetlands and Groundwater

The rivers and streams, wetlands and groundwater in Kilkenny City and Environs are important for biodiversity and provide amenity and recreational resources, including angling tourism. Groundwater is important for supplying water and maintaining wetlands and river flows in dry periods. Rivers and streams are also a key component of our Green Infrastructure (see section 7.2.2).

The River Nore, along with its tributaries the Breagh and Pocke, is the principal river flowing through Kilkenny city. It is a protected heritage site under European legislation. (See Section 7.2.1.1 above.) Rivers are susceptible to impacts from developments carried out at areas geographically remote from the protected site boundary, through hydrological links with the protected site, including water abstraction, discharges from wastewater treatment plants, surface water or surface water attenuation.

The development of riverside walks has enabled greater access to the waterways corridor, whilst the rivers themselves are used for water-pursuits including angling, boating, canoeing and kayaking, and swimming. The rivers also provide a rich landscape setting for the city and are the primary green infrastructure network in the city.

The economic benefits of the rivers are significant. In 2010 some 127,000 overseas visitors engaged in angling while in Ireland, resulting in a spend of €89 million<sup>99</sup>. Kilkenny County Council has undertaken a heritage audit of the River Nore, identifying and mapping the built, natural and cultural heritage of the River Nore corridor in County Kilkenny. The data from the audit is being used to inform an interpretative strategy for the River Nore corridor, funded by Kilkenny County Council and Trail Kilkenny.

Their corridors and valleys will be protected and maintained for their biodiversity and landscape values, including flood protection, where practicable. The natural floodplains along the rivers serve as buffer areas and also as flood attenuation areas. In partnership with the National Parks and Wildlife Service, Inland Fisheries Ireland, Waterways Ireland and other relevant

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<sup>99</sup> Fáilte Ireland. *Activity Product Usage among Overseas Visitors in 2010*

stakeholders the Council will facilitate public access to, and understanding of, waterways corridors and wetlands where feasible and appropriate.

Development management standard

- To consult with Inland Fisheries Ireland and the National Parks and Wildlife Service prior to undertaking, approving or authorising any works or development which may have an impact on rivers, streams and waterways.
- Proposals must demonstrate that they will not adversely affect any habitats and/or species of interest or compromise the river's function as a green infrastructure corridor.

### 7.2.7 Invasive Species

Invasive non-native plant and animal species (animals and plants that are introduced accidentally or deliberately into a natural environment where they are not normally found) are a significant threat to biodiversity. They can negatively impact on native species, can transform habitats and threaten ecosystems causing serious problems to the environment, buildings and the economy. The current estimate of the annual cost of invasive species in Ireland is €261 million<sup>100</sup>. There is potential for the spread of invasive species during development works and recreational activities. A number of invasive species are prevalent in Kilkenny. For more information on invasive species see ([www.invasivespeciesireland.com](http://www.invasivespeciesireland.com)). The Council will raise awareness of, and promote best practise in the control of, invasive species.

#### Development management standard

Ensure, as far as is possible, that the potential for spread of invasive species is examined as part of any application.

### 7.2.8 Native Plant Species

Where possible, the use of native plants and seeds from indigenous seed sources should be used on all developments and landscape projects/treatments. This is important as it:

- Contributes to national commitments on the conservation of biological diversity by establishing native habitats and reducing the planting and dispersion of non-native plants
- Ensures a reduction in the threat posed by the importation of pests and diseases carried on non-native (and non-indigenously sourced) plant material, which have potential for major impact on native flora and fauna, the landscape, agriculture and forestry
- Restores or compensates for loss of habitat
- Maintains regional identity, landscape character and diversity

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<sup>100</sup> Kelly J.,Tosh D K., and Jodson A., 2013. The economic cost of invasive species in Ireland and Northern Ireland. A report prepared for the Northern Ireland Environment Agency and the National Parks and Wildlife Service as part of Invasive species Ireland.

**Development Management Standard**

- To promote the use of native plants and seeds from indigenous seed sources in all landscape projects

**7.3 Built Heritage**

Built heritage includes all man-made features, buildings, and structures in the environment. It includes our rich and varied archaeological and architectural heritage. The most significant part of the built environment of Kilkenny is the quality of the city centre. This character comes from its unique setting and layout incorporating a number of distinctive elements. Firstly the dominant position of its great buildings – St. Canice’s Cathedral, Kilkenny Castle and St. Mary’s Cathedral – which are linked by streets of different character and type, many of which are joined together by the narrow laneways (slips). Secondly, there are buildings of different uses, architectural quality and historic backgrounds, including the historically important Shee Alms House, Rothe House, Bishops Palace, Black Abbey etc., but also many examples of traditional shopfronts and of domestic housing. The network of streets and laneways is complemented by the River Nore, which with its tree-lined banks and adjacent open spaces provides an important natural element in the overall townscape character of the city.

By preserving characteristic features of the City & Environs, we seek to maintain and nurture our environment and cultural heritage as part of our identity.

**7.3.1 Archaeological Heritage**

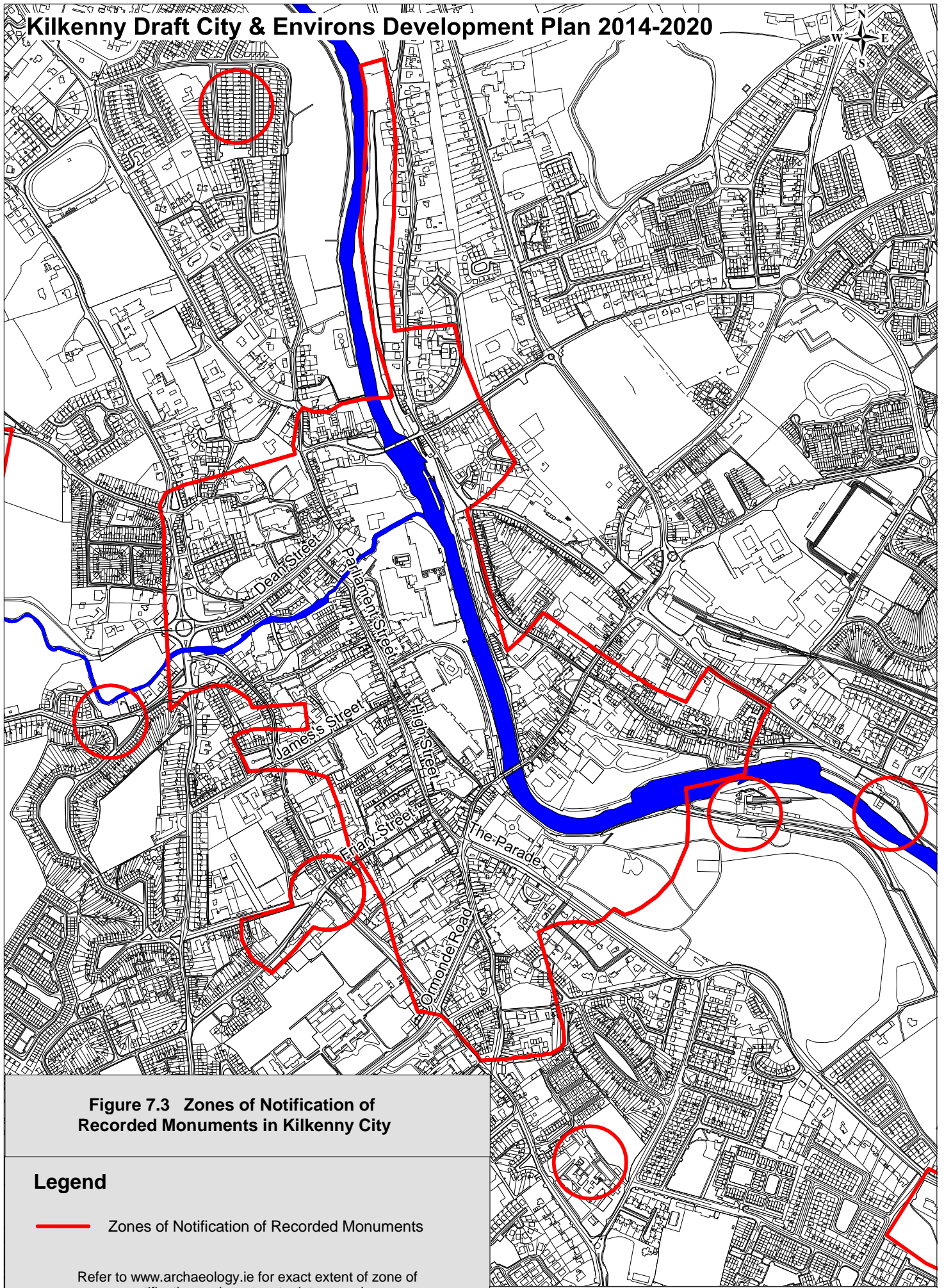
Archaeology is defined as the study of past people through the physical traces left by them in the landscape, often in the form of monuments, sites, features or objects. Our archaeological heritage contributes to our understanding of our past and also to our cultural, educational and tourism assets. Archaeological sites and monuments vary in form and date. They include early Christian ecclesiastical sites, churches, graveyards, medieval buildings, castles, industrial archaeology, earthworks (e.g. ringforts), megalithic sites, Fulachta Fiadh, and underwater sites. Archaeological remains may not always be isolated finds or sites but may have been linked at one time with other archaeological monuments in the immediate vicinity or sometimes in more distant locations – creating historic landscapes. The Council will promote awareness of, and facilitate access to, the archaeological inheritance of Kilkenny City and Environs and will provide guidance to developers and property owners regarding the archaeological implications of proposed developments.

Zones of Notification of Recorded Monuments in Kilkenny City and in the Environs are illustrated in Figures 7.3 and 7.4 respectively.

The National Monuments Acts 1930 – 2004 provide for the protection of the archaeological heritage. The principles set out in the [\*Framework and Principles for the Protection of the\*](#)



# Kilkenny Draft City & Environs Development Plan 2014-2020



**Figure 7.3 Zones of Notification of Recorded Monuments in Kilkenny City**

## Legend

— Zones of Notification of Recorded Monuments

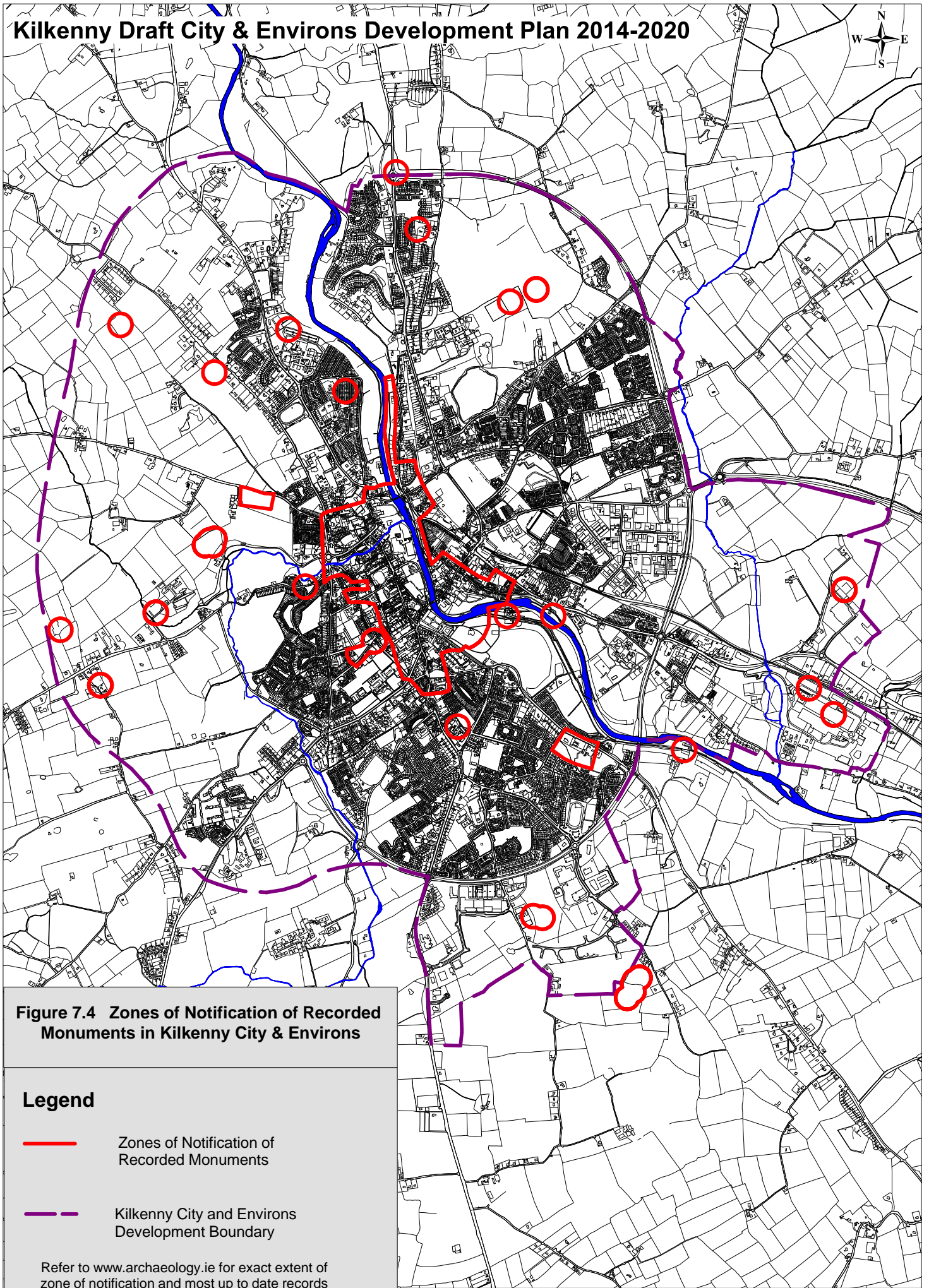
Refer to [www.archaeology.ie](http://www.archaeology.ie) for exact extent of zone of notification and most up to date records

Date: April 2013

Scale: 1: 10,000 @A4



Based on Ordnance Survey of Ireland Map,  
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# Kilkenny Draft City & Environs Development Plan 2014-2020



**Figure 7.4 Zones of Notification of Recorded Monuments in Kilkenny City & Environs**

## Legend

-  Zones of Notification of Recorded Monuments
-  Kilkenny City and Environs Development Boundary

Refer to [www.archaeology.ie](http://www.archaeology.ie) for exact extent of zone of notification and most up to date records

Date: April 2013

Scale: 1: 31,000 @A4

Based on Ordnance Survey of Ireland Map, License No. Kilkenny/CCMA/08/12

[Archaeological Heritage \(1999\)](#) provide the national policy framework in relation to archaeological heritage.

There are different levels of monument protection under the National Monuments Acts. A level of universal protection is afforded to all monuments listed in the Record of Monuments and Places (RMP). A lesser number of monuments are accorded a higher level of protection, that is, some are entered on the Register of Historic Monuments, and some are deemed to be of national significance and are National Monuments. While the RMP lists those sites above and below ground that are known to exist, due to the time span and density of human settlement in Kilkenny city the possibility always exists of finding previously unrecorded archaeology.

Copies of the RMP for Kilkenny City and County are available for viewing in the Council's Planning Department and online at the Department of Arts, Heritage and the Gaeltacht's website [www.archaeology.ie](http://www.archaeology.ie).

A list of National Monuments in State Care<sup>101</sup> is available at:

<http://archaeology.ie/NationalMonuments/NationalMonumentsinStatecarebycounty/>

A list of Monuments subject to Preservation Orders is available at:

[http://www.archaeology.ie/media/archeologyie/PDFS/PO10V1\\_AllCounties.pdf](http://www.archaeology.ie/media/archeologyie/PDFS/PO10V1_AllCounties.pdf)

Archaeological structures may, in some situations, be considered as architectural heritage and, therefore, may appear on both the Record of Monuments and Places (RMP) and the Record of Protected Structures (RPS). This means that these structures are protected by both the National Monuments Acts and the Planning and Development Acts 2000-2010.

### **7.3.1.1 Walled Towns**

The Kilkenny city walls, built during the medieval period, would have historically formed a defensive line around the medieval town. Today, the walls are part-standing and part-buried. Town defences are considered to be monuments for the purposes of the National Monuments Acts, 1930-2004. The Council will support the [National Policy on Town Defences](#)<sup>102</sup> which sets out national policy for the protection, preservation and conservation of the defences of towns and cities.

### **7.3.2 Industrial Archaeology**

Kilkenny has a wealth of industrial archaeological sites - sites of past industrial activity. This includes sites and machinery relating to extractive industries (e.g. mines and quarries),

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<sup>101</sup> For all other monuments in private and public ownership, clarification as to whether they are deemed to be national monuments can be obtained by contacting the National Monuments Service of the Department of the Arts, Heritage and the Gaeltacht.

<sup>102</sup> Department of Environment, Heritage and Local Government. 2008. [National Policy on Town Defences](#).

manufacturing (e.g. corn and textile mills), service industries (e.g. main drainage, water supply, gas, electricity), power (windmills, watermills, steam engines) and transport and communications (e.g. roads, bridges, railways, canals, harbours, airfields). Although some of this heritage extends back to prehistoric times, most of what now survives relates to the last 250 years, the period during which Ireland became progressively industrialised.

An Industrial Archaeology Survey of County Kilkenny (1990) was commissioned by Kilkenny County Council and this identified significant sites which have since been added to the Record of Protected Structures. Contact the Heritage Office of the County Council for further details.

#### **OBJECTIVE**

- **Protect archaeological sites and monuments (including their setting), underwater archaeology, and archaeological objects, including those that are listed in the Record of Monuments and Places, and in the Urban Archaeological Survey of County Kilkenny or newly discovered sub-surface and underwater archaeological remains.**

#### **Development management standards**

- Endeavour to preserve in situ all archaeological monuments, whether on land or underwater, listed in the Record of Monuments and Places (RMP), and any newly discovered archaeological sites, features, or objects by requiring that archaeological remains are identified and fully considered at the very earliest stages of the development process and that schemes are designed to avoid impacting on the archaeological heritage.
- To require archaeological assessment, surveys, test excavation and/or monitoring for planning applications in areas of archaeological importance if a development proposal is likely to impact upon in-situ archaeological monuments, their setting and archaeological remains.
- Ensure that development within the vicinity of a Recorded Monument is sited and designed appropriately so that it does not seriously detract from the setting of the feature or its zone of archaeological potential. Where upstanding remains of a Recorded Monument exist a visual impact assessment may be required to fully determine the effect of any proposed development.
- Require the retention of surviving medieval plots and street patterns and to facilitate the recording of evidence of ancient boundaries, layouts etc. in the course of development.
- Safeguard the importance of significant archaeological or historic landscapes from developments that would unduly sever or disrupt the relationship, connectivity and/or inter-visibility between sites.

### 7.3.3 Conservation Plans

Conservation Plans have been prepared for significant archaeological and architectural sites in Kilkenny city. These include [Kilkenny City Walls](#)<sup>103</sup>, [Rothe House](#)<sup>104</sup>, and [St. Mary's Church and Graveyard](#).<sup>105</sup>

**Objective:**

**To facilitate and support the implementation of the existing (and any further) conservation plans as resources allow.**

### 7.3.4 Historic Graveyards

The historic graveyards of Kilkenny are an important part of the heritage of the county. They contain a wealth of architectural and archaeological features and are refuges for many species of plant and animal. Most historic graveyards are afforded legal protection through the National Monuments (Amendment) Acts or the Planning and Development Acts.

Kilkenny County Council commissioned an inventory of the historic graveyards of the city and county. The data from this survey has been mapped and is available at for inspection on the council's website<sup>106</sup>. In addition, recordings of the headstones in historic graveyards have been collected by community groups with support from the Council and can be accessed at [www.historicgraves.ie](http://www.historicgraves.ie).

There are 12 historic graveyards in the City & Environs as follows:

1. St. Canice's Cathedral
2. St. Francis Abbey
3. St. Muls
4. St. Canice's
5. Black Abbey
6. St. Mary's Cathedral
7. St. Mary's (Col)
8. Capuchin Friary
9. St. Riach's
10. St. John's (Col)
11. St. John's
12. St. Patricks

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<sup>103</sup> Oxford Archaeology. 2005. Kilkenny City Walls. Heritage Council

<sup>104</sup> Ozmin, E, Sharma, B., Wait, G. 2002. Rothe House, Parliament Street, County Kilkenny. Heritage Council.

<sup>105</sup> The Integrated Conservation Group. 2005. St. Mary's Church and Graveyard. Heritage Council.

<sup>106</sup>

[http://www.kilkennycoco.ie/eng/Services/Digital\\_Mapping/Google\\_Maps\\_Applications/Burial\\_Grounds/](http://www.kilkennycoco.ie/eng/Services/Digital_Mapping/Google_Maps_Applications/Burial_Grounds/)

*"Guidance for the Care, Conservation and Recording of Historic Graveyards"* (Heritage Council, 2010) provides best practice guidance and advice on caring for and recording historic graveyards<sup>107</sup>. The Council will conserve and protect historic graveyards and churches within Kilkenny and encourage their maintenance in accordance with conservation principles and as resources allow.

### **7.3.5 Historic Gardens and Designed Landscapes**

Historic gardens and designed landscapes are of natural heritage, architectural, landscape, cultural and historical importance. In addition, they are often the important setting of a Protected Structure. Kilcreen Lodge to the west of the city is one such property.

The National Inventory of Architectural Heritage (NIAH) has carried out a preliminary survey of historic gardens and designed landscapes in 2003-2005. A total of 196 potential historic gardens and designed landscape sites in County Kilkenny were identified. For further information see <http://www.buildingsofireland.ie/Surveys/Gardens/>

#### **Development management standard**

To seek the protection, and enhancement of significant historic gardens, parklands and designed landscapes in the city and environs, their setting and views to and from them.

### **7.3.6 Floodlighting**

The floodlighting of buildings and structures is often regarded as a means of highlighting the significance of a structure and reflects the substantial pride that communities have in individual heritage sites and structures. Notwithstanding this, floodlighting has the potential to negatively impact on both natural and built heritage. It can contribute to light pollution, impinge on protected species such as bats, and affect the architectural and archaeological significance of a site.

Draft guidance *"Guidelines on the Floodlighting of Monuments"* has been prepared by the National Monuments Section of the Department of Arts, Heritage and the Gaeltacht. This Department should be contacted for further details.

#### **Development Management Standards**

- To require an assessment of the potential visual, heritage and environmental impacts of proposals to floodlight buildings and structures.

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<sup>107</sup> [http://www.heritagecouncil.ie/fileadmin/user\\_upload/Publications/Archaeology/Guidance\\_Historic\\_Graveyards.pdf](http://www.heritagecouncil.ie/fileadmin/user_upload/Publications/Archaeology/Guidance_Historic_Graveyards.pdf)

- To ensure the protection of the special character and setting of protected structures, ACAs and Recorded Monuments, and protected species when considering proposals for floodlighting.

## 7.4 Architectural Heritage

### 7.4.1 Urban Structure

Kilkenny, often referred to as the medieval capital of Ireland, offers an abundance of fascinating historical sites. The historic urban centre of Kilkenny City retains much of its medieval fabric. Prominent buildings such as the Shee Almshouse, Rothe House and the imposing Kilkenny Castle are some of the better-known secular buildings about the streetscape, while numerous medieval religious buildings, such as St Canice's Cathedral, the Dominican Black Abbey and St Francis's Abbey, also survive. Buildings such as these, and other less well-known later medieval structures hidden behind Georgian and Victorian façades, are a feature of the surviving medieval streetscape.

In principle, it will be the policy of Kilkenny Borough and County Councils to retain and enhance the essential character of the historic city, whilst assisting in its continued but controlled development, enhancement and maintenance.

The character of Kilkenny is the result of a combination of the natural features of river and topography, the street spaces, the built fabric and the numerous landmark buildings and structures of historical and archaeological value.

The Castle and St. Canice's Cathedral are the opposing poles of the central area. The enclaves of these two buildings and the spaces which link them – Irishtown, Parliament Street and High Street - form the spine of the central area.

The main spine tends to run parallel to the contours while minor streets and lanes run across the contours, often forming "short cuts". These narrow lanes, or "slips" as they are locally known, are a particular feature of Kilkenny's townscape. Some are just pedestrian ways, which form short cuts across the width of particularly long city blocks and do not have frontage development. Others act as narrow streets with buildings fronting onto them.

Within the central area, the streets are typically narrow space channels enclosed on both sides by 18th and 19th century structures. Generally the facades are vertically proportioned and narrow fronted. The terraces of vernacular structures are occasionally interrupted by something more ornate or large scaled, often the façade of a bank or other public institutions. Buildings of great public importance such as the Castle, City Hall and Courthouse, not only differ

in scale and material from the vernacular structures, but are either set back or brought forward in respect of the general building line.

The historic centre has been the subject of much change with the redevelopment of some large sites within the city centre such as The Market Yard (Dunnes Stores), the Presentation School (the Market Cross Shopping Complex), the River Court Hotel off John Street and the multi-storey car park, hotel and apartments off Patrick Street. These large developments were generally on large extensive sites in backland areas where existing uses had become redundant. Although these are large developments, the essential townscape character of the city centre as described above is still clearly evident.

However, the centre cannot continually accommodate large-scale development, particularly if the result is the erosion of historic building plots.

#### **7.4.2 Public Realm**

The architectural character of a city is determined not only by the importance of individual buildings and groups of buildings but also by the quality of the spaces formed by the buildings – i.e. the footpaths, streets, squares, parks, views and vistas are all of importance, and are an integral part of the urban structure.

Public realm can be best described as the form and use of outdoor areas and spaces that are accessible to the public. This includes many familiar types of place such as streets, squares, parks, car parks, as well as the physical and visual connections between them, and with buildings.

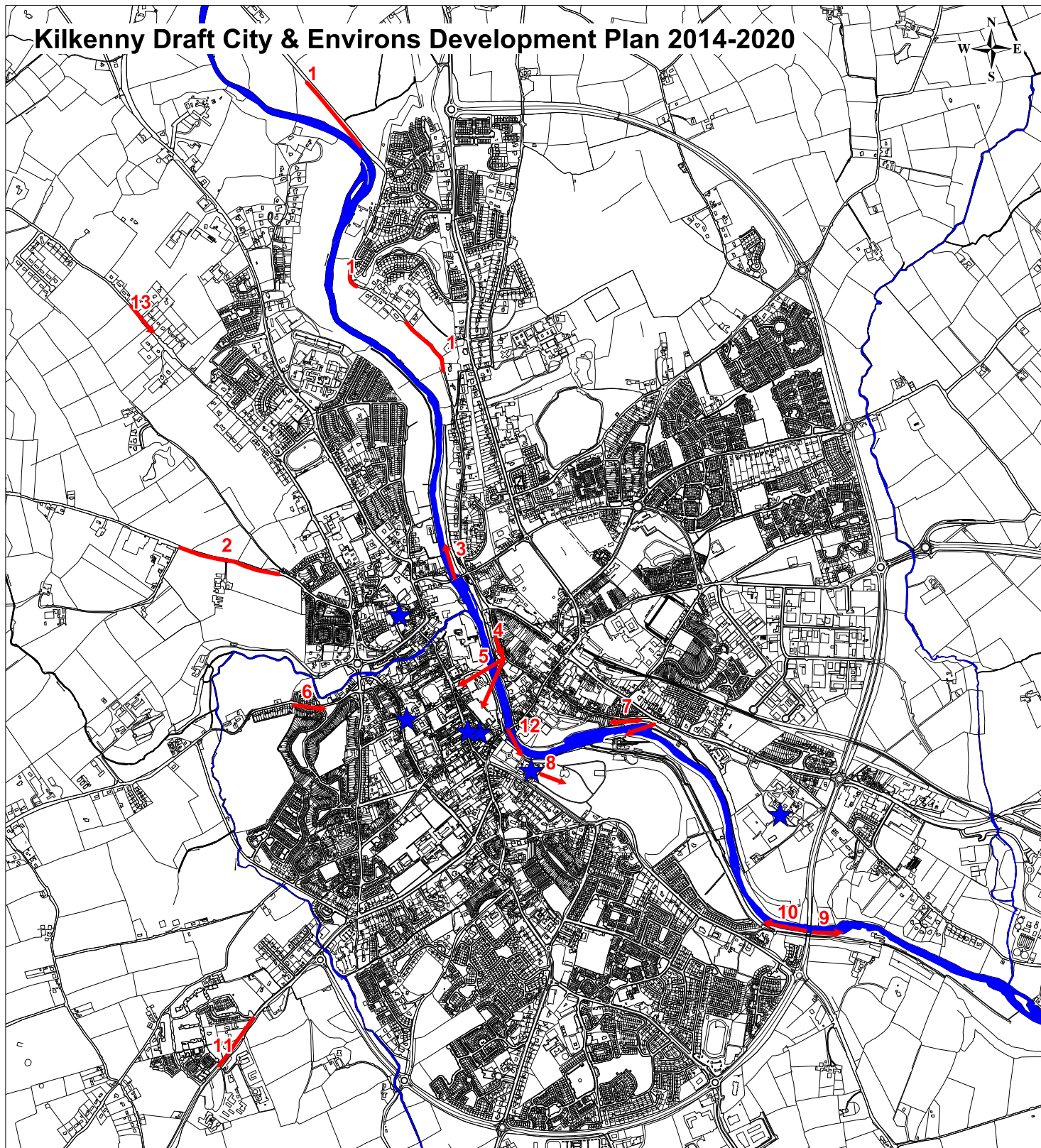
The public realm in Kilkenny is varied, from the grand civic space in the Parade to the many smaller and incidental spaces and the numerous streets and slipways of the medieval city. The effects of proposed developments on the quality of the adjacent public spaces and the possibilities of creating new spaces will be an important factor in assessing planning applications. Pedestrians will be afforded priority in the use of the public realm throughout the historic city.

#### **7.4.3 Views and Prospects**

There are a number of sites, areas and vantage points within the City and in the Environs, from which fine views of the City can be had, see Figure 7.5. There are also vantage points within the City from which particularly good views of the City's most important public buildings and natural landscape features may be obtained. Of particular importance are views of and from the Castle, Cathedrals and the River Nore.






# Kilkenny Draft City & Environs Development Plan 2014-2020



**Figure 7.5 Views and Prospects**

### Legend

-  Landmark Buildings
-  Views and Prospects
-  View code - see Section 7.4.3

Date: April 2013      Scale: 1: 24,000 @A4

Based on Ordnance Survey of Ireland Map,  
License No. Kilkenny/CCMA/08/12

Views include:

1. Panoramic view of River Nore valley from Bleach Road
2. View of St. Canice's and St. Mary's Cathedrals from Tullaroan Road
3. View (north) of River Nore and Linear Park from Greensbridge
4. View from Michael Street to Kilkenny Castle
5. View of St. Mary's Cathedral, Tholsel and St. Mary's Church from No. 30-35 Michael Street
6. View of St. Mary's Cathedral from Kenny's Well Road
7. Panoramic view from Dublin Road/Windgap Hill area to River Nore and city skyline
8. View of Castle Park, open countryside from Castle
9. View of River Nore valley to east from Ossory Bridge
10. View of River Nore valley to west from Ossory Bridge
11. View of St. Mary's from Callan Road
12. View of Kilkenny Castle from John's Bridge
13. View of city from Dunningstown Road

#### **Development Management**

- To protect views and prospects identified on Figure 7.5 by requiring new development or extensions to existing development to be designed and located so as not to have a significant impact on its character.
- To encourage street layouts in newly developed areas which create new vistas to existing and new landmarks, in particular within brownfield sites, the Western Environs and the Loughmacask Local Area Plan lands.
- Where the Council believes development has the potential to either diminish or enhance significant views into and/or out of the city and environs, it may require that a visual impact assessment be carried out prior to development being undertaken on any site.

#### **7.4.4 Record of Protected Structures**

Protecting architectural heritage is an important function of the planning authority, particularly in a city like Kilkenny where the built heritage has such a strong role to play in ensuring the continued economic prosperity of the area. Each development plan must include policy objectives to protect structures or parts of structures of special interest within its functional area. The primary means of achieving this is to include a Record of Protected Structures for the functional area within the development plan. A planning authority is obliged to include in the RPS every structure, which, in its opinion, is of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

A protected structure, unless otherwise stated in the RPS, includes the interior of the structure, land lying within the curtilage, any other structures lying within that curtilage and their interiors, plus all fixtures and features which form a part of the interior or exterior of any of these structures.

Works which would in the opinion of the planning authority have a material effect on the character of the protected structure require planning permission. Those with an interest in a protected structure may seek a Declaration under Section 57(2) which would offer practical guidance in relation to the protection of the structure. Section 57(10)(b) of the Planning and Development 2000 provides that permission may only be granted for the demolition of a protected structure in exceptional circumstances.

The Record of Protected Structures (as correct at the time of publication) is listed in Appendix G of this written statement. The RPS, incorporating any additions or deletions from the RPS within the lifetime of this plan, will be maintained on the planning authority's website or can be checked at the Planning Department in the City Hall.

The Councils will promote the importance of regular maintenance of structures contained within the RPS to ensure the protection of the architectural heritage. Information will be given to owners of protecting structures in undertaking essential repairs and maintenance of protected structures. The Councils will promote by example the principles of best practice in conservation of the built heritage through the custodianship of Protected Structures in the Council's ownership/care.

#### **7.4.5 The National Inventory of Architectural Heritage**

The NIAH survey for Kilkenny was published in 2006. The planning authority is obliged to consider for inclusion in its Record of Protected Structures any buildings rated as being of Regional, National or International importance by the NIAH. Kilkenny City and County Councils are continuing to process, on a phased basis, the addition to the RPS of all NIAH buildings recommended for inclusion by the Minister. This may be done as part of the development plan review process or separately under Section 55 of the Planning and Development Act.

#### **Objectives:**

- **To ensure the protection of the architectural heritage of Kilkenny City & Environs by including all structures considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the Record of Protected Structures.**
- **To respond to the Ministerial recommendation to include in the Record of Protected Structures, structures which have been identified as being of Regional, National or International significance in the National Inventory of Architectural Heritage survey of the city and county published in 2006.**
- **To carry out a review of the Record of Protected Structures for the functional area of Kilkenny City and Environs**

**Development Management**

- To have regard to the [Architectural Heritage Protection Guidelines](#)<sup>108</sup> when assessing proposals for development affecting a protected structure.
- To promote principles of best practice in conservation in terms of use of appropriate materials and repair techniques through the administration of the Structures at Risk Fund, provided by the Department of Arts, Heritage and the Gaeltacht.
- To require the sympathetic retention, reuse and rehabilitation of Protected Structures and their settings.
- To require an architectural impact assessment/conservation method statement for developments within the grounds of country house estates which are Protected Structures.

**7.4.6 Architectural Conservation Areas**

Each development plan must include a policy objective to preserve the character of Architectural Conservation Areas (ACAs) within its functional area. An ACA is a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure, and whose character it is an objective of the development plan to preserve.

Kilkenny Borough Council has identified nine areas within the City and Environs which it has designated as ACAs. A general set of policies for all ACAs within the City and Environs is set out below. A statement of character has been devised for each ACA in order to make clear what the intention of the planning authority is to preserve. Any works proposed within an ACA which would affect the special character of the area or works outside the ACA which would affect the setting of the ACA may not be considered exempted development. For example, replacement of timber sash windows with inappropriate alternatives (e.g. uPVC) would not be exempted development within an ACA and development outside an ACA which may affect views into or out of the ACA thereby affecting its special character may not be exempted development. Guidance on the criteria the planning authority will use to assess proposals for new development and proposals for demolition within an ACA are given in section 3.10 of the [Architectural Heritage Protection Guidelines](#).

**7.4.6.1 General Objectives for all ACAs in Kilkenny City and Environs**

- To ensure the preservation of the special character of each ACA particularly with regard to building scale, proportions, historical plot sizes, building lines, height, general land use, building materials, historic street furniture and paving.

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<sup>108</sup> Department of Arts, Heritage and the Gaeltacht, [Architectural Heritage Protection Guidelines for Planning Authorities](#), 2004

- To designate ACAs where appropriate and provide a local policy framework for the preservation of these areas.

The following general development management guidelines will apply to all nine ACAs.

#### **General ACA Development Management Guidance**

- To have regard to the [Architectural Heritage Protection Guidelines](#) when assessing proposals for development affecting an ACA.
- To ensure the retention, repair rather than replacement, and the regular maintenance of original/early features in buildings which contribute to the character of an ACA, such as roof profiles, chimney stacks, roof coverings, external wall treatments, doors and windows, shop fronts, pub fronts, and to ensure the use of appropriate materials and repair techniques when repairs are being carried out.
- To ensure the conservation of early/original timber windows and to ensure that inappropriate materials such as uPVC windows, doors, fascias, rainwater goods etc. are not introduced to buildings within an ACA.
- To ensure the conservation of historic shopfronts and pubfronts
- To require high quality, contemporary design and materials in shopfronts/pubfronts where replacement is necessary and new ones are proposed and to avoid pastiche shopfronts/ pubfronts.
- To ensure the preservation of the special character of the ACA when assessing proposals for advertising, to limit the number of projecting signs to no more than one on each commercial premises to avoid visual clutter, to control lighting and coloured lighting on facades.
- To require high quality contemporary design and materials when new buildings are being introduced into an ACA and the retention of historic scale and plot size.
- To retain historic items of street furniture where they contribute to the character of the ACA.
- To facilitate the removal of overhead cables throughout the ACA.
- To seek the retention of mature trees/significant planting (when in good condition) which contribute to the character of the ACA.

#### **7.4.7 ACAs in Kilkenny City**

There are nine ACAs. Each one is given a description, statement of character and set of policies.

1. City Centre
2. Kilkenny Castle
3. St. Canice's
4. John Street
5. Patrick Street

6. Michael Street and Wolfe Tone Street
7. St. Mary's
8. Lacken
9. Talbotsinch

#### **7.4.7.1 City Centre ACA**

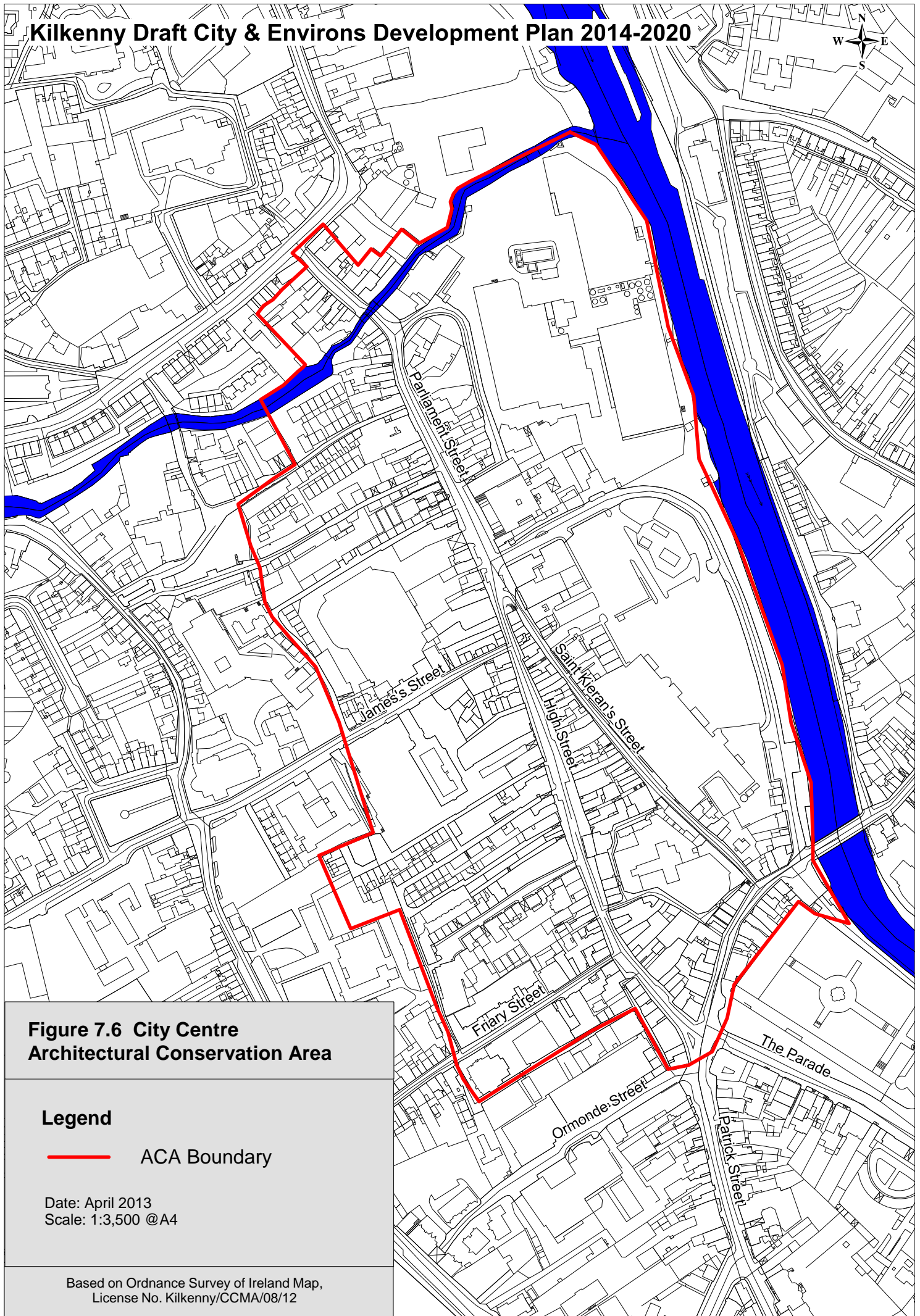
##### **Description and historical background**

The city centre ACA encompasses the medieval core of Kilkenny, the boundaries of which follow the line of the city wall to the west and north, the river to the east and Rose Inn Street to the south (see Figure 7.6). This area is defined by the central spine of the city running along High Street and Parliament Street with the medieval slips running to the east between High Street and Kieran Street and the surviving burgage plots to the rear of properties on High Street and Parliament Street. This part of the City contains some of the city's most architecturally and historically significant structures including St. Francis Abbey, The Black Abbey, St. Mary's Church, Rothe House, Shee Alms House, and the Hightown Circuit of the city walls, visual reminders of the city's prosperity in the 14<sup>th</sup>, 15<sup>th</sup> and 16<sup>th</sup> centuries. The Tholsel and the Courthouse are also within this area representing major contributions from the 18<sup>th</sup> century. Apart from these landmark buildings and structures (of which there is a high proportion in such a small area) the external built fabric of these streets dates to the 18<sup>th</sup> and 19<sup>th</sup> centuries. Even within this however, there are small reminders of the medieval past incorporated into many of the city's structures, particularly on High Street, and it is highly likely that there is further medieval fabric hidden from view.

The urban vernacular of much of the City Centre is characterised by rendered and painted facades with classically proportioned wall to window ratios and the survival of the timber sash as the most common window type. This presentation is typical of the commercial centres of most Irish towns. One departure from this type is the east side of Parliament Street which is home to a number of redbrick four-storey over basement Georgian houses. Adjacent to these is an important reminder of the 19<sup>th</sup> century brewing industry in the St. Francis Abbey Brewery.

##### **Statement of character**

The City Centre ACA is characterised by its evolution during the medieval period as Hightown, containing the residences of the merchant princes, the custom house/Tholsel, the market cross and later the courthouse. Much of the medieval street pattern survives with the main streets running along a north south central spine, having narrow slips unique to Kilkenny running downhill off the main street to the east and having long burgage plots running east-west to the rear of the properties on High Street and Parliament Street. The area today is characterised by a sizeable collection of landmark medieval and 18<sup>th</sup> century buildings set in an 18<sup>th</sup> and 19<sup>th</sup> century commercial streetscape of two and three-storey rendered facades with classically proportioned wall to window ratios and many surviving early shop and pub fronts to ground



**Figure 7.6 City Centre Architectural Conservation Area**

**Legend**

— ACA Boundary

Date: April 2013  
Scale: 1:3,500 @A4

Based on Ordnance Survey of Ireland Map,  
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floor. In the north-east corner of the area is a significant element of Kilkenny's 19<sup>th</sup> century industrial heritage in the form of the St. Francis Abbey brewing site.

**ACA Development Management Standards based on assessment of special character.**

- CCACA 1 Assessment of proposals for the presentation of commercial premises will require retention of genuine early/original shopfronts/pubfronts, and the provision of high quality contemporary design when new shopfronts/commercial fronts are proposed,
- CCACA 2 To maintain high standard of presentation of ground and upper floors by controlling the size, number and composition of advertisements on buildings to prevent and reduce visual clutter in the ACA. Plastic or neon signage will not be considered in the ACA.
- CCACA 3 To protect the remaining surviving medieval street pattern and tight urban grain, particularly the burgage plots to the rear of High St. and Parliament St. limiting large scale developments which may necessitate assimilation of smaller historic building plots and retention of the existing scale of three and four storey buildings.
- CCACA 4 To improve the visual appearance of the car parking area at the Market Yard and to ensure a high standard of architectural design for any development at Bateman Quay.

**7.4.7.2 Kilkenny Castle ACA**

**Description and historical background**

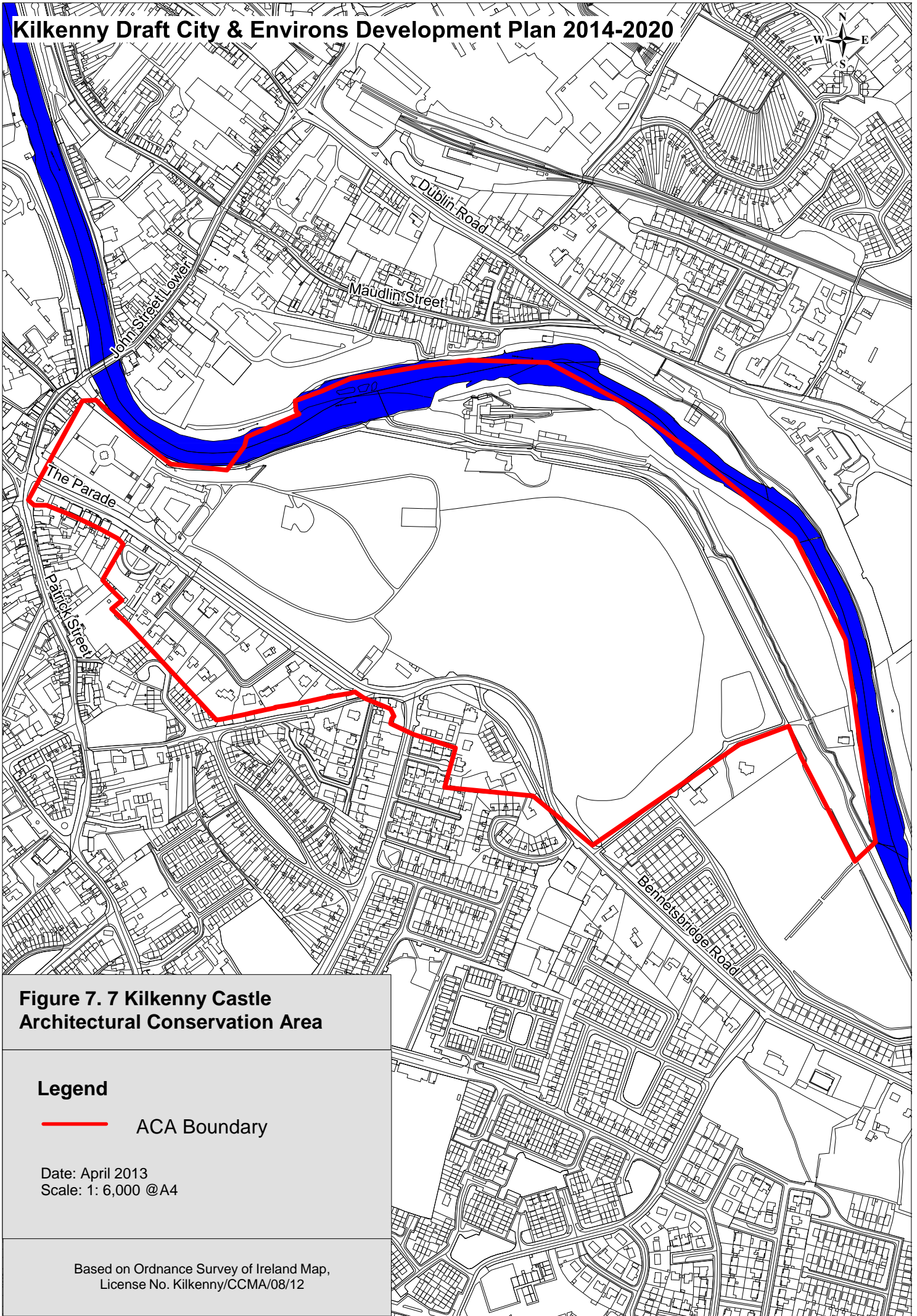
The Kilkenny Castle ACA comprises three main components – the Castle and its grounds, the public open space known as the Parade linking the castle with High Street, and the residential areas immediately adjacent to the boundary walls of the Castle Park. See Figure 7.7.

The Castle is an impressive National Monument, not only due to its size and scale, but also its elevated location and its relationship to The Parade, the city's most prominent civic space. The Castle itself is located in the spacious setting of the Castle Gardens and parkland, which cover an area of over 50 acres. This ACA also includes the millrace buildings located on the Castle Grounds adjacent to the River Nore. This area also includes sections of the medieval Kilkenny City Walls (Hightown Circuit).

The Parade is an impressive urban space which stretches from the Castle Grounds to High Street. It is graced by the 18<sup>th</sup> century grand four-storey over basement red brick Georgian terraces. The 18<sup>th</sup> century also saw the introduction of the castle stable yard as an architectural set piece reflecting the classicisation of the south entrance to the Castle.

The former bank building, an impressive stone structure, on the corner of the Parade represents the rise of the banks as an institution in the middle of the 19<sup>th</sup> century. The Parade today





**Figure 7. 7 Kilkenny Castle Architectural Conservation Area**

**Legend**

— ACA Boundary

Date: April 2013  
Scale: 1: 6,000 @A4

Based on Ordnance Survey of Ireland Map,  
License No. Kilkenny/CCMA/08/12

remains an impressive piece of urban design and has in recent years been opened up to pedestrians with the removal of car parking and the reinstatement of paving.

On the north side of the Parade is the Mayor's Walk flanked on one side by the Rose Garden Wall and on the other by a row of trees planted in the 20<sup>th</sup> century. There are two formal 18<sup>th</sup> century cut-stone and wrought-ironwork gateway entrances to the Mayor's Walk, one at the Rose Inn Street end and the other at the Castle end. These are works of considerable elegance and architectural significance and make a strong contribution to the character of the area.

The grounds of the castle are an important green space within the city providing a valuable amenity to the city dwellers and visitors alike, linking open parkland with a walk along the river Nore. The castle grounds provide a setting which showcases the castle buildings and their inclusion in the ACA is vital for the protection of the setting of one of Kilkenny's most visited landmarks. Also within the grounds of the Castle and an important element of the industrial architectural heritage of the city are the millrace buildings adjacent to the river and dating to the first half of the 18<sup>th</sup> century and possibly incorporating fabric of an pre 1650 mill complex but having its origins in a mill established here in the 13<sup>th</sup> century.

On the north side of the castle grounds located between the retaining boundary wall of the castle grounds and the river is the Canal Walk. This was recently upgraded and improved for pedestrians in line with the works done on the Parade, having renewed paving and railings to the riverfront. This area now contributes significantly to the setting of the Castle. The retaining random rubble boundary walls of the castle grounds which flank the south side of the Canal Walk make a strong contribution to the character of the ACA.

The residential area of the Castle Gardens is the setting for a mature giant Redwood tree which was once part of the Castle grounds. The detached dwellings dating from the 1950s and 1960s are not of any architectural merit in their own right but their inclusion in the ACA represents a buffer zone for the castle grounds.

The Switzer's Almshouses on the Castle Road consists of a terrace of five two-storey three bay houses with a pediment over the central house. It is a group of significant architectural importance dating to 1803 and built by James Switzer, building contractor at the Kilkenny City Military Barracks. An important element of the complex is the impressive classical rubble and cut-stone gateway.

### **Statement of Character**

Kilkenny Castle ACA is characterised by the medieval Castle and its parkland setting and mill buildings, the random rubble limestone boundary walls which surround its grounds on both north and south sides, by The Parade with its Georgian residential terrace and 18<sup>th</sup> century promenade (The Mayor's Walk), The Canal Walk, Switzer's Asylum and the Castle Gardens residential area. Much of the character of the area is public open space with significant

landmark buildings including the Castle, its mill buildings, a red brick Georgian terrace and promenade, the castle stable yard, Switzer's almshouses and extensive lengths of limestone boundary walls. There is a mix of uses, public amenity, residential and commercial. It is important that the commercial uses on the Parade do not detract from the character of their setting.

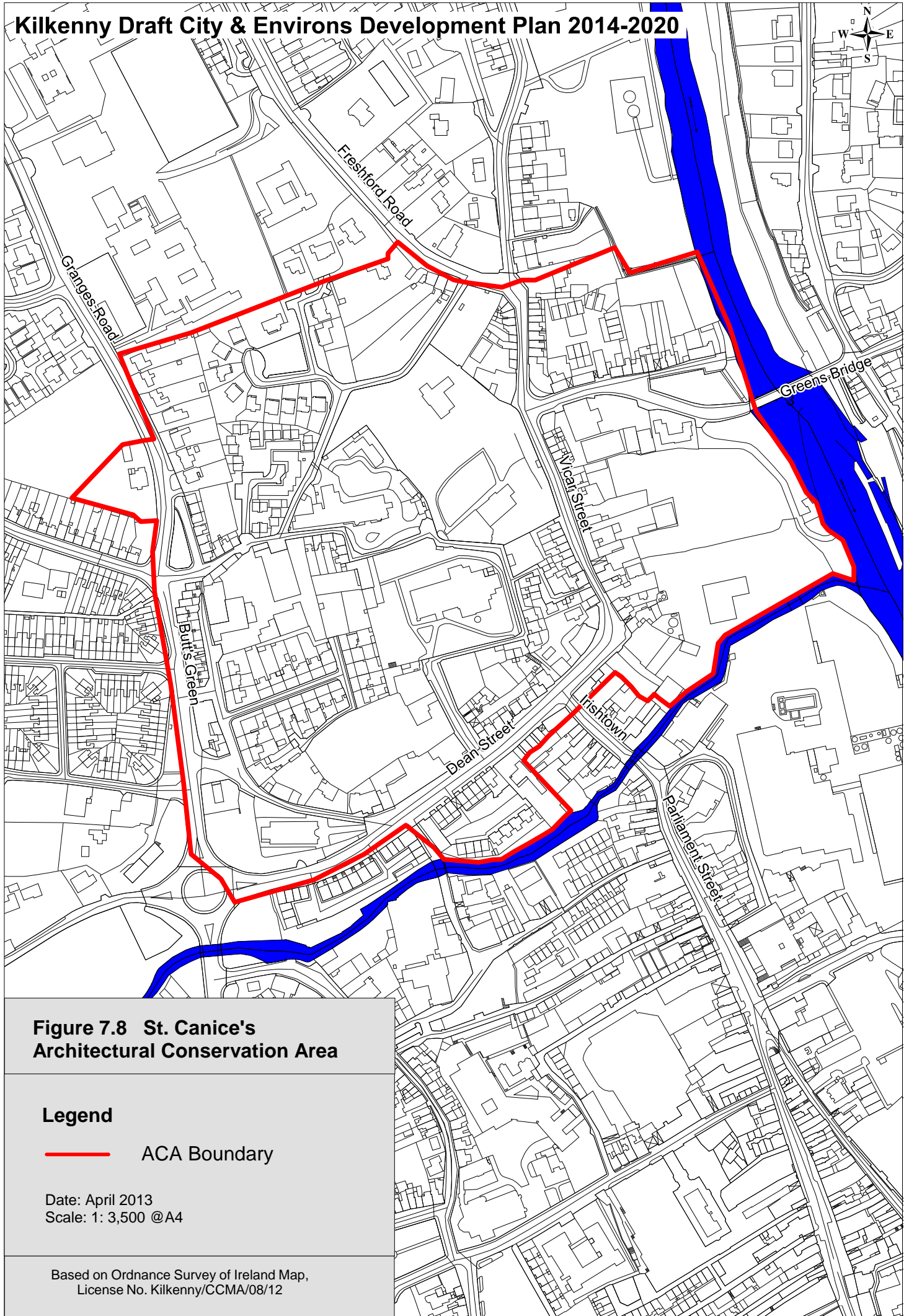
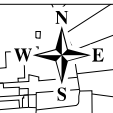
**ACA Development Management Standards based on assessment of special character.**

- KCACA 1 To protect the historic and architectural character of the Castle and its unique setting.
- KCACA 2 To protect the natural amenity of the Castle Park as an important recreational area and wildlife habitat.
- KCACA 3 To protect and consolidate the structures of the Ormonde Mill and to protect their setting on the banks of the river Nore.
- KCACA 4 To maintain high standard of presentation of ground and upper floors by controlling the size, number and composition of advertisements on buildings to prevent and reduce visual clutter in the ACA. Plastic or neon signage will not be considered in the ACA.
- KCACA 5 To ensure appropriate uses for the buildings on the Parade, which will not detract from the character of the area.
- KCACA 6 To protect and retain the historic integrity of the city walls in accordance with the City Walls conservation plan.
- KCACA 7 To protect the special low-density residential character of the Castle Gardens residential area.
- KCACA 8 To ensure the conservation of the boundary walls surrounding the castle grounds on all sides.

**7.4.7.3 St. Canice's ACA**

**Description and historical background**

St. Canice's Cathedral, which gives its name to the city (Cill Chainnigh, Church of Canice), is the central landmark in this area which encompasses an area running from Butt's Green in the west to the river Nore in the east and bounded to the north by a line running from the Freshford Road west to Granges Road (See Figure 7.8). The area is known as Irishtown and was historically always separated from Hightown by the River Breagagh, prone to flash flooding at certain times of the year, forming a natural boundary between the two. The 13<sup>th</sup> Century St. Canice's is still surrounded by the remnants of its close, including the 11<sup>th</sup> century round tower, the Bishop's Palace, The Deanery, St. Canice's library, almshouses and St. Canice's steps. It is a complex of buildings of enormous significance architecturally, historically and culturally to the city. The area is characterised by narrow lanes and streets which surround the base of the mound on



**Figure 7.8 St. Canice's Architectural Conservation Area**

**Legend**

— ACA Boundary

Date: April 2013  
Scale: 1: 3,500 @A4

Based on Ordnance Survey of Ireland Map,  
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which the cathedral was built – Dean Street, St. Canice’s Place, Vicar Street and Troy’s Lane. The area also includes sections of the medieval Kilkenny City Walls (Irishtown Circuit).

The 13<sup>th</sup> century St. Francis Abbey is located in the south-eastern corner of the Smithwick’s brewery site. This structure has survived substantially intact in spite of its location in the centre of a working brewery site but requires a strategy for future integration into any new developments which will be proposed on this site.

St. Canice’s Catholic Church is another major landmark in the area, occupying a visually prominent position on another of the five hills of Kilkenny, terminating the vista westwards along Dean Street. It was built in 1824-47 in the Gothic style by Rev. Jacob Gorman. The scale and the fine detailing throughout represent a quality rarely seen in churches predating Catholic Emancipation (1829), thereby indicating the religious tolerance in Kilkenny together with the relative prosperity of the local congregation.

The area is traversed by a number of small laneways enclosed by high stone walls. There is a predominantly residential character to the area with some institutional buildings and a small number of shops along Dean Street.

The line of the Central Access Scheme runs through the area and a new bridge has been approved across the River Nore at the south eastern most section of the ACA. Green Street which runs east off Vicar Street towards Greens Bridge is an area of mixed uses with some vacant commercial buildings which have potential for renovation and re-use.

### **Statement of Character**

This is the area which gives its name to the city of Kilkenny. It is characterised by its separateness from the medieval Hightown – being located outside the walls and known as Irishtown - and is dominated by the Church of Ireland Cathedral, St. Canice’s, the current structure an impressive gothic structure dating to the 13<sup>th</sup> century. This church is surrounded by a complex of associated buildings of great architectural and historical importance to the city. Its attendant buildings are located on a hill, the streets and laneways that surround it and which criss-cross it being another significant feature which contributes to the character of the area. To the east of this complex is the area close to the river which includes that part of the 19<sup>th</sup> century brewery site containing the remains of the 13<sup>th</sup> century St. Francis Abbey. To the west of the Protestant Cathedral is St. Canice’s Catholic Church, an 1820s church in the gothic style with fine detailing, and a visually prominent landmark on the approach roads into the city. Surrounding these landmark buildings the area is predominantly residential in character with the exception of Dean St., Green St. and the brewery site.

### **ACA Development Management Standards based on assessment of special character.**

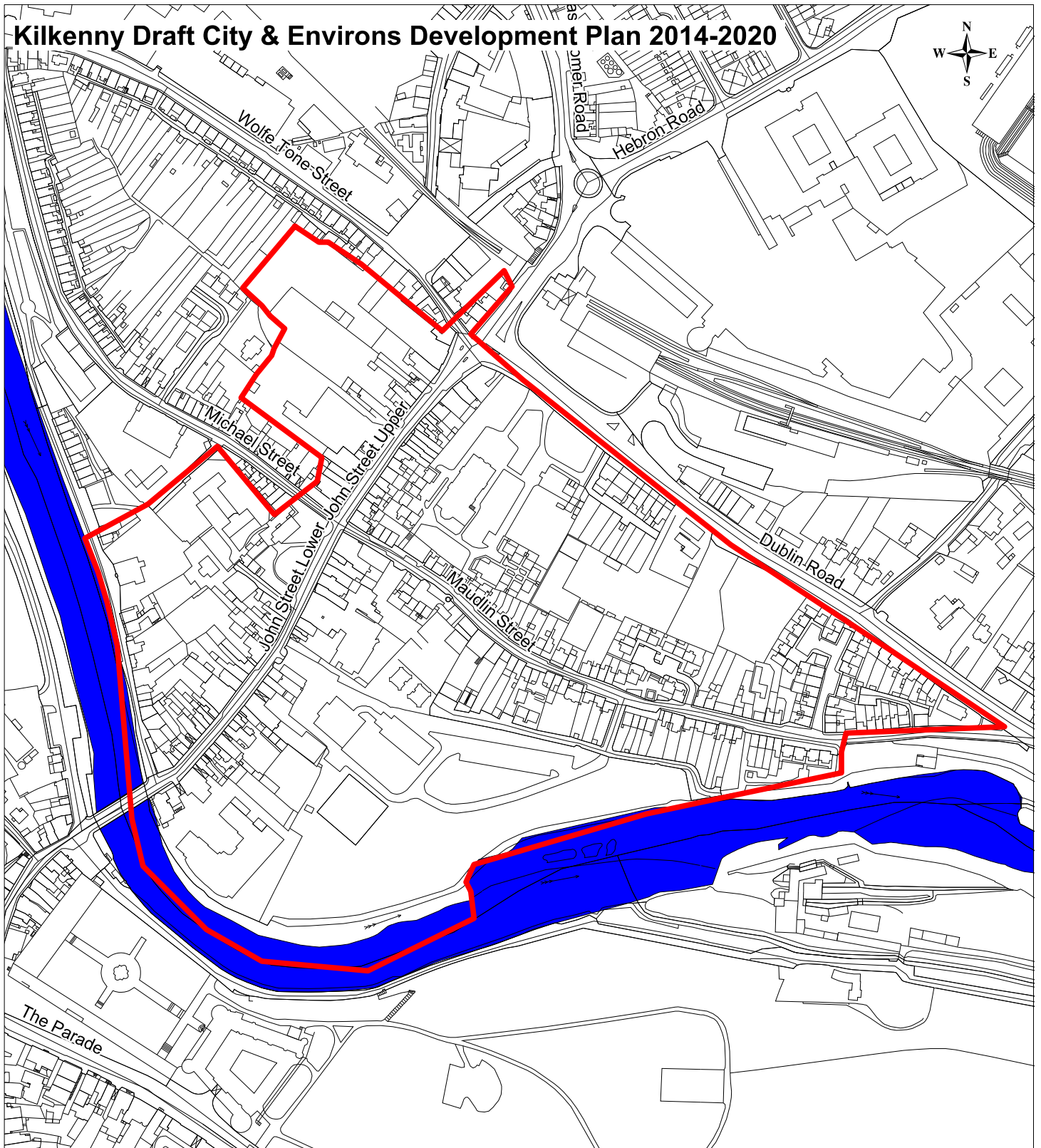
- SCACA 1 To protect the historic and architectural character of St. Canice's Cathedral and its unique setting and to protect the grouping of the Cathedral, Library, Deanery, and other buildings associated with the administration of the Cathedral.
- SCACA 2 To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan.
- SCACA 3 To encourage and facilitate the adaptation and re-use of any derelict and under-utilised buildings on Green Street.
- SCACA 4 To ensure the buildings proposed following the completion of the Central Access Scheme proposal are designed in such a manner so as not to detract from the special character of the area and are sensitive to the existing scale of development within the area.
- SCACA 5 To seek the conservation of St Francis Abbey and its setting
- SCACA 6 To ensure that any development occurring along the River Nore will be sensitive in its design and mindful of its proximity to the river.

#### **7.4.7.4 John Street ACA**

##### **Description and historical background**

On the east bank of the river Nore, and linked with the Hightown by John's Bridge, was the suburb of St. John's which occupied a roughly quadrangular area located around the axis of John St., see Figure 7.9. The area was surrounded by the St. John's Circuit of medieval city wall of which some sections remain, and was dominated by the Augustinian Priory of St. John the Evangelist, the substantial above ground remains of which survive as a romantic ruin which contributes significantly to the character of the area. These ruins wrap around the Board of First Fruits Church of St. John (1817) providing a dramatic backdrop to the later church. The Greek Revival detailed cut limestone Evans Almshouses, to a design by William Roberston, adjacent to the Abbey are a significant landmark, until recently hidden in the backlands of the area but currently receiving attention as the subject of an extensive conservation and renewal project being undertaken by Kilkenny Local Authorities and the Butler Gallery.

John St. itself retains its essentially 19<sup>th</sup> century character with two and three-storey rendered buildings with commercial units to ground floor. The County Hall and its classical gateway onto John Street are a strong contribution from the eighteenth century and the Carnegie Library is a significant bijoux structure dating to the early twentieth-century and adding to the character of the riverside frontage of the area. St. John's Catholic Church is a major landmark on the Dublin Road, built 1900-1910 to designs by William Hague, it is an imposing Gothic Revival structure. The graveyard further along this road is of great archaeological significance containing markers spanning several centuries and being associated with a 14<sup>th</sup> century leper hospital and a 17<sup>th</sup> century catholic church. The remains of the tower house on Maudlin Street known as Magdalen Castle (post 1500) is associated with the leper hospital which had a long connection with St.



**Figure 7. 9 John Street  
Architectural Conservation Area**

**Legend**

— ACA Boundary

Date: April 2013  
Scale: 1: 3,800 @A4

Based on Ordnance Survey of Ireland Map,  
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John's Priory (lepers were traditionally associated with St. Mary Magdalen - corrupted to Maudlin).

### **Statement of Character**

The area is predominantly 19<sup>th</sup> century commercial in character along John Street and residential along Maudlin Street, John's Quay and the Dublin Road. The landmark structures of the area are either well set back off the road or hidden in backland areas with significant medieval structures remaining in St. John's Priory and Magdalen Castle. An early 19<sup>th</sup> century Board of First Fruits church with the fine medieval ruins of St. John's Priory as a backdrop contributes to the character of John St., while the late 18<sup>th</sup> and early 19<sup>th</sup> centuries are well represented in the Evans Almshouse structure to the rear of St. John's Priory, and in the classical former Kilkenny College, now County Hall. The massive Gothic Revival Catholic church on the Dublin Road and the bijoux Carnegie Library on John's Quay are important contributions of the early twentieth century.

### **ACA Development Management Standards based on assessment of special character.**

- JSACA 1 To maintain high standard of presentation of ground and upper floors by controlling the size, number and composition of advertisements on buildings to prevent and reduce visual clutter in the ACA. Plastic or neon signage will not be considered in the ACA.
- JSACA 2 Assessment of proposals for the presentation of commercial premises will require retention of genuine early/original shopfronts/pubfronts, the provision of high quality contemporary design when new shopfronts/commercial fronts are proposed.
- JSACA 3 Where windows on upper floors of commercial premises have been replaced with uPVC or aluminium in the past there will be a requirement that these be replaced by appropriate timber windows where planning permission of any sort is being sought for the structure.
- JSACA 4 To protect historic plot sizes along John St. Upper and Lower and to avoid amalgamation of sites for new buildings.
- JSACA 5 To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).
- JSACA 6 To ensure any new developments to the south of Maudlin St. are sensitive in scale to the surrounding buildings and that any future re-development of the former petrol station and adjoining sites on the Dublin Road is sensitive in scale to the surrounding buildings.
- JSACA 7 To promote the conservation of the front garden areas and railings to the houses of St. John's Place on the Dublin Road and to ensure that proposals for accommodating residential parking which impact on these will not be permitted.
- JSACA 8 To consider the balance of uses on John St. when dealing with change of use applications.



#### **7.4.7.5 Patrick Street ACA**

##### **Description and historical background**

St Patrick's graveyard, immediately to the south of the medieval town, marks the site of the earliest Christian foundation in Kilkenny, even pre-dating the Church of Canice at the opposite end of the town. In the neighbourhood of St. Patrick's Church and stretching along Patrick St. was the borough of Donaghmore, first referred to in c.1245. It had its own marketplace and market cross, probably located at the junction of New Street and Patrick Street and references to St. Patrick's outer gate suggest that the settlement was enclosed. Nothing survives of the medieval St. Patrick's Church but the fine series of thirteenth and fourteenth-century tombslabs preserved in the graveyard suggests it was richly patronised. See Figure 7.10 for the boundaries of this ACA.

Patrick St. is now essentially a street of eighteenth and nineteenth-century two and three-storey houses, a mix of residential and commercial leading from the Parade to the Waterford Road through the former St. Patrick's Gate. The curve of the street provides a pleasant sweep into the city when entering from the south.

Sections of the medieval city wall (Hightown Circuit) survive along Ormonde Road, most notably Talbot's Tower on which conservation works have recently been carried out. Coláiste Pobail Osraí, or Ormonde College, a Jacobean Revival model school built 1853 makes a significant contribution to this streetscape as does the former Presbyterian Church, built to designs by Charles Anderson and dating to the 1840s.

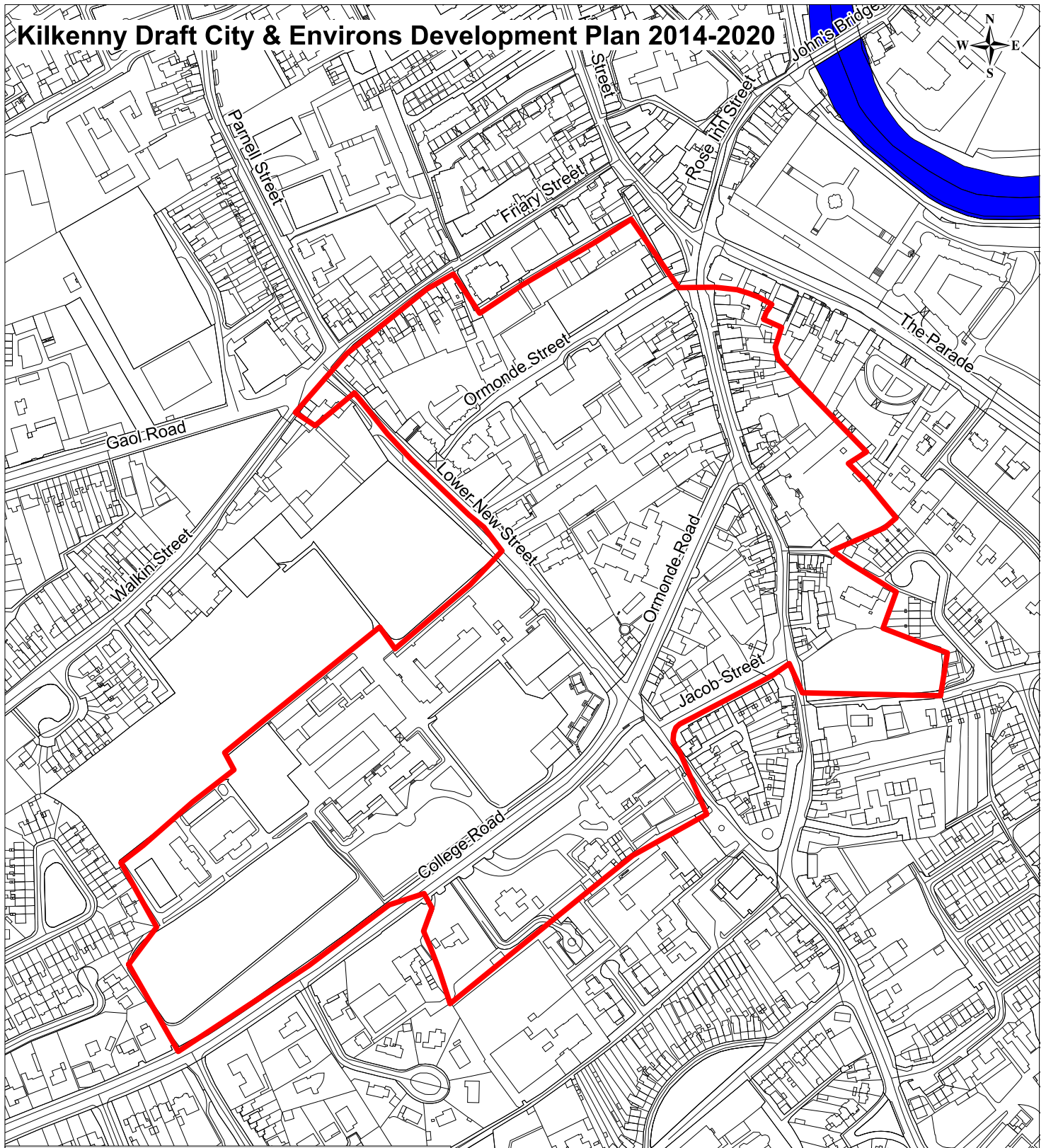
Religious and educational institutions dominate the western part of this area including St. Kieran's College, an impressive large scale college in a picturesque Tudor Revival style built c.1840 and rated of National importance by the NIAH; St. Camillus's Convent (1885-90) and St. Patrick's Catholic Church in the Gothic Revival style dating to the last decade of the nineteenth century form a dramatic landmark on a prominent corner site. All these sites are accessed from the College Road, a wide tree-lined avenue.

##### **Statement of Character**

Patrick Street is a mixed residential and commercial street with many good quality classical buildings. It leads from The Parade Junction to the Waterford Road, through the former St. Patrick's Gate.

Religious and educational institutions dominate the western section of this area. The grounds of St. Kieran's College, the John of God Convent and St. Patrick's Catholic Church are each impressive buildings in their own rights. Each of these is accessed from the College Road, which is a wide tree-lined avenue. The area also includes sections of the medieval Kilkenny City Walls (Hightown Circuit).

# Kilkenny Draft City & Environs Development Plan 2014-2020



**Figure 7.10 Patrick Street Architectural Conservation Area**

## Legend

— ACA Boundary

Date: April 2013  
Scale: 1: 4,000 @A4

Based on Ordnance Survey of Ireland Map,  
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**ACA Development Management Standards based on assessment of special character.**

- PSACA 1 To protect the setting of the area's many landmark buildings including the great nineteenth-century ecclesiastical and educational buildings such as St. Patrick's Church, St. Kieran's College, Ormonde College, the former Presbyterian Church.
- PSACA 2 To enhance the character of Ormonde Road and College Road as an approach to the city centre.
- PSACA 3 To protect and retain the historic integrity of the city walls in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005), particularly the impressive survivor of the medieval Hightown Circuit - Talbot's Tower.
- PSACA 4 To ensure any future developments along Jacob St. adhere to a formal building line and are predominantly residential in nature.
- PSACA 5 To protect the visual relationship between Butler House, Kilkenny Design Centre and Kilkenny Castle.
- PSACA 6 To avoid backland development which would negatively impact on the character of this area.

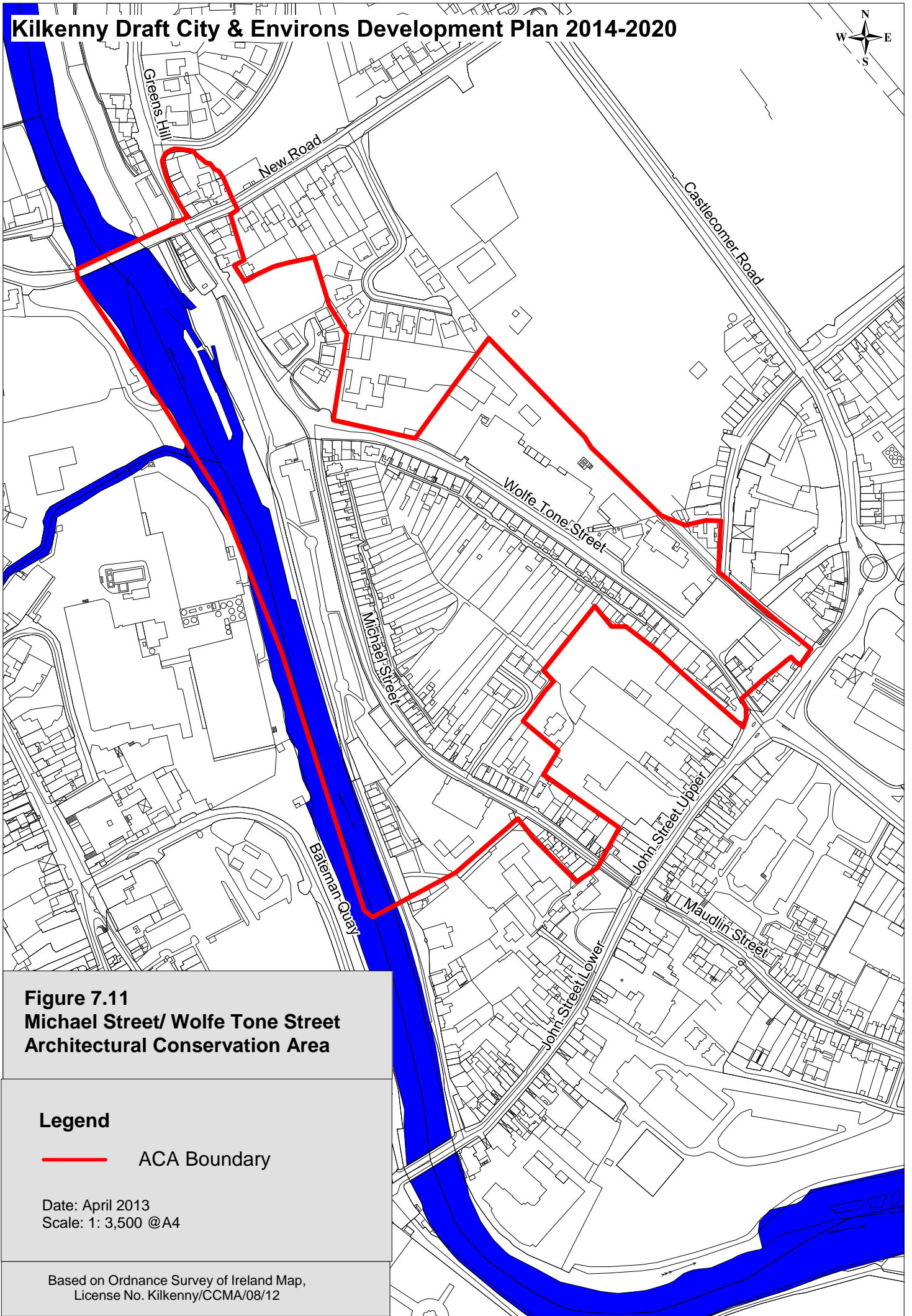
**7.4.7.6 Michael Street/Wolfe Tone Street ACA****Description and historical background**

Located to the north of the John Street ACA and bounded by the River Nore on the east side and by Wolfetone Street on the west side, this area is predominantly residential in nature having been developed in the late 19<sup>th</sup> century, see Figure 7.11.

Michael Street is a residential street running from John Street to Greensbridge Street. The houses are two-storey rendered 1880's terraced houses overlooking the river Nore and the linear park. The gardens to the rear are long and narrow extending to meet the gardens to the rear of Wolfetone Street. This is a large backland area of private green space contributing to the biodiversity of the centre of Kilkenny city. Scoil Eoin Naofa, the only substantial public building in the area, built in the 1930, contributes to the visual appeal of both Michael Street and John's Quay.

St. Maul's cemetery with cutstone markers dating from the late 18<sup>th</sup> century is located along Greensbridge Street, its random rubble limestone boundary wall contributing to the character of this street.

The houses on Wolfetone Street are predominantly dormer style terraced houses also with long back gardens stretching to meet those to the rear of Michael Street. The 1930's saw-tooth roofed former shoe factory, now home to Padmore and Barnes located on the opposite side of the street and outside the boundary of the ACA, contributes significantly to the setting of the ACA and to its character.



**Figure 7.11**  
**Michael Street/ Wolfe Tone Street**  
**Architectural Conservation Area**

**Legend**

— ACA Boundary

Date: April 2013  
Scale: 1: 3,500 @A4

Based on Ordnance Survey of Ireland Map,  
License No. Kilkenny/CCMA/08/12

John's Green, which has recently been the subject of upgrading works, is a significant public open space, the limestone arches of the railway line (1865) contributing significantly to its character. The Kilkenny County Infirmary (recently in use as a hostel and now vacant) is an important mid eighteenth-century structure on the corner of John's Green and Wolfetone Street representing one of the earliest surviving purpose built public health institutions in the area. Adjacent to this site on the far side of the railway tracks is the Ormonde House, 19<sup>th</sup> century almshouses in the Tudor Revival style.

John's Terrace on John's Quay is an attractive terrace of two-storey houses dating to the late 19<sup>th</sup> century with iron railings to the small front gardens – the houses are adjacent to the Carnegie Library and front directly onto the river.

Green's Bridge is a significant architectural landmark in the area, a five-arch rubble limestone bridge over the river built in 1766 by William Colles to designs prepared by George Smith after the Roman Bridge at Rimini described by Andrea Palladio in his Four Books on Architecture. It is one of a number of bridges built following the Great Flood of 1763, including Castlecomer Bridge, Thomastown Bridge, Graiguenamanagh Bridge, and Inistioge Bridge. The bridge has finely carved limestone dressings exhibiting high quality stone masonry. These bridges are given a rating of National importance by the NIAH survey.

### **Statement of Character**

The area is predominantly residential in character with a large area of private green space to the rear of houses on Michael Street and Wolfetone Street. The River Nore plays a key role in the setting of the houses on Michael Street and Green's Bridge is an important landmark dating to the 18<sup>th</sup> century. The terrace of red brick houses on John's Quay with its front gardens and railings contributes strongly to the character of the area and John's Green is a significant public open space bounded by the atmospheric railway arches and the boundary walls of the 18<sup>th</sup> century Infirmary building. The setting of the ACA is enhanced by the survival of the 1930's saw-toothed former shoe factory on Wolfetone Street.

### **ACA Development Management Standards based on assessment of special character.**

- MSACA 1 To promote the conservation of the front garden areas to the houses in John's Terrace on John's Quay and to ensure that proposals for accommodating residential parking which impact on these will not be permitted.
- MSACA 2 To ensure a high standard of architectural design to any development to the rear of Michael Street and Wolfe Tone Street, and ensure it is sensitive in scale and materials to the existing area.
- MSACA 3 To promote the restoration and appropriate re-use of derelict or vacant buildings, particularly the 18<sup>th</sup> century Infirmary building on John's Green.

- MSACA 4 Any proposals for new development in the former mart site should take account of the setting of the ACA and the importance of the 1930s former shoe factory to the setting of the ACA.
- MSACA 5 Where provision is being made for making a pedestrian link through to the mart site this should be sensitive to the character of the ACA and its setting.
- MSACA 6 Any proposals for new development along the river should be of a contemporary design and address its waterfront location.
- MSACA 7 To provide for the conservation of Green's Bridge, a protected structure of National importance.

#### **7.4.7.7 St. Mary's ACA**

##### **Description and historical background (see Figure 7.12)**

The area is located to the west of the walled town sharing a boundary on its east side with the City Centre ACA. It is dominated by St. Mary's Cathedral, which was located just outside the former St. James's Gate. The other important landmark is The Black Abbey, the Dominican Friary, located in the north eastern corner of the area in a low-lying area adjacent to the River Breagh established c. 1225 by William Marshal the younger. The area also includes the many residential streets surrounding St. Mary's Cathedral including St. James's Green, Kickham Street, Blackmill Street, Dominic Street, Stephen Street, and extending westward out to Kenny's Well Road.

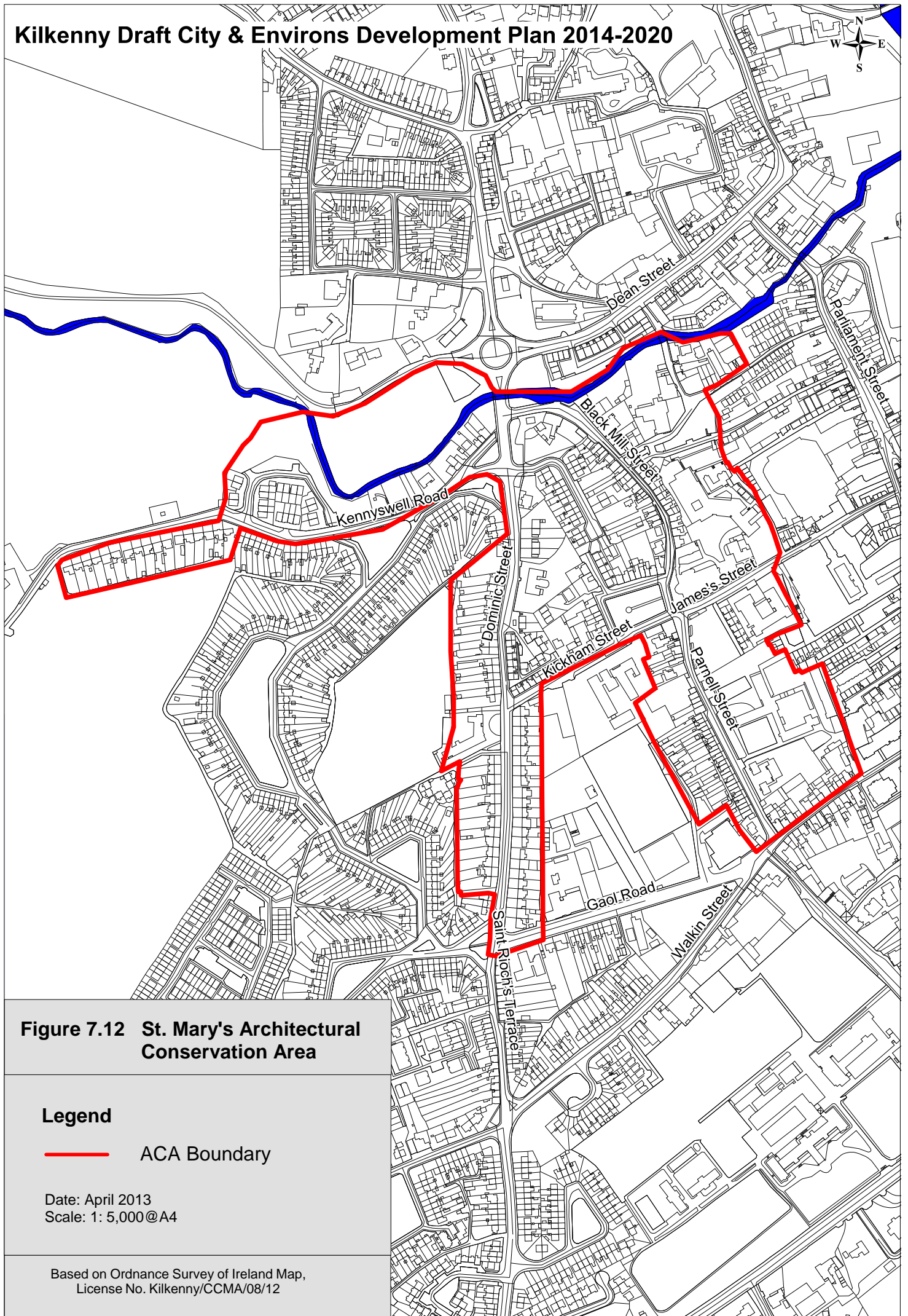
St. Mary's, built 1843-57 to designs by William Deane Butler in the Early English Gothic style, is an impressive large-scale cathedral of National significance. Built on a corner site on raised ground, it is the largest and most prominent building within the city. The setting of the cathedral is enhanced by St. James's Green to the west which is surrounded by 19<sup>th</sup> and 20<sup>th</sup> century terraced housing and by St. Mary's Presbytery to the east, designed in the Tudor Revival style by William Hague and built in 1861.

The complex form and massing of the Black Abbey as it stands today attests to a period of evolution spanning eight centuries. The present composition results from a comprehensive redevelopment programme completed under the direction of James Joseph McCarthy in the mid nineteenth century. The Abbey is an important element in the archaeological heritage of Kilkenny. Adjacent to it and contributing to its setting is the Dominican Priory building dating to the 1890s.

The neo-Georgian Garda Station on Dominic Street designed by the OPW and built in the 1940's contributes to the character of the area.


##### **Statement of Character**

# Kilkenny Draft City & Environs Development Plan 2014-2020



**Figure 7.12 St. Mary's Architectural Conservation Area**

### Legend

 ACA Boundary

Date: April 2013  
Scale: 1: 5,000@A4

Based on Ordnance Survey of Ireland Map,  
License No. Kilkenny/CCMA/08/12

This area is defined by its many residential streets of 19<sup>th</sup> and 20<sup>th</sup> century housing, with St. Mary's Cathedral and the Black Abbey providing focal points of major architectural and archaeological interest within the area. James's Green is an important public green space enhancing the setting of the Cathedral and the modest terraces of houses which surround it. The area is bounded by the River Breagagh to the north providing a further open green space along the river and surrounding the location of Kenny's Well. The eastern boundary of the site follows the line of the Hightown Circuit of the City Wall, while the red brick neo-Georgian Garda Station (1940-45) on Dominic Street is representative of the 20<sup>th</sup> century's contribution to this suburb of the old city.

#### **ACA Development Management Standards based on assessment of special character**

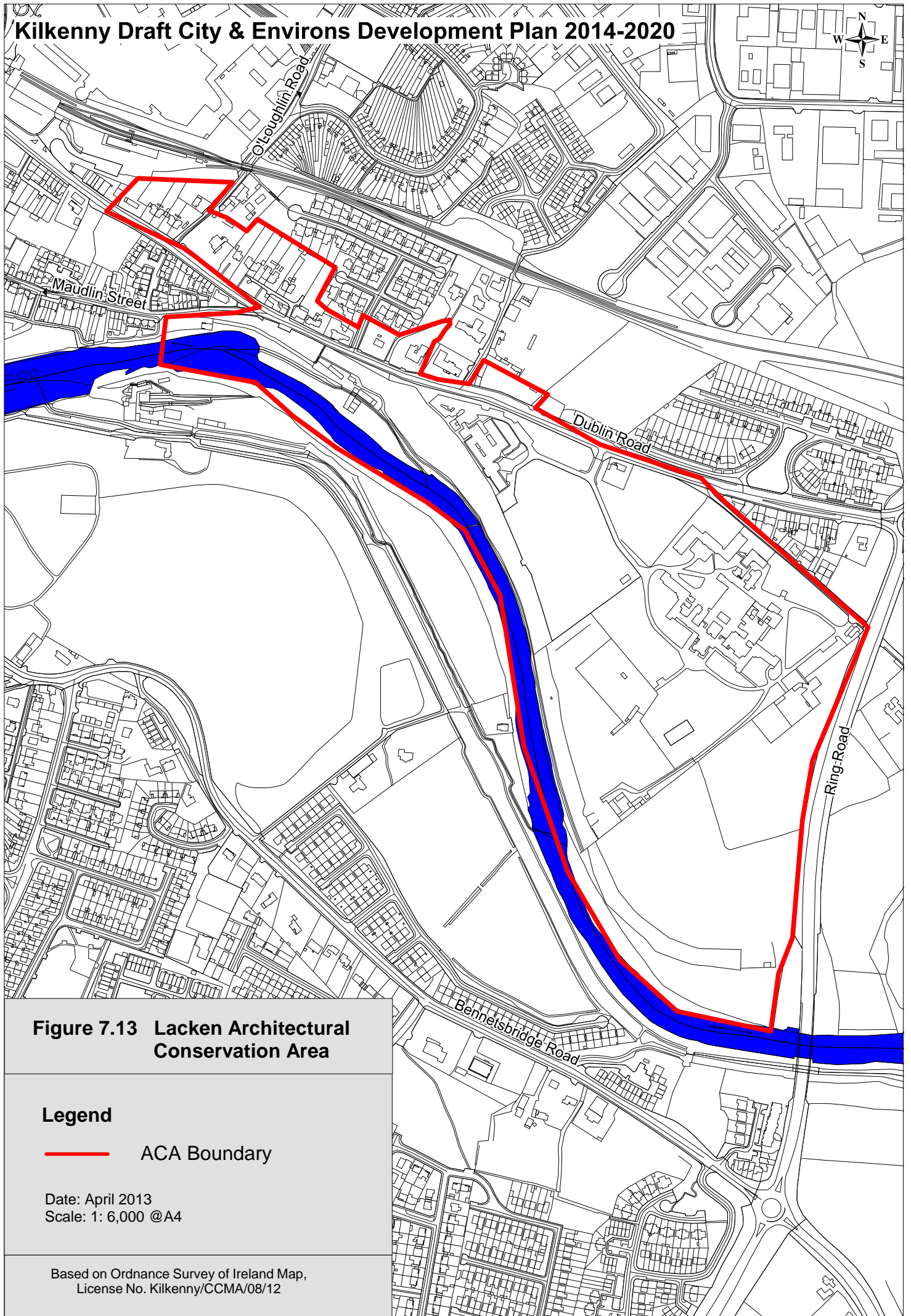
- SMACA 1 To protect and enhance the setting of St. Mary's Cathedral and the Black Abbey.
- SMACA 2 To protect the residential character, setting and appearance of the dwellings on Parnell Street, James's Green, Kickham Street, Dominic Street, Stephens Street, Rothe Terrace and the Kennyswell Road. The cumulative effect of removal of front garden walls and railings damages the character and appearance of these suburban streets and roads. Consequently proposals for off street parking need to be balanced against loss of amenity. The removal of front garden walls and railings will not generally be permitted where they have a negative impact on the character of streetscapes. See the development plan guidelines in Chapter 11 for the criteria which must be met when proposals for off street parking are made within an ACA.
- SMACA 3 To protect Kenny's Well and its setting and adjacent open space along the Breagagh River.
- SMACA 4 To protect and retain the historic integrity of the city walls in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).
- SMACA 5 To protect the visual amenity of the Breagagh River and ensure any future developments adjacent to it address its riverside location.

#### **7.4.7.8 Lacken ACA**

##### **Description and historical background**

The Lacken ACA is located to the east of the John Street ACA and is bounded to the south and west by the River Nore, to the east by the Ring Road and to the north by the Dublin Road, see Figure 7.13. It is of importance as the setting for a dramatic entrance into the historic city from the east as the road runs along a height and the ground falls away steeply to the banks of the river. There are impressive views over the River Nore and Kilkenny Castle as one approaches along the Dublin Road. Hidden from view are the ruins of the Lacken Corn Mills, dating to the late 18<sup>th</sup> century, adjacent to the river. The tower of the Elizabethan Revival St. Canice's Hospital is visible from the Dublin Road and this extensive complex of buildings set in





**Figure 7.13 Lacken Architectural Conservation Area**

**Legend**

— ACA Boundary

Date: April 2013  
Scale: 1: 6,000 @A4

Based on Ordnance Survey of Ireland Map,  
License No. Kilkenny/CCMA/08/12

established grounds which run down to the river, makes a significant contribution to the character of the area. On the north side of the Dublin Road are some early terraces of houses and substantial houses within their own grounds with mature trees which also contribute to the character of the area.

#### **Statement of Character**

The character of the area is defined by the impressive views down to the River Nore and across to Kilkenny Castle as one approaches along the Dublin Road from the east. Important structures which contribute to the character of the area are the St. Canice's Hospital complex and The Lacken Corn Mills. On the northern boundary of the area along the Dublin Road are some early terraces of houses and substantial houses within their own grounds with mature trees which contribute to the character of the area.

#### **ACA Development Management Standards based on assessment of special character**

- LACA 1 To protect the setting of the River Nore and the views across to Kilkenny Castle as one approaches along the Dublin Road from the east.
- LACA 2 To protect the industrial archaeological heritage of the Lacken Corn Mills and its setting on the banks of the River Nore.
- LACA 3 To protect the 19<sup>th</sup> century complex of buildings associated with St. Canice's Hospital which are of National importance.
- LACA 4 To protect the setting of substantial houses in their own grounds which contain mature trees.

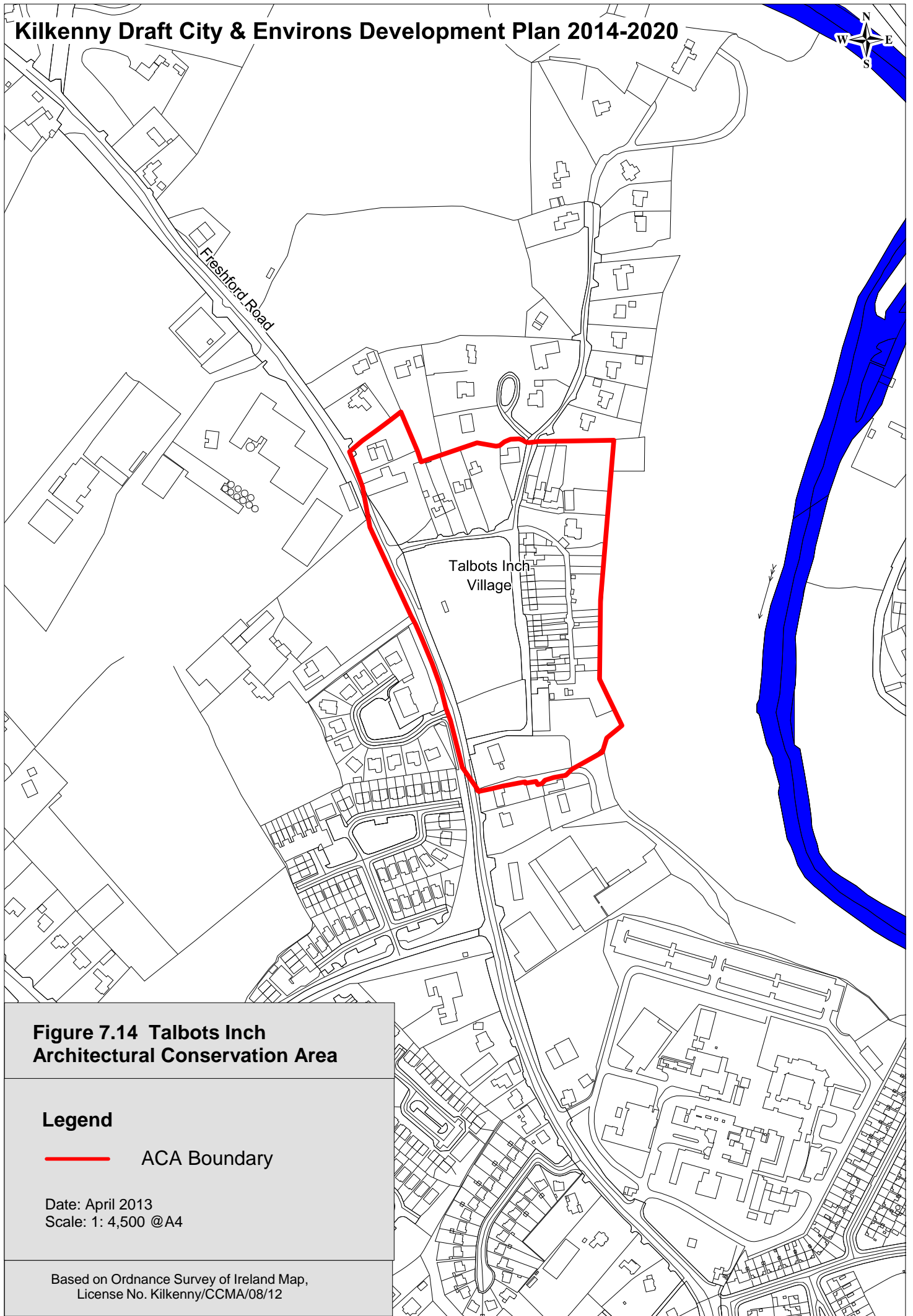
#### **7.4.7.9 Talbotsinch ACA**

##### **Description and historical background & Statement of Character (See Figure 7.14)**

Talbotsinch is a unique example of residential planning. The model village was built in 1904 for Ellen Odette Desart, fourth countess of Desart to designs prepared in a characteristic Arts and Crafts style by William Alphonsus Scott (1871-1921). The area has remained almost exclusively residential in character and has retained its special qualities of design and craftsmanship. The open green space in the centre surrounded by simple iron railings contributes significantly to the area's character.

##### **ACA Development Management Standards based on assessment of special character.**

- TACA 1 To protect the character of Talbotsinch village as a model village.
- TACA 2 Any proposals to convert front gardens for use as off street parking will not be permitted.
- TACA 3 To protect the open green space of Talbotsinch green as an important contributor to the setting of the houses and to the historic planning of the village.



**Figure 7.14 Talbots Inch Architectural Conservation Area**

**Legend**

— ACA Boundary

Date: April 2013  
Scale: 1: 4,500 @A4

Based on Ordnance Survey of Ireland Map,  
License No. Kilkenny/CCMA/08/12

- TACA 4 To ensure that any proposals for the development of the corner site in the south eastern corner of the ACA take account and are respectful of the setting of the village and its character.

#### **7.4.7.10 The Vernacular Built Heritage**

The vernacular built heritage consists of buildings and settlements created by the people from local materials and resources to meet local needs following local traditions. The response to the local environment gave rise to construction techniques which vary from region to region, often with great subtlety. This type of building is often undervalued because it does not represent 'great architecture' and because of associations with poverty and a perception that the buildings have become obsolete. The value of these buildings lies in the regional distinctiveness and identity that they confer on a place and their importance as an embodiment of the accumulated wisdom and cultural traditions of the people who built and lived in them.

The Council will apply the conservation principles and guidelines in practice as set out in the ICOMOS Charter on the Built Vernacular Heritage (Mexico 1999) when considering proposals to adapt vernacular buildings to meet contemporary living standards and needs.

The Council will promote the retention and re-use of the vernacular built heritage through increasing public awareness of its potential for re-use and its adaptability to change.

## **7.5 Cultural Heritage**

Cultural heritage includes aspects of heritage such as traditions, practices, knowledge and skills which are an expression of our culture. In Kilkenny our cultural heritage includes oral history, placenames, folklore, local history and sport. It also encompasses features of cultural heritage interest such as mass rocks, mass paths, rag trees and vernacular gates which are locally significant and add to the distinctive character and sense of place of an area. The Council will preserve, protect and where necessary enhance significant heritage objects and/or other significant cultural features that form part of the cultural heritage of the County.

### **7.5.1 Placenames**

Placenames are an important and disappearing part of our cultural heritage. They provide a link to the past and reflect the natural, built and cultural heritage of a locality. There are few written records of traditional placenames and fieldnames as they were usually passed down by word-of-mouth. Kilkenny County Council has undertaken surveys, in partnership with local communities, to record and map traditional place and fieldnames through the Townlands project and the River Nore Heritage Audit.

See [http://www.kilkennycoco.ie/eng/Services/Heritage/Townlands\\_Project.html](http://www.kilkennycoco.ie/eng/Services/Heritage/Townlands_Project.html) and [http://www.kilkennycoco.ie/eng/Services/Heritage/Heritage\\_Audit\\_of\\_the\\_River\\_Nore\\_.html](http://www.kilkennycoco.ie/eng/Services/Heritage/Heritage_Audit_of_the_River_Nore_.html)

It is important that placenames of all new developments reflect the local topography, history, culture, ecology or significant people and events and incorporate traditional and Irish language place names from the locality. Resources to aid in the naming of new developments include Foras na Gaeilge's booklet entitled "*Name your place – Logainmneacha Cuid dar nOidhreacht*" see [www.logainm.ie](http://www.logainm.ie) and the Placenames Commission [www.coimisineir.ie](http://www.coimisineir.ie).

#### **Development Management Standards**

- To ensure that the names of all new developments shall reflect local historical, heritage or cultural associations.
- To encourage the use of bi-lingual and Irish-Language place names and signs.

## **8 Infrastructure and Environment**

**Strategic Aim: To provide a framework for the protection of the environment, including water quality, the avoidance of flood risk and the provision of a high quality telecommunications infrastructure.**

### **8.1 Water Services**

#### **8.1.1 Achievements**

During the period of the last plan, significant improvement works were carried out to water services infrastructure in the city. The leak at Radestown Reservoir was repaired in 2012 and the Water Conservation programme resulted in substantial benefits.

Prioritisation of investment is agreed with the Department of Environment, Community and Local Government, and is set out in the Water Services Investment Programme (WSIP) 2010-2013. The Council will endeavour to extend water services to meet the expanding domestic, commercial and industrial needs of the County and to improve the provision of water services in those areas where deficiencies exist at present.

#### **8.1.2 Water Supply**

Water is supplied to Kilkenny City and Environs from treatment plants at Troyswood and Radestown. The quality of our drinking water supplies is of utmost importance. Water quality is monitored on a daily basis by the Council, in accordance with the EPA requirements. Testing is also carried out by the Health Service Executive and the EPA Regional Water Laboratory on an agency basis.

Kilkenny City Regional WSS is prioritised for investment under the WSIP 2010-2013.

The Council shall consult the EPA publication 'The Provision and Quality of Drinking Water in Ireland' (which is reviewed and published on a periodic basis) and the EPA's 'Remedial Action List' in the establishment and maintenance of water sources in the City.

#### **8.1.3 Water Conservation**

Water supplies are a scarce and expensive resource. A Water Conservation Programme is underway across the county at present. The first stage of this project divided the water supply schemes into different zones and installed meters. The second stage is active leakage control, which includes detecting and repairing leaks. The third stage is pipe rehabilitation. This programme has reduced Unaccounted for water (UFW) to less than 40%, and has resulted in improvements to overall level of service. This programme will be continued.

### **8.1.4 Waste Water Services**

Purcellsinch Waste Water Treatment Plant provides the wastewater treatment facilities for the City and its environs. The Purcellsinch WWTP has a design capacity of 107,000 population equivalent.

As part of the Councils' Water Services Investment Programme an upgrade of the existing plant is proposed. Design work is well advanced and An Bord Pleanála have given approval for the Environmental Impact Statement.

#### **8.1.4.1 Water Services Objectives:**

- **Implement the programme as outlined in the Water Services Investment Programme.**
- **Prioritise the upgrading of the Purcellsinch wastewater treatment plant.**
- **Meet in full the requirements of the E.U. [Urban Waste Water Treatment](#) and [Water Framework](#) Directives.**

### **8.1.5 Sludge management**

A Sludge Management Plan for Kilkenny was prepared in 2003. This Sludge Management Plan considered all forms of non hazardous sludge arising and predicted to arise in the county over the next 20 years and proposed sustainable management strategies for them. The Council will continue to implement the Sludge Management Plan, and in accordance with this, all sludge being generated in the county is disposed of as fertiliser at present.

## **8.2 Environment**

### **8.2.1 Pollution Control**

The importance of a clean environment for the economic and social life of the city is recognised. In this regard, continuous effective monitoring and enforcement in relation to pollution control measures is imperative and will continue over the period of this Plan.

#### **8.2.1.1 Air Quality**

The Council's role in relation to air quality is mainly to promote a reduction in air pollution, through the implementation of relevant legislation and through the provision of advice and guidance on best practice. The Council also implements the provisions of the [Air Pollution Act 1987](#) and [Air Pollution \(Licensing of Industrial Plant\) Regulations 1988](#).

#### **8.2.1.2 Noise Mapping**

In 2006, the Government made regulations relating to Environmental noise ([S.I. 140 of 2006](#)). Environmental noise is defined in the Regulations as unwanted or harmful outdoor sound

created by human activities, including noise emitted by means of transport, road traffic, rail traffic, air traffic, and from sites of industrial activity.

The regulations require that a Noise Mapping Action Plan must refer to places near major roads, major railways and major airports, and within any relevant agglomeration. A [Noise Action Plan](#)<sup>109</sup> was finalised for Kilkenny in 2009. In Kilkenny city the following areas are within the subject criteria of the Regulations:

- Sections of the N76 & N77
- Sections of the R693, R695, R712, R886, R887, R909, R910, R950

The Action Plan is designed with the twin aims of;

- Avoiding significant adverse health impacts from noise and
- Preserving environmental noise quality where it is good

This Noise Action Plan is being updated at present.

### **8.2.1.3 Noise control**

Excessive noise and dust levels can have an adverse impact on the city's environment. The Council will seek to minimise noise through the planning process by ensuring that the design of future developments incorporate measures to prevent or mitigate the transmission of noise and vibration, where appropriate.

### **8.2.1.4 Light Pollution**

While adequate lighting is essential to a safe and secure environment, light spillage from excessive or poorly designed lighting is increasingly recognised as a potential nuisance to surrounding properties and a threat to wildlife, may pose a traffic hazard, and can reduce the visibility of the night sky. Urban and rural locations can suffer equally from this problem. Lighting columns and other fixtures can have a significant effect on the appearance of buildings and the environment.

### **8.2.1.5 Pollution Control Objective**

**To update Noise Mapping in accordance with revised or updated thresholds for Noise Mapping.**

### **8.2.1.6 Pollution Control Development Management Standards**

- To ensure that developments which are subject to the requirements of the Air Pollution Act 1987 and Air Pollution (Licensing of Industrial Plant) Regulations 1988 or any

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<sup>109</sup> Kilkenny County and Borough Councils, [Noise Action Plan 2008](#), 2009



subsequent regulations meet appropriate emission standards and other relevant national and international standards.

- To seek to minimise noise and dust through the planning process by ensuring that the design of developments incorporate measures to prevent or mitigate the transmission of dust, noise and vibration, where appropriate.
- To ensure that lighting is carefully and sensitively designed
- To require that the design of external lighting minimises the incidence of light spillage or pollution into the surrounding environment.
- Ensure traffic noise levels are considered as part of all new developments along the N77 and N10, or other roads as identified in the Noise Action Plan.

## **8.2.2 Potentially Contaminated Land**

Contaminated land is generally considered to be lands where there are substances which could cause significant harm to the environment and/or endanger health. Examples of land uses that may have caused such contamination include gas works, landfill sites and scrap yards.

### **8.2.2.1 Development Management Standards**

Development will be encouraged and facilitated where it can be demonstrated that the development of the potentially contaminated site will result in a recreational and social benefit to the local area/community provided that identified remediation measures for the lands are carried out. The Council will require that a detailed investigation is carried out and appropriate measures are taken to ensure that the land is treated properly before development takes place.

## **8.2.3 Water Quality**

### **8.2.3.1 Water Framework Directive**

In response to the increasing threat of pollution and the increasing demand from the public for cleaner rivers, lakes and beaches, the EU developed the [Water Framework Directive](#)<sup>110</sup> (WFD). The directive establishes a framework for the protection of all waters including rivers, lakes, estuaries, coastal waters, groundwater, canals and other artificial water bodies for the benefit of everyone. The protection of water for wildlife and their habitats is also included under the directive.

Management of water resources must be planned and implemented, through Management Plans, in a way that achieves the best possible balance between the protection and improvement of the water environment and the interests of those who depend on it for their livelihood and quality of life.

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<sup>110</sup>[Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy](#)

For the purposes of implementing the WFD, Ireland has been divided into eight river basin districts that are drained by a large river or number of rivers. County Kilkenny is located in the South Eastern River Basin District. The [South East River Basin Management Plan \(Water Matters\) 2009-2015](#) was published in 2010<sup>111</sup>. This sets out the standards and objectives for water quality in the river basin.

The Council has responsibilities for the protection of all waters including rivers, lakes, estuarine waters and groundwater. The work includes implementation of pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental legislation, and drawing up pollution contingency measures.

Eutrophication of waterways has been identified as a strategic challenge facing Ireland's environment. Eutrophication arises from excess inputs of nutrients (mainly nitrogen and phosphorus) to waters leading to excessive plant growth, depletion of oxygen and habitat degradation. The major sources of nutrient loss to waters are agriculture and sewage discharges, with other sources also making a contribution.

The Council will continue to take appropriate measures in relation to agricultural, industrial and residential development in order to prevent ground and surface water pollution and will implement the South Eastern River Basin Management Plan.

### **8.2.3.2 Groundwater**

Groundwater is used to supply some water supply schemes, and is also used by households who are dependent on private wells. A number of group water schemes are also dependant on groundwater (aquifers). Underground aquifers are exploited commercially for bottled water, which can be a significant economic resource. Groundwater also contributes to the river system.

The Geological Survey of Ireland has completed a [Groundwater Protection Scheme for County Kilkenny](#)<sup>112</sup>. The overall aim of a Groundwater Protection Scheme is to preserve the quality of groundwater, for drinking water, surface water ecosystems and terrestrial ecosystems, for the benefit of present and future generations. The groundwater protection schemes are based on information provided by a suite of maps, including:

- Groundwater protection zones, hydrogeological data

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<sup>111</sup> South Eastern River Basin District, [South East River Basin Management Plan \(Water Matters\) 2009-2015](#), 2010

<sup>112</sup> GSI, Kilkenny County Council, [County Kilkenny Groundwater Protection Scheme Volume I: Main Report](#), 2002

- Aquifers
- Vulnerability
- Outcrop and depth to bedrock
- Subsoils geology
- Bedrock geology

The Groundwater Protection Scheme provides guidance for Kilkenny County Council in decision-making on the location, nature and control of developments and activities in order to protect groundwater. The GSI will be updating the vulnerability mapping for the County in 2013.

#### **8.2.3.2.1 Source Protection Areas**

Groundwater sources, particularly for public, group scheme and industrial supplies, are of critical importance. Consequently, Source Protection Areas are delineated around groundwater sources to provide protection by placing tighter controls on activities within those areas. Source Protection Areas are divided into Inner Protection Areas and Outer Protection Areas.

Development within Source Protection Areas shall be subject to stringent requirements in accordance with the Groundwater Protection Scheme and the Water Services Acts 2007 & 2012. Developments which include on-site wastewater treatment in Inner Source Protection Areas of Extreme Vulnerability shall be subject to strict Development Management standards.

In practical terms, protection of groundwater can be achieved through the encouragement of best practice in agricultural and industrial activities and through best practice in the installation and use of wastewater treatment systems.

#### **8.2.3.3 Water Quality Objectives**

- **To promote compliance with environmental standards and objectives established—**
  - **for bodies of surface water, by the European Communities (Surface Waters) Regulations 2009;**
  - **for groundwater, by the European Communities (Groundwater) Regulations 2010;**

which standards and objectives are included in the South East River Basin Management Plan.

- **To complete the mapping of source protection areas and to map Source Protection Areas for any new public water supply schemes as appropriate.**
- **To ensure that Source Protection Areas are identified for any multiple unit housing developments with private water supplies.**

#### **8.2.3.4 Water Quality Development Management Standards**

- In cases where a connection to the public sewer is not possible, to assess applications for houses in accordance with the EPA manual entitled [Code of Practice – Wastewater](#)

[Treatment and Disposal Systems serving Single Houses](#)<sup>113</sup> (p.e. ≤ 10), also referred to as EPA 2009 or such guidance as may replace this guidance. The person carrying out the assessment will be suitably qualified and in the local authority's opinion, be competent to do so.

- To ensure that all industrial development is appropriately located, to seek effluent reduction and 'clean production' where feasible, and require that waste water treatment facilities are adequate, and that effluents are treated and discharged in a satisfactory manner.
- To have regard to the Groundwater Protection Scheme and the Water Services Acts 2007 & 2012 in decision-making on the location, nature and control of developments and activities in order to protect groundwater.

### 8.2.4 Flooding

Flooding is a natural phenomenon of the hydrological cycle. There are many factors that influence flood behaviour and the degrees of risk that it possesses. Like other natural processes, flooding cannot be completely eliminated, but its impacts can be minimised with proactive and environmentally sustainable management. The accepted national policy response to flood protection is now to manage the risk to life and property as sustainably as possible and to consider flood risk and its related impacts on development on a catchment basis, rather than on an individual location basis. This will facilitate sustainable development through the reduction of future flood damage, and hence reduce the associated potential economic and social costs.

The Office of Public Works (OPW) is the lead agency for flood risk management in Ireland. The [Planning System and Flood Risk Management – Guidelines for Planning Authorities](#) were published in 2009 and these are incorporated here.

The [Guidelines](#) outline three key principles that should be adopted by regional authorities, local authorities, developers and their agents when considering flood risk. These are:

- Avoid the risk, where possible,
- Substitute less vulnerable uses, where avoidance is not possible, and
- *Mitigate and manage the risk, where avoidance and substitution are not possible*

#### Avoidance of development in flood risk areas

Flood zones are geographical areas within which the likelihood of flooding is in a particular range and they are a key tool in flood risk management within the planning process as well as in flood warning and emergency planning. There are three types or levels of flood zones defined for the purposes of the guidelines:

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<sup>113</sup> EPA, [Code of Practice – Wastewater Treatment and Disposal Systems serving Single Houses](#), 2009

- Flood zone A – where the probability of flooding is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding) and where a wide range of receptors would be vulnerable;
- Flood zone B – where the probability of flooding is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding); and
- Flood zone C – where the probability of flooding is low (less than 0.1% or 1 in 1000 for both river and coastal flooding).

A Strategic Flood Risk Assessment has been carried out for the City as part of the Strategic Environmental Assessment. This identified Flood Zone A and other areas within which development proposals shall be the subject of a site-specific Flood Risk Assessment. This FRA shall be appropriate to the type and scale of the development being proposed and shall be carried out in line with the [Guidelines](#).

#### ***8.2.4.1 Flood Management Objective***

**To adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood risk. In accordance with the [Guidelines](#), the avoidance of development in areas where flood risk has been identified shall be the primary response.**

#### ***8.2.4.2 Development Management Standard***

Where flood risk may be an issue for any proposed development, a flood risk assessment shall be carried out that is appropriate to the scale and nature of the development and the risks arising. This FRA shall be undertaken in accordance with the [Flood Risk Management Guidelines](#).

### **8.2.5 Surface Water Drainage**

Surface water drainage systems are designed to channel stormwater (rainwater) to the nearest suitable river. Rain falling on impervious surfaces is usually directed into surface water drainage systems. Best practice is to separate the surface water drainage system from the foul drainage system to maximise the efficiency of our waste water treatment plants.

Surface water drainage systems are effective at transferring surface water quickly, but they can cause the volume of water in the receiving watercourse to increase more rapidly thereby increasing flood risk. Sustainable Drainage Systems (SuDS) can play a role in reducing and managing run-off to surface water drainage systems as well as improving water quality.

#### ***8.2.5.1 Development Management Standards***

- Development must, so far as is reasonably practicable, incorporate the maximum provision to reduce the rate and quantity of runoff e.g.:-
  - Hard surface areas (car parks, etc.), should be constructed in permeable or semi-permeable materials,

- On site storm water ponds to store and/or attenuate additional runoff from the development should be provided,
  - Soak-aways or french drains should be provided to increase infiltration and minimise additional runoff.
- Individual developments shall be obliged, in all cases where surface water drainage measures are required, to provide a surface water drainage system separated from the foul drainage system.
- In the case of single dwellings or extensions, except in circumstances where an existing surface water drainage system is available to the proposed site for development and which, in the opinion of the planning authority has adequate capacity to accommodate the identified surface water loading, surface water shall be disposed of, in its entirety within the curtilage of the development site by way of suitably sized soak holes.
- In the case of driveways, drainage measures shall be provided to a detail acceptable to the planning authority so as to avoid run-off from the site to the adjoining public road.
- For all green-field developments in general the limitation of surface water run-off to pre-development levels will be required. Where a developer can clearly demonstrate that capacity exists to accommodate run-off levels in excess of green-field levels then the planning authority shall give consideration to such proposals on a case by case basis.
- In the case of brown-field development, while existing surface water drainage measures will be taken into account, some attenuation measures for surface water may be required at the discretion of the planning authority in the interests of balanced and sustainable development.
- In line with the above Kilkenny Local Authorities will consider all drainage proposals consistent with SuDS (Sustainable Drainage Systems).
- For developments adjacent to watercourses of a significant conveyance capacity any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/maintenance. A setback of 5m-10m is required depending on the width of the watercourse. Development consisting of construction of embankments, wide bridge piers, or similar structures will not normally be permitted in or across flood plains or river channels.
- All new development must be designed and constructed to meet the following minimum flood design standards:-
  - Where streams open drains or other watercourses are being culverted - the minimum permissible culvert diameter is 900mm. (Access should be provided for maintenance as appropriate.)
- To give adequate allowance for climate change in designing surface water proposals a multiplication factor of 1.2 shall be applied to all river return periods up to 100 years except in circumstances where the OPW have provided advice specifying the particular multiplication factor for return periods up to 100 years. In the case of rainfall a multiplication factor of 1.1 shall be applied to rainfall intensities to make allowance for climate change requirements.
- In the design of surface water systems, regard shall be had to the [Greater Dublin Regional Code of Practice for Drainage Works](#)<sup>114</sup> and associated GSDS technical documents.

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<sup>114</sup> Greater Dublin Local Authorities, [Greater Dublin Regional Code of Practice for Drainage Works](#), 2006

### 8.2.6 Waste Management

Waste management in Ireland is regulated by the Waste Management Act, 1996 as amended. The local authorities of Carlow County, Kilkenny County, Waterford City and County, Wexford County, and South Tipperary County have made a [Joint Waste Management Plan for the South East region](#)<sup>115</sup>.

The JWMP was evaluated in 2012 and the outcome of that evaluation is that the Plan needs to be reviewed. The review will take place in 2013, under the new Regional structures where Kilkenny will form part of an expanded Southern Region. The replacement plan will have regard to the national waste management policy as outlined in [A Resource Opportunity, Waste Management Policy in Ireland](#)<sup>116</sup>.

Section 4 of the Waste Management Amendment Act 2001 provides that the Development Plan in force in an area shall be deemed to include the objectives contained in the waste management plan made by the local authority. Therefore this plan is deemed to contain the policies and objectives of the Joint Regional Waste Management Plan, as replaced.

#### 8.2.6.1 Waste Management Objective

**To implement the Joint Waste Management Plan for the South East Region.**

#### 8.2.6.2 Waste Management Development Management Standards

To have regard to the waste produced by proposed developments including the nature and amount of waste produced and proposed method of disposal.

- Proposed apartment and housing developments must be appropriately laid out to enable the implementation of three bin collection systems.
- Proposed apartment, housing and commercial developments must be either serviced by existing infrastructure or make appropriate provision for bring sites in their layout. The sites shall be made available to the Council at the developer's own expense and will be maintained by the Council or its agents. Adequate access must be provided in developments to service proposed bring sites.
- For significant construction/demolition projects, the developer shall include construction and demolition waste management plans, to be prepared in accordance with the [Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects](#)<sup>117</sup>. These plans should seek to focus on waste minimisation in general and optimise waste prevention, re-use and recycling opportunities, and shall provide for the segregation of all construction wastes into recyclable, biodegradable and residual wastes.

<sup>115</sup> South East Region Local Authorities, [Joint Waste Management Plan for the South East region](#), 2006

<sup>116</sup> Department of the Environment, Community and Local Government, [A Resource Opportunity, Waste Management Policy in Ireland](#), 2012

<sup>117</sup> Department of the Environment, Heritage and Local Government, [Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects](#) (2006)

- For any development, the developer shall ensure that all operations at the site during the construction and demolition phase shall be managed and programmed in such a manner as to minimise waste production and that procedures are in place to deal with any litter arising.

### **8.2.7 Control of Major Accident Hazards Directive (Seveso II Directive)**

The [Major Accidents Directive](#)<sup>118</sup> (known as the Seveso II Directive), seeks to reduce the risk and to limit the consequences to both man and the environment, of accidents at manufacturing and storage facilities involving dangerous substances.

There is one Seveso (Control of Major Accident Hazards Directive) site in the city; Grassland Fertilisers (Kilkenny) Ltd. Palmerstown on the Tullaroan Road. It should be noted that this is the only site currently identified and that there may be additional sites designated in the future.

Article 12 of the Directive provides that appropriate consultation procedures must be put in place so as to ensure that, before decisions are taken, technical advice is available to Planning Authorities in respect of relevant establishments. The Health and Safety Authority (or the National Authority for Occupational Health and Safety NAOSH) provides such advice where appropriate in respect of planning applications within a certain distance of the perimeter of these sites.

#### **8.2.7.1 Seveso Objective**

**To control the following for the purposes of reducing the risk or limiting the consequences of a major accident:**

- **The siting of Major Accident Hazard sites**
- **The modification of an existing Major Accident Hazard site**
- **Development in the vicinity of a Major Accident Hazard site**

#### **8.2.7.2 Seveso Development Management Standards**

The Councils will consult with the Health & Safety Authority when assessing proposals for development of, in or near sites which are identified under the COMAH (Seveso II) Directive.

### **8.2.8 Fire Service**

The County Council is the Fire Authority for Kilkenny City and County. There are stations located in Kilkenny City, Freshford, Castlecomer, Urlingford, Graiguenamanagh, Thomastown and Callan. The Council will upgrade and replace fire stations and replace and provide new equipment and vehicles as the need arises.

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<sup>118</sup> EU, [Major Accidents Directive](#) (96/82/EC), 1996



## 8.3 Energy

The availability of energy is of critical importance to facilitate new development.

### 8.3.1 The National Transmission/Distribution network

The existing transmission network in County Kilkenny comprises mostly 110 kilovolt (kV) circuits and one 220 kV circuit in the south of the county. There is one transmission substation, Kilkenny, which is served by two 110 kV overhead lines. Kilkenny Local Authorities recognise the need to increase electrical infrastructure.

[Grid25](#)<sup>119</sup> is the national programme being rolled out by Eirgrid, the state owned independent transmission operator. Two projects are being developed by Eirgrid, in or affecting Kilkenny as follows;

- the Laois–Kilkenny Reinforcement Project to increase the quality and security of supply to an area which includes Counties Carlow, Kildare, Kilkenny, Wicklow and Laois, and
- Grid Link, which will link Cork and Kildare via Great Island in Wexford with a 400 kV line.

Other new projects may arise also to facilitate electricity demand growth and the connection of new electricity generation projects.

### 8.3.2 Grid Development Management Standards

Kilkenny Local Authorities will facilitate the provision of energy networks in principle, provided that it can be demonstrated that –

- the development is required in order to facilitate the provision or retention of significant economic or social infrastructure;
- the route proposed has been identified with due consideration for social, environmental and cultural impacts;
- the design is such that will achieve least environmental impact consistent with not incurring excessive cost;
- where impacts are inevitable, mitigation features have been included;

## 8.4 Telecommunications

The Councils recognise the importance of advanced communications infrastructure for an information-based society, and as a key support for business, education and research. The Councils will support and facilitate the provision of advanced communication networks and services to the extent required to contribute to national, regional and local competitiveness and attract inward investment.

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<sup>119</sup> Eirgrid, [Grid 25, A Strategy for the Development of Ireland's Electricity Grid for a Sustainable and Competitive Future](#),

### **8.4.1 Broadband**

The implementation of broadband is under the remit of the Department of Communications, Energy and Natural Resources. In 2012, the Department published a national broadband plan entitled "[\*Delivering a Connected Society: A National Broadband Plan for Ireland\*](#)"<sup>120</sup>. This identified high speed broadband connectivity as a core to competitiveness and has set out targets for achieving higher speeds.

#### **8.4.1.1 Metropolitan Area Networks**

The Metropolitan Area Network (MAN) is a network of ducting and fibre optic cable laid within a metropolitan area which can be used by a variety of businesses and organisations to provide services including but not limited to telecoms, Internet access, television, telematics and CCTV.

The MANs are publicly owned, while allowing all telecommunication operators open access to the networks. They are fibre-based and technology neutral resilient networks, which will ensure adequate capacity for generations to come. Kilkenny City's MAN was completed in 2005.

### **8.4.2 Broadband Development Management Standards**

- To support the installation of carrier neutral ducting during significant public infrastructure works such as roads, water and sewerage, where feasible.
- To ensure development proposals include the provision of carrier neutral ducting for fibre based data services and in particular broadband services, as appropriate.
- Ensure the provision for development in connection with telecommunications is made in ways which will maximise the use of existing masts and sites so as to limit the impact of development.

### **8.4.3 Telecommunications Antennae**

The Councils recognise the importance of a high quality telecommunications service and will seek to achieve a balance between facilitating the provision of telecommunications services in the interests of social and economic progress and sustaining residential amenities and environmental quality.

#### **8.4.3.1 Telecommunications Antennae Development Management Standards**

When considering proposals for telecommunications masts, antennae and ancillary equipment, the Council will have regard to the following:

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<sup>120</sup> Department of Communications, Energy and Natural Resources, [\*Delivering a Connected Society: A National Broadband Plan for Ireland\*](#), 2012

- a) the visual impact of the proposed equipment on the natural or built environment, particularly in areas of sensitive landscape or historic importance;
- b) the potential for co-location of equipment on existing masts; and
- c) [Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities](#)<sup>121</sup> and [Circular Letter PL 07/12](#)<sup>122</sup>.

The suitability of sites for the location of telecommunications structures will be determined by:

- The need to protect residential and community amenities
- The need to protect visual amenities

In the assessment of individual proposals, the Council will also take the impact on rights of way and walking routes into account.

The Councils will encourage co-location of antennae on existing support structures and to require documentary evidence as to the non-availability of this option in proposals for new structures.

Proposals within the City for telecommunications antennae and support structures must show:

- a) the alternative sites considered and why the alternatives were unsuitable,
- b) the number of existing masts within the City,
- c) the long term plans of the developer in the City and the potential for further masts,
- d) and the plans of other promoters and any prior consultations which the developer may have had with other mast owners.

#### ***8.4.3.2 Telecommunications Antennae Objective***

**To set up and maintain a register of approved telecommunications structures which will provide a useful input to the assessment of future telecommunications developments and would also be useful from the point of view of maximising the potential for future mast sharing and co-location.**

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<sup>121</sup> Department of the Environment and Local Government [Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities](#), 1996

<sup>122</sup> Department of the Environment, Community and Local Government, [Circular Letter PL 07/12](#), 2012

## 9 Renewable Energy Strategy

**Strategic Aim: To promote and facilitate all forms of renewable energies and improvements in energy efficiencies as a response to climate change.**

### 9.1 Introduction

Renewable energy sources are defined here as *inexhaustible natural resources which occur naturally and repeatedly in the environment*. These sources include the wind, oceans, plant life and falling water.

This Renewable Energy Strategy was prepared in conjunction with the Carlow-Kilkenny Energy Agency, having regard to the [Methodology for Local Authority Renewable Energy Strategies](#)<sup>123</sup>.

### 9.2 Carlow-Kilkenny Energy Agency

The Carlow Kilkenny Energy Agency was established to provide sustainable energy information, support and services to the people of Carlow and Kilkenny, to local businesses and community groups and to the Local Authorities. The objectives of the Agency are achieved through five focus areas:

1. Energy awareness and dissemination campaigns
2. Energy Management for the Councils
3. Energy efficiency and renewable energy projects
4. Sustainable energy training
5. Energy Policy Development

The CKEA has over ten years experience in supporting energy efficient and renewable energy projects for public and private clients, in particular for community developments.

### 9.3 Kilkenny Sustainable Energy Forum

The Kilkenny Sustainable Energy Forum was set up in early 2007, as the result of an action identified under the County Development Board Strategy 2002-2012. This Forum is composed of various statutory bodies, non-governmental organisations and industry and construction representatives, amongst others. The Forum aims to promote the use of sustainable energy in Kilkenny, by supporting sustainable energy initiatives, providing best practice examples and through advocacy.

### 9.4 Policy context

The main driver for the implementation of renewable energy policy is the [Renewable Energy Directive](#)<sup>124</sup>. Ireland is legally obliged to ensure that by 2020, at least 16% of all energy consumed in

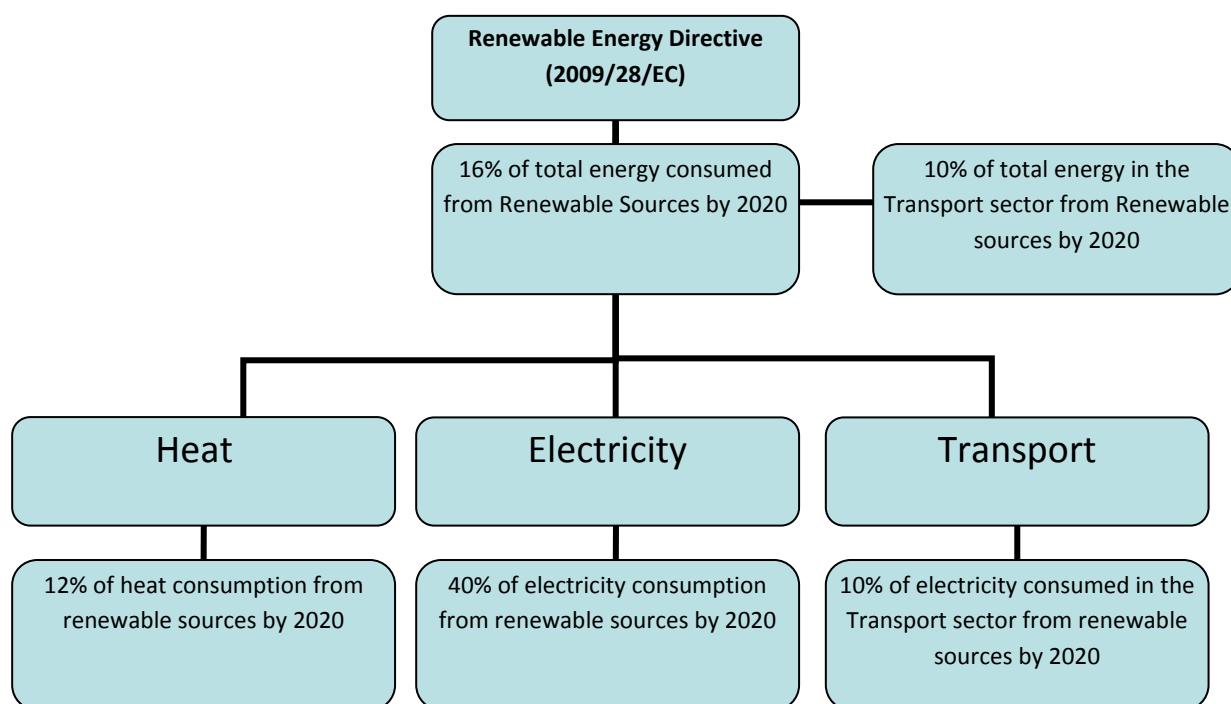
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<sup>123</sup> Sustainable Energy Authority of Ireland, [Methodology for Local Authority Renewable Energy Strategies, Draft for Public Consultation](#), 2012

the state is from renewable sources, with a sub-target of 10% in the transport sector. This directive requires that each Member State adopt a national renewable energy action plan (NREAP) to be submitted to the European Commission.

Ireland submitted its [National Renewable Energy Action Plan](#)<sup>125</sup> to the European Commission in July 2010. The plan set out national targets for the share of energy from renewable sources consumed in transport, electricity and heating and cooling in 2020, with actions to meet the overall national target (Figure 9.1: National and European policy drivers).

The [Strategy for Renewable Energy 2012 - 2020](#)<sup>126</sup> sets out the Government's approach to the development of renewables in terms of strategic goals and key actions. Strategic goals include progressively more energy from wind power and a sustainable Bioenergy sector. Renewables in Ireland are supported by means of the Renewable Energy Feed in tariff (REFIT)<sup>127</sup>. REFIT was first announced in 2006 and three REFIT schemes have been rolled out to date, which all have provided support for renewable technologies.



<sup>124</sup> [Renewable Energy Directive \(2009/28/EC\) on the promotion of the use of energy from renewable sources](#)

<sup>125</sup> Department of Communications, Energy and Natural Resources, [National Renewable Energy Action Plan](#), 2010

<sup>126</sup> Department of Communications, Energy and Natural Resources, [Strategy for Renewable Energy 2012-2020](#), 2012

<sup>127</sup> For further information on REFIT, see the Dept.'s website at <http://www.dcenr.gov.ie/Energy/Sustainable+and+Renewable+Energy+Division/REFIT.htm>

#### 9.4.1 South East Regional Authority Bioenergy Implementation Plan

At regional level, [Bioenergy Implementation Plan 2008-2013](#)<sup>128</sup> has been produced by the South East Regional Authority. This set a target of 5% of Total Final Consumption in the region to be provided by bio-energy by 2010, to increase to 17% by 2020. This Plan is being updated at present. The overall objective of the project is to raise awareness and to increase the production and consumption of bio-energy in the Region.

The Councils will support the implementation of national and regional renewable energy targets and work with all relevant agencies to support the development of alternative forms of energy.

#### Renewable Energy

Kilkenny City and Environs is limited in its capacity to generate renewable wind energy. Therefore the main sources of renewable energy may include, solar energy, bioenergy, ground source heating systems and through the built environment.

### 9.5 Wind energy

The sun heats the earth unevenly, creating thermal air currents. In order to achieve equal temperatures around the earth these air pockets move about the earth as global wind. Energy that travels in the wind can be captured and converted to provide electricity through turbines. The potential for generation of wind energy in Kilkenny City is likely to be confined to smaller scale domestic and/or local level wind energy production in conjunction with other renewable energy sources as opposed to large scale windfarm development.

A Wind Energy strategy was prepared for the County as part of the Draft County Development Plan 2014-2020. Kilkenny City & Environs falls under the 'Rest of County' category and therefore individual turbines and auto producer turbines will be considered.

#### (a) Individual Wind Turbines

It is recognised that landowners may wish to harness wind energy for private use. Planning applications for individual wind turbines (subject to a limit of 1 per holding) shall be considered in the city and environs.

Note:

[S.I. No. 83 of 2007](#)<sup>129</sup>, Planning and Development Regulations set out that a single wind turbine which meets the standards as set out (to include turbine height not more than thirteen metres, and rotor diameter of six metres and other standards as detailed in the Regulations), is considered to be "exempted development" which does not require planning permission when placed within the curtilage of a house.

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<sup>128</sup> South East Regional Authority, [Bioenergy Implementation Plan](#) 2008-2013

<sup>129</sup> <http://www.irishstatutebook.ie/2007/en/si/0083.html>

[S.I. No. 235 of 2008](#)<sup>130</sup>, Planning and Development Regulations set out that a single wind turbine which meets the standards as set out (to include turbine height not more than twenty metres, and rotor diameter of eight metres and other standards as detailed in the Regulations), is considered to be “exempted development” which does not require planning permission when placed within the curtilage of an agricultural holding.

(b) Autoproducer

An “Autoproducer” is where an industry/large energy user uses a wind turbine to feed/supplement its own energy consumption.

Note: [S.I. No. 235 of 2008](#)<sup>131</sup>, Planning and Development Regulations set out that a single wind turbine which meets the standards as set out (to include turbine height not more than twenty metres, and rotor diameter of eight metres and other standards as detailed in the Regulations), is considered to be “exempted development” which does not require planning permission when placed within the curtilage of an industrial or light business premises building.

These will be considered throughout the county subject to the following:

- The location of the turbine is within the curtilage of the facility or immediately adjacent.
- The site already contains significant development to reduce the visual impact of the turbine(s).

#### Development Management

- The Planning Authority will have regard to the [Wind Energy Development Guidelines](#)<sup>132</sup> and any revision of the guidelines in the assessment of development proposals for wind turbines.

## 9.6 Bioenergy

Bioenergy may be defined as the energy derived from biomass. Biomass is defined in the [Renewable Energy Directive](#) as the biodegradable fraction of products, waste and residues from agriculture (including vegetal and animal substances), forestry and related industries including fisheries and aquaculture, as well as the biodegradable fraction of industrial and municipal waste. Biomass can be used to generate electricity, heat and transport fuels.

In the domestic or small scale context, Biomass systems comprise of the following key components:-

- Fuel delivery
- Storage facilities
- Stoves/Boilers – to provide heating and hot water to the building
- Flue / ash extraction

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<sup>130</sup> <http://www.irishstatutebook.ie/2008/en/si/0235.html>

<sup>131</sup> <http://www.irishstatutebook.ie/2008/en/si/0235.html>

<sup>132</sup> Department of Environment, Heritage and Local Government, [Wind Energy Development Guidelines for Planning Authorities](#), 2006

- Connecting pipework

The SEAI publishes a mapping resource, the Bioenergy Mapping System<sup>133</sup>, which gives information on the location of potential and actual bioenergy crops, forestry, biomass and waste locations. Kilkenny Local Authorities recognise the need to support the development of bioenergy resources.

### 9.6.1 Wood Energy Supply Chain

Wood fuels are available in a number of generic forms. These include wood wastes, forest residues and energy crops. Some wood fuels are processed to provide a higher quality and more user friendly product such as wood pellets and wood chips. There are a number of non-domestic establishments in the city using wood fuels, including the following:

- Kilkenny College, Castlecomer Road has installed a boiler fuelled by wood pellets.
- The WaterShed (Leisure Centre) uses a woodchip boiler.

### 9.6.2 Energy crops

The main commonly grown energy crop in Ireland is Miscanthus. Miscanthus is a grass which can be used as a fuel in special Miscanthus boilers which are made to handle and burn it efficiently. It can also be burnt in Biomass-Combined Heat and Power units and for co-firing in power stations.

Statistics on the growth of energy crops are available from the Department of Agriculture, Food and the Marine which operates a Bioenergy Grant Scheme for Willow and Miscanthus<sup>134</sup>. Between 2007 and 2010 a total of 223 hectares of land were subject to a Miscanthus establishment grant, which equates to over 7% of the entire country's Miscanthus area.

### 9.6.3 Liquid Biofuels

Liquid biofuels are derived from biomass crops or by-products that are suitable for use in vehicle engines or heating systems. Biofuels can be considered as potential replacements or extenders for mineral fuels such as diesel or petrol. They can be sub-divided into a number of categories, the principal two being:

1. Vegetable oils/animal fats which can be used in unprocessed form or converted to biodiesel;
2. Bio-ethanol produced from the fermentation of organic materials such as sugar beet, cereals, etc.

There is one biofuel supplier in the county; Goldstar Oils Ltd. in Oldcourt, Inistioge. This company manufactures Pure Plant Oil (PPO). PPO is a form of biodiesel which is produced by pressing oilseeds from rapeseed and filtering the resulted oil. Other oils like soya or palm oil are also possible

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<sup>133</sup> <http://maps.seai.ie/bioenergy/>

<sup>134</sup> Department of Agriculture, Food and the Marine, Bioenergy Grant Scheme for Willow and Miscanthus, statistics obtained January 2013



feedstocks. The oil can be used as a fuel in a diesel engine whose engine has been fitted with an appropriate modification kit.

#### **9.6.4 Anaerobic Digestion**

The process of Anaerobic Digestion (AD) involves the breakdown of organic matter by bacteria and enzymes in an oxygen-free environment. The end product of this process is biogas which is a gas with high methane content. This methane can be captured and burned to produce heat, electricity or a combination of the two.

It is used widely in the agricultural sector in the form of small on-farm digesters producing biogas to heat farmhouses and other farm buildings. The main types of organic material feedstock used in AD are:

- sewage sludge
- farm slurry
- municipal solid waste (MSW)

An Anaerobic Digestion plant typically comprises of:

- a digester tank
- buildings to house ancillary equipment such as a generator, a biogas storage tank
- a flare stack (3-10m in height)
- associated pipework.

Plants can vary in scale from small schemes treating the waste from an individual farm through medium-sized centralised facilities, to sizeable industrial AD plants handling large quantities of municipal solid waste.

The Camphill community in Ballytobin, near Callan, uses an anaerobic digester which performs centralised co-digestion of farm slurry with mixed food waste. This generates energy (heat and power) to meet the requirements of the 90 people living in Ballytobin Camphill Community.

#### **9.6.5 Combined Heat and Power**

Combined Heat and Power (CHP) is a technology that uses the energy produced in the combustion of fuel to produce both useful heat energy and electricity. CHP can refer to gas fired CHP or to biomass CHP. Biomass CHP is a form of renewable energy. In Ireland most CHP plants burn gas. CHP Systems will comprise the following key components:-

- Fuel delivery and storage facilities (if fuelled by biomass)
- Boiler/turbine
- Connecting pipework
- Heat exchanger/heat recovery generator

CHP plants are available in a range of scales, from micro-CHP domestic applications, small scale CHP plants, medium size plants serving an office block to large industrial applications and CHP plants serving district heating schemes. There are no medium or large scale CHP plants in the county.

### 9.6.6 Energy Recovery from Waste

As our need for energy increases, the recovery of energy trapped in waste materials can benefit the environment by replacing energy from non-renewable sources. Even after extensive recycling, the residual waste stream still has a high combustible content available for energy recovery.

The Joint Waste Management Plan for the South East Region 2006 – 2011 sets out the policies in relation to energy from waste, and a key policy of that Plan is that an integrated waste facility incorporating thermal treatment and energy recovery will be developed in the region. (The JWMP was evaluated in 2012 and the outcome of that evaluation is that the Plan requires to be reviewed. The review will take place in 2013.)

#### Development Management Guidance

- Anyone considering a bioenergy project should consult the South East Regional Authority of Ireland's current [Bioenergy Implementation Plan](#).
- For Kilkenny City and Environs should a project for a bioenergy plant come forward it will be directed to locate on industrial areas or on lands which are reserved for industrial uses in the development plan.
- Any commercial bioenergy plant should be close to the point of demand and be served by public roads with sufficient capacity to absorb increased traffic flows and adjacent to transport corridors.

#### Bioenergy objective

- **Investigate the feasibility of installing anaerobic digestion facilities at the Purcellsinch wastewater treatment plant.**

## 9.7 Hydro Power

Hydroelectricity is electricity derived from the power harnessed from the flow of falling water, typically from fast-flowing streams and rivers, impoundment, or in the form of pumped hydro schemes.

Carlow-Kilkenny Energy Agency published a report on hydro power potential in the county, entitled [Reclaiming Lost Power, Kilkenny's Potential Hydro power sites](#) in 2010<sup>135</sup>. According to that report, Inch Mills on the Sion Road in Kilkenny, just outside the development boundary, operates a hydroelectric scheme with a capacity of 40 kW.

In 1985, the Department of Energy published a document entitled *Small-scale Hydroelectric Potential of Ireland*<sup>136</sup>. In this, 32 potential hydro sites were identified in County Kilkenny. [Reclaiming Lost Power](#) assessed these 32 sites and identified 20 sites for prioritisation. One site was identified on the River Nore within the City's development boundary, at Dukesmeadows, on the site of the former Ormonde Woolen Mill.

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<sup>135</sup> Carlow-Kilkenny Energy Agency, [Reclaiming Lost Power, Kilkenny's Potential Hydro power sites](#), 2010

<sup>136</sup> Department of Energy, [Small-scale Hydroelectric Potential of Ireland](#), 1985

### Development Management Guidance

In the assessment of proposals for hydroelectric schemes the Councils will have regard to the provisions of the [Guidelines on the Planning, Design, Construction and Operation of Small Scale Hydro-Electric Schemes and Fisheries](#)<sup>137</sup>, or any amending or replacement document. In addition, it is recommended that anyone considering a hydro-electrical project should consult the following documents (or any updates thereto);

- [Reclaiming Lost Power, Kilkenny's Potential Hydro power sites](#)
- [Requirements for the protection of Fisheries Habitat during Construction and Development Works at River Sites](#)<sup>138</sup>

In addition to the effects on fisheries as covered by the [Guidelines](#), possible impacts from hydro energy developments are outlined in Table 9.1 below.

<b>Issue</b>	<b>Potential impact</b>
<b>Visual</b>	Impact on character of landscape, scenic views (turbine houses, embankments, structures, access routes and power lines)
<b>Ecology</b>	Impact on habitats, fish populations and protected species such as otters and bats, and conservation objectives of special areas of conservation (River Nore in Kilkenny City)
<b>Hydrology</b>	Possibility of pollution, effect on water quality and regime, must show compliance with River Basin Management Plan
<b>Noise</b>	During construction and operation
<b>Archaeology</b>	There may be underwater archaeology present
<b>Architectural heritage</b>	Many weirs and mills are protected structures

Taken from *Generating your own Energy, Hydropower*, Welsh Assembly Government, 2011 Pages 5-7

An Environmental Impact Assessment may be required for some hydro electric schemes in accordance with Schedule 5 Part 2(h) of the Planning and Development Regulations 2001. An EIS may also be required for schemes not meeting this threshold, but where the Council considers that the potential environmental impact is such that an EIA is warranted.

The River Nore is designated as a cSAC and pSPA (see Section 7.2.1.1). As with all developments, for any location within or adjacent to a Natura 2000 site, an assessment under Article 6 of the Habitats Directive will be required. (See Section 1.3).

<sup>137</sup> Central and Regional Fisheries Boards, & the Department of Communications, Marine & Natural Resources [Guidelines on the Planning, Design, Construction and Operation of Small Scale Hydro-Electric Schemes and Fisheries](#), 2007

<sup>138</sup> Eastern Regional Fisheries Board, [Requirements for the protection of Fisheries Habitat during Construction and Development Works at River Sites](#), 2009

As part of any planning application for a hydro electric scheme, an Environmental Management Plan will be required to address all environmental issues arising during the construction and operation of the scheme.

## 9.8 Solar energy

The three main forms of solar energy are Passive Solar Design, Solar Heating and Solar Electricity.

### 9.8.1 Passive Solar Design (PSD)

Virtually all buildings enjoy free energy and light from the sun; the objective in PSD is to maximise this benefit by using simple design approaches which intentionally enable buildings to function more effectively and provide a comfortable environment for living or working. PSD has always been a feature of traditional vernacular architecture. A structure employing PSD is unlikely to cost more than a structure built without the benefit of passive solar design. Design, infrastructure and site layout are key to achieving energy efficient development by optimising passive solar gain in domestic and non-domestic buildings. PSD is a central principle of the Guidelines on [Sustainable Residential Development in Urban Areas](#)<sup>139</sup>

### 9.8.2 Solar Heating

A solar collector is a device that captures solar heat and transfers it to heat water, most commonly for sanitary hot water production, or in cases where a building has a very low heat demand, then often for both space heating and hot water. Larger scale active solar thermal technologies can also be used for cooling and steam production. Steam produced in this way can be used to drive turbines for electricity production.

There are two types of collector; flat plate collectors or evacuated tube. Building-mounted flat plate collectors can be positioned both "in-roof" and on-roof due to their structure (heavy, rigid, robust box-like structure). The efficiencies of flat plate collectors make them very suitable for domestic installations or for installations where very high temperatures aren't required.

Building-mounted evacuated tube collectors can only be mounted on-roof due to their lightweight structure, which is most commonly individual tubes mounted on a frame. Evacuated tube collectors will provide approximately 20% more yield per m<sup>2</sup> than flat plates, which means that less installed area is required for similar heat outputs.

### 9.8.3 Solar Electricity

The production of solar electricity relies heavily on active solar technology. The most commonly encountered system for solar electricity production is solar photovoltaic. Solar photovoltaics (commonly referred to as "PV") is the term given to the conversion of light energy to electricity and also describes the active solar technology (Solar photovoltaic systems) which produces electricity from solar radiation using solar cells joined together in panels called PV modules.

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<sup>139</sup> Department of Environment, Heritage and Local Government, Guidelines for Planning Authorities on [Sustainable Residential Development in Urban Areas \(Cities, Towns and Villages\)](#), 2009

PV systems exploit the direct conversion of daylight into electricity in a semiconductor device, with the most common form being a number of semi conductor cells which are interconnected and form a solar panel or module. There is considerable variation in appearance, but many solar modules are dark in colour and have low reflective properties. Solar modules are typically 0.5 to 1m<sup>2</sup> with a peak electrical output of 70 to 160 watts. A number of modules are usually connected together in an array, the area of which can vary from a few square metres to several hundred square metres. A typical array on a domestic property might have an area of 9 to 18m<sup>2</sup>, and would produce 1 to 2 kW peak output<sup>140</sup>.

### **Development Management Guidance**

The Planning Authority will encourage and facilitate the development of passive solar design proposals for the development generally and will draw on the Guidelines on [Sustainable Residential Development in Urban Areas](#) for residential development

The Councils will consider impacts of overshadowing on the efficiency of existing solar technologies when assessing planning applications.

The main impact from the installation of solar energy technologies is visual. The installation of solar panels on a building can impact on the building's character. There are exemptions contained within the Planning & Development Regulations 2001 to 2008 ([S.I. No. 83 of 2007](#) and [S.I. No. 235 of 2008](#)), regarding the placing of solar technology on domestic structures, and on buildings used/associated with industrial, light industrial, business and agricultural purposes, subject to certain criteria. Planning permission is required to install solar technology on a Protected Structure. Sensitive design and location is important so that the overall character is not diminished.

Public buildings and schools are not included within the Regulations. The Council will support applications to install solar panels on these buildings within the county should the opportunity arise.

### **Solar Energy objective**

**The Planning Authority will make available advice on Passive Solar Design in preplanning consultations for domestic and commercial buildings.**

## **9.9 Geothermal Energy**

Geothermal energy refers to heat energy stored in the ground. Heat is supplied to the ground from two sources, namely the hot core of the planet and the sun.

Heat pump systems extract the heat stored in the ground (ground source heat pumps), bodies of water (water source heat pumps) or air (air source heat pumps). This heat can then be used to heat the spaces in buildings, heat water or enable a building to be cooled. A heat pump looks similar and can perform the same functions as a conventional gas or oil boiler, i.e. space heating and

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<sup>140</sup> [Technical Advice Note 8: Planning for Renewable Energy](#), Planning Policy Wales, Welsh Assembly Government, July 2005, Page 46-47

sanitary hot water production. For every unit of electricity used to operate the heat pump, up to four units of heat are generated.

Ground source heat pumps (GSHP) operate on the fact that the ground maintains a constant temperature between 11°C and 13°C, several metres below the surface. Ground source heat pumps use a 'closed loop' system of water/anti-freeze to collect the soil heat. In general terms the ground area required for the collector is approximately equal to that of the foot-print of the house or building to be heated<sup>141</sup>.

Air source heat pumps (ASHP) use the surrounding air as a heat source to heat a building. Air source heat pumps can be located in the roof space or on the side of the building. They are similar in appearance to air conditioning boxes.

Water source heat pumps (WSHP) extract heat from large bodies of water or rivers. These are generally 'open loop' collectors, i.e. the water is passed through and discarded, unlike the 'closed loop' systems.

## 9.10 Sustainability & Energy Efficiency in Buildings

According to the EU, buildings account for 40% of total energy consumption in the Union<sup>142</sup>. Therefore, increasing energy efficiency in buildings has a huge role to play in meeting Ireland's renewable energy targets.

### 9.10.1 Kilkenny Local Authorities Energy Efficiency

Kilkenny Local Authorities have adopted an *Internal Climate Change Strategy and Energy Efficiency Action Plan 2010-2014* which has been developed in line with the National Climate Change Strategy 2007-2012. An internal Climate Change Committee was established to implement this.

Kilkenny Local Authorities have signed up to Energy Map training and an Energy Management Action Plan delivered by Sustainable Energy Authority of Ireland (SEAI). An Energy team was established under the Energy Map programme consisting of personnel from across the various sections. In signing this agreement Kilkenny Local Authorities are committed to reducing their energy consumption by 33% by 2020. It is acknowledged that only by ensuring that employees from all areas of the organisation are involved that a local authority can successfully integrate energy efficiency and management into its culture.

#### **Objective:**

**To review the progress of the *Climate Change Strategy*, report on the progress to date and thereafter develop a Climate Change Adaptation strategy and action plan in line with national policy.**

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<sup>141</sup> CSA Group, [Geothermal Energy Resource Map of Ireland, Final Report; 2004; Report prepared for Sustainable Energy Ireland](#), 2004, Page 17

<sup>142</sup> [Directive 2002/91/EC of the European Parliament and of the Council of 16 December 2002 on the energy performance of buildings](#)

### 9.10.2 Energy Performance of Buildings

The 2002 [EU Directive on the Energy Performance of Buildings](#) (EPBD)<sup>143</sup> contained a range of provisions aimed at improving the energy performance of residential and non-residential buildings, both new and existing. This Directive was adopted into Irish law as the Energy Performance of Buildings Regulations ([S.I. No. 666 of 2006](#)).

From 2013, the EPBD will be superseded by the [recast EPBD](#)<sup>144</sup>. Under the recast Directive, Member States must establish and apply minimum energy performance requirements for new and existing buildings, ensure the certification of building energy performance and require the regular inspection of boilers and air conditioning systems in buildings. Moreover the Directive requires member states to ensure that by 2021 all new buildings are constructed as so-called 'nearly zero-energy buildings' and by 2019 new buildings occupied and owned by public authorities are nearly zero-energy buildings. (A zero energy building means a building that has a very high energy performance. The nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby.)

In Ireland, the Energy Performance of Buildings Regulations, ([S.I. No. 666 of 2006](#)) provides the regulatory framework for the time being.

#### 9.10.2.1 Alternative Energy Systems for Large Buildings

For large buildings over 1,000m<sup>2</sup>, [S.I. No. 666 of 2006](#) requires that due consideration has been given to the technical, environmental and economic feasibility of installing alternative energy systems in the proposed building, and that the use of such systems has been taken into account, as far as practicable, in the design of that building.

The preferred methodology for assessing the feasibility of such alternative energy systems shall be the Sustainable Energy Authority of Ireland software tool or other acceptable methodology as defined in ([S.I. No. 666 of 2006](#)).

This shall also apply to all new planning application for housing schemes of ten or more units.

#### 9.10.2.2 Dwelling Energy Assessment Procedure

Dwelling Energy Assessment Procedure (DEAP) is the official Irish procedure for calculating and assessing the energy performance of dwellings. Published by the Sustainable Energy Authority of Ireland (SEAI), the procedure takes account of the energy required, for space heating, ventilation, water heating and lighting, less savings from energy generation technologies. It calculates both the CO<sub>2</sub> emission rate and energy consumption per annum. This is a useful tool for designers when considering and comparing options to conserve energy and reduce CO<sub>2</sub> emission. The right design

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<sup>143</sup>

[Directive 2002/91/EC of the European Parliament and of the Council of 16 December 2002 on the energy performance of buildings](#)

<sup>144</sup> [Directive 2010/31/EU on the energy performance of buildings \(recast\)](#)

decisions in relation to building form, dwelling layout, levels of insulation, amount and orientation of glazing, utilisation of solar energy, heating system and fuel type, use of draught lobbies, construction materials and measures to conserve potable water, can contribute greatly to sustainability. In addition these will lead to cost savings, in the long term, while raising the level of comfort for the occupants of the dwelling.

DEAP is also used to calculate the Building Energy Rating (BER) of a dwelling. The BER is a label containing the energy performance of the dwelling, expressed as primary energy use per unit floor area per year (kWh/m<sup>2</sup>/per annum) and illustrated as an Energy Rating (A1, A2, A3, B1, B2, B3, etc) for the dwelling, it also includes a Carbon Dioxide (CO<sub>2</sub>) Emissions Indicator (kgCO<sub>2</sub>/m<sup>2</sup>/yr) associated with this energy use and an advisory report.

Guidance and assistance on these and other matters pertaining to the sustainable use of energy is available from Sustainable Energy Authority of Ireland (SEAI) and the Carlow Kilkenny Energy Agency.

### 9.10.3 Building design

The [Urban Design Manual](#)<sup>145</sup> sets out how sustainable energy considerations should be incorporated into all stages of the design process.

The Building Regulations, Part L – Conservation of Fuel and Energy – set out the requirements for dwellings<sup>146</sup> and for buildings other than dwellings<sup>147</sup>. In order to ensure that the Building Regulations are fully taken into account in the design of any proposed dwelling, it will be a requirement that all planning applications be accompanied by a provisional BER cert stating that the proposed dwelling is in accordance with the current Technical Guidance Document L - Conservation of fuel and energy.

#### 9.10.3.1 Passive Houses

A passive house is an energy-efficient building with year-round comfort and good indoor environmental conditions without the use of active space heating or cooling systems. The Passivhaus Standard is a construction standard developed by the Passivhaus Institut in Germany (<http://www.passiv.de/en/index.php>). The Standard can be met using a variety of design strategies, construction methods and technologies and is applicable to any building type.

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<sup>145</sup> Department of Environment, Community and Local Government, [Urban Design Manual, A best practice guide](#) 2009

<sup>146</sup> Department of Environment, Community and Local Government, [Building Regulations 2011 Technical Guidance Document L Conservation of Fuel and Energy – Dwellings](#)

<sup>147</sup> Department of Environment, Community and Local Government, [Building Regulations 2008 Technical Guidance Document L Conservation of Fuel and Energy – Buildings other than dwellings](#)



**Building Energy Performance Development Management Guidance**

- Require a provisional BER certificate as part of any planning application, showing how the proposal will comply with Part L of the Building Regulations
- To require that planning applications for large buildings, as defined by the Energy Performance of Building Regulations, demonstrate that due consideration has been given to the technical, environmental and economic feasibility of installing alternative energy systems in the proposed building, and that the use of such systems has been taken into account, as far as practicable, in the design of that building. This shall also apply to applications for ten or more housing units.
- For large buildings over 1,000m<sup>2</sup>, and for housing developments of 10 or more houses it will be a requirement to demonstrate that due consideration has been given to the technical, environmental and economic feasibility of installing alternative energy systems.

## 10 Transport

**Strategic aim: to co-ordinate transport and land use planning, reducing the demand for travel and the reliance on the private car in favour of public transport, cycling and walking.**

### 10.1 Sustainable Transport/Smarter Travel

In 2009 the Government published [Smarter Travel-A Sustainable Transport Future- A New Transport Policy for Ireland 2009-2020](#)<sup>148</sup>. The main objectives of this are:

- 1) To encourage smarter travel, i.e. to reduce overall travel demand,
- 2) To maximise the efficiency of the transport network,
- 3) To reduce reliance on fossil fuels and therefore to reduce transport emissions, and
- 4) To improve accessibility to transport.

#### 10.1.1 Kilkenny's Mobility Management Plan

In 2009, a [Mobility Management Plan](#)<sup>149</sup> was adopted for Kilkenny city. The purpose of this Plan was to establish a formal mobility and traffic management plan dealing with transport modal shift<sup>150</sup> and accessibility. A number of proposals were included in this Plan covering cycling, parking, traffic management and bus services. The Mobility Management Plan will be reviewed in 2013, and a new Plan will be put in place for 2015-2020.

A Smarter Travel Group was set up in the City in 2010 to monitor this Mobility Management Plan. This group comprises representatives of the local authorities, the HSE, the Sports Partnership and Waterford Institute of Technology. This group developed the Smarter Travel Programme for Kilkenny, which was based around the principle of Kilkenny being a ten-minute city, and concentrates on four key areas:

- Improvements to Infrastructure
- Raising Awareness
- Behavioural Change
- Monitoring and evaluation

The ten minute city concept is based the concept of access all local facilities with a 10 minute cycle or walk from your home. For example Kilkenny is approximately 3km wide and 4.5km

<sup>148</sup> Department of Transport, [Smarter Travel-A Sustainable Transport Future- A New Transport Policy for Ireland 2009-2020](#), 2009

<sup>149</sup> The Councils of the City and County of Kilkenny, [Mobility Management Plan 2009-2014](#), 2009

<sup>150</sup> Modal shift is a change in the use of a transport mode, e.g. from a car to walking

long. Few journeys undertaken within the city are more than 2.5 km in length; and assuming an average cycle speed of 15 km per hour, that equates to 10 minutes. Similarly the city's commercial centre is approximately 0.5 km wide by 0.5 km long, it is therefore possible to walk its extent, assuming a walk speed of 4km per hour, in approximately 10 minutes.

The Council will promote walking, cycling, public transport and other more sustainable forms of transport as an alternative to the private car, together with the development of the necessary infrastructure and promotion of the initiatives contained within 'Smarter Travel, A Sustainable Transport Future 2009 – 2020'.

#### Sustainable Transport Objective

- To review the Mobility Management Plan (2009) and adopt a new MMP for the period 2015-2020.

### 10.1.2 Cycling and Walking

Creating a pleasant pedestrian environment in the city brings enormous benefits, in terms of tourism, the economy, and to quality of life. In line with Smarter Travel, the Plan will promote cycling and walking as efficient, fast and relatively inexpensive forms of transport. Providing a network of safe, well-lit and convenient footpaths and cycleways within new residential areas with links to schools, local neighbourhood centres, public transport stops and workplaces will encourage walking and cycling.

For the purposes of mobility management, three areas have been designated in the city:

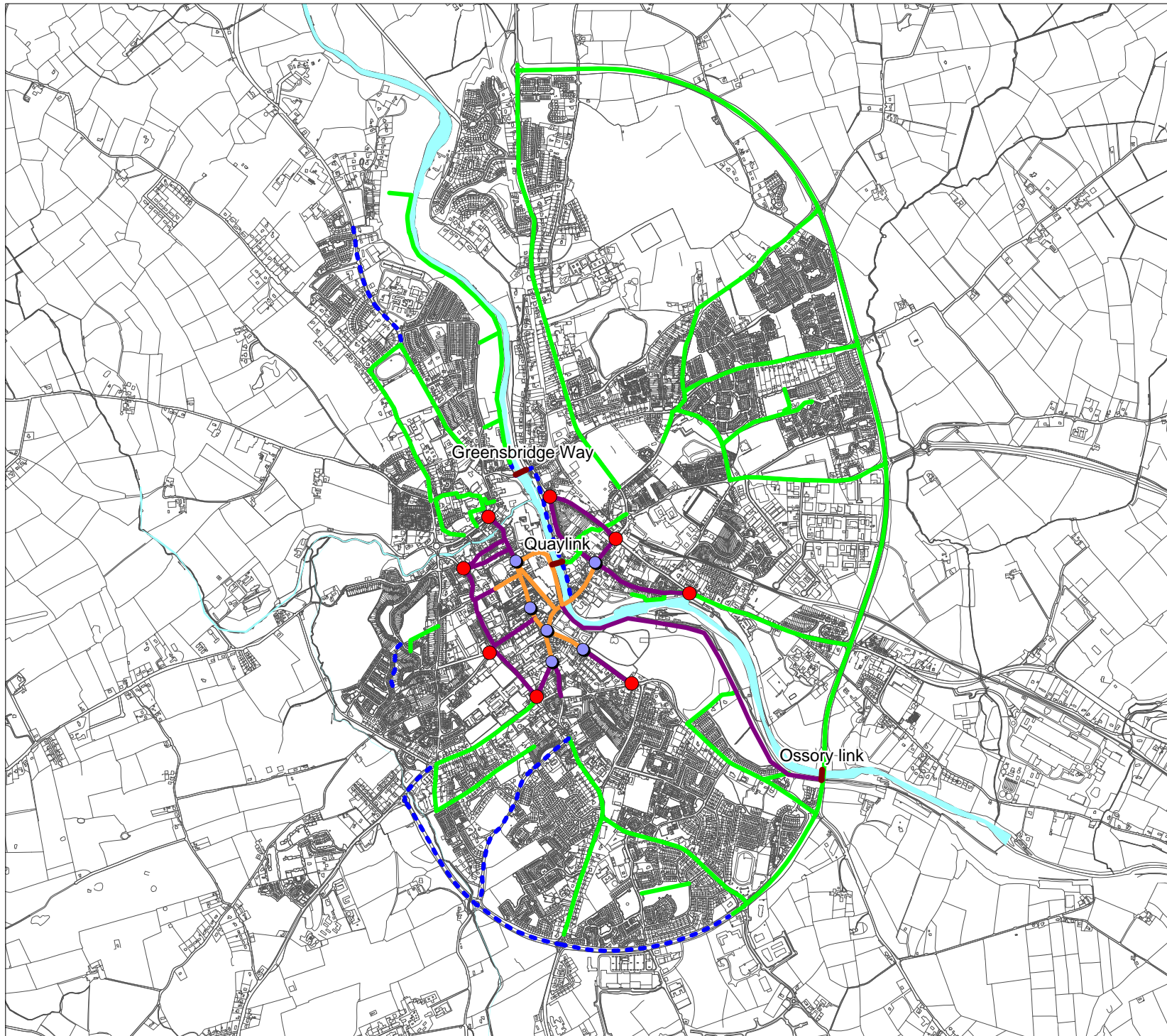
- Central city area
- City centre
- Suburban

The **central city area** is demarcated by 'Pedestrian Portal' features - pedestrianisation or shared priority surface (See Figure 10.1).

The **City Centre** is marked by 'Gateways' within which a 30kph speed restriction applies (See Figure 10.1). These Gateways define the entry points into the city centre street and laneway network. Within this area there is traffic calming such as raised pedestrian crossings, road narrowings and 'special' surfacing – shared vehicle and cycle space with dedicated pedestrian footways.

**Suburban areas** are defined by the ring road and 50kph speed restriction. Within this there are separated vehicle and cycle space (i.e. cycle lanes or cycle tracks as appropriate) with dedicated pedestrian footways (or occasionally shared footway/cycleway).

Figure 10.1 Cycle and pedestrian infrastructure  
(Existing and Proposed)



- Gateway
- Pedestrian portal
- Proposed river crossing

- Completed cycle lane
- - - Proposed cycle lane
- Shared surface
- Traffic calmed

Date: April 2013

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Within the retail core and city centre, pedestrian and cyclist movements shall take precedence over vehicular traffic.

### 10.1.2.1 Cycling

A [National Cycle Policy Framework](#)<sup>151</sup> (NCPF) was published in 2009. This sets out a series of interventions and instruments to reverse the decline in cycling numbers, which includes planning and infrastructural measures. The approach recommended is a hierarchy of measures, including:

- reducing volumes of through-traffic, especially HGVs, in city and town centres and especially in the vicinity of schools and colleges;
- calming traffic / enforcing low traffic speeds in urban areas;
- making junctions safe for cyclists and removing the cyclist-unfriendly multi-lane one-way street systems.

Other interventions include the following:

- Schools will be a strong focus of the NCPF.
- Support for the provision of dedicated signed rural cycling networks building on Fáilte Ireland's [Strategy to Develop Irish Cycling Tourism](#). This will cater for recreational cyclists as well as visitors.
- Ensuring that all surfaces used by cyclists are maintained to a high standard and are well lit.
- Ensuring that all cycling networks – both urban and rural – are sign-posted to a high standard.
- Supporting the provision of secure cycling parking at all destinations of importance to the cyclist.

In Kilkenny, a Pedestrian and Cycle Network Study was first published in 2002<sup>152</sup>. The Mobility Management Plan built on this Study. The cycle network in Kilkenny incorporates a series of main radial routes and one orbital route along the ring road, with smaller isolated routes recommended to complement the overall cycle network. The status of all routes is as set out in Table 10.1 below (see Figure 10.1).

Cycle Route	Status
Kilkenny College/Castlecomer Road Cycle Route	Complete
Ballybought Street/Johnswell Road/Golf Links Road Cycle route	Complete
Hebron Road Cycle Route	Complete

<sup>151</sup> Department of Transport, [Ireland's First National Cycle Policy Framework](#), 2009

<sup>152</sup> Arup Consulting Engineers, *Kilkenny City and Environs, Pedestrian and Cycle Network Study*, 2002

<b>Dublin Road Cycle Route</b>	Substantially complete, to Maudlin Street
<b>Bennettsbridge Road Cycle Route</b>	Complete
<b>Waterford Road Cycle Route</b>	Complete
<b>College Road Cycle Route</b>	Complete
<b>Granges Road Cycle Route</b>	Complete
<b>Freshford Road Cycle Route</b>	Substantially complete
<b>Kilkenny Ring Road</b>	Due for completion in 2013
<b>River Nore Linear Way</b>	Boardwalk complete to Ossory Bridge

As described above, the Gateways demarcate the city centre within which pedestrians and cyclists should have priority. Gateways are defined by a variety of urban design and traffic management schemes. During the period of this Plan the definition of gateways will be completed.

Key to the delivery of a successful cycle network is the provision of supporting infrastructure. Secure bike parking facilities have been provided at central destinations such as The Parade, John's Green, Bateman Quay, Kieran Street and High Street. Bicycle parking will continue to be required as part of any relevant development proposal.

#### **10.1.2.2 Pedestrian Movement**

In general terms, new and upgraded main pedestrian links should be provided based on the following principles:

- Connected: Linking the places where people want to go.
- Convenient: Direct routes should follow desire lines, with easy to use crossings.
- Comfortable: Good quality footways with adequate widths and free of obstructions.
- Convivial: Attractive, well lit and safe, with a variety of landscaping and views along the route.
- Conspicuous: Easy to follow routes with helpful signage.

#### **10.1.2.3 Pedestrian Priority**

A key element of the Mobility Management Plan is the prioritisation of pedestrians and cyclists over vehicular traffic, within the gateways. This priority could take a variety of forms, including pedestrianisation, shared surfaces and the concept of shared space. Following completion of the Central Access Scheme, methods of achieving this prioritisation should be reviewed.

#### **10.1.2.4 Proposed River crossings**

A number of new linkages are proposed over the River Nore, connecting the existing pedestrian and cycle links, see Figure 10.1. The Quay Link will connect Bateman Quay to John's Quay, and

the Greensbridge Way will provide a pedestrian/cycle crossing upstream of Greensbridge. An additional link is proposed at Ossory Bridge, to connect the Boardwalk on the north side of the river to the Linear Park on the south and in the longer term a link in the vicinity of Talbotsinch.

Various initiatives can contribute to an increase in walking and cycling. An example of this is the Walking bus, which consists of adults walking groups of pupils to and from school along set routes, with children joining the walking bus at various pick-up points along the route. This programme encourages children to walk, and so get used to this means of travel.

#### **10.1.2.5 Laneways**

Kilkenny city contains a network of back lanes, connecting residential areas to the city centre. The Council is undertaking the improvements of these back lanes, through lighting and surfacing improvements. Cootes Lane and Stephen St. Sconce were recently completed. The next lane to undergo improvements is from Fr. Murphy Square to Robertshill.

#### **Walking and Cycling Objectives**

- Complete the demarcation of the Gateways as depicted on the map and prioritise pedestrian and cyclist movement within the Gateways.
- To re-examine options for pedestrian prioritisation in the city centre following implementation of the Central Access Scheme.
- Complete the improvements to the back lanes, including the lane from Fr. Murphy Square to Robertshill.
- Provide the Quay Link bridge over the River Nore at the Carnegie Library.
- Plan for the provision of the Greensbridge Way and the Ossory Bridge connection.

#### **Development Management Standard**

Require planning applications to demonstrate the development proposal's accessibility for pedestrians and cyclists. Planning applications for residential/commercial or mixed use developments need to:

- i. Demonstrate detailed layouts and design which reflect the importance of walking and cycling by providing safe and direct access to local services and public transport nodes.
- ii. Demonstrate how walking and cycling is integrated with open space provision.
- iii. Demonstrate that the proposal is easily accessible to pedestrians and cyclists alike with the layouts displaying high internal pedestrian and cyclist permeability.
- iv. Show a high quality of internal routes which are safe, secure and convenient for users.
- v. Require that adequate covered facilities for the secure parking of bicycles are provided at convenient locations close to building entrances in order to encourage cycling. The number of bicycle parking spaces required will be in accordance with Table T1 below.

- vi. Require a full range of facilities for cyclists and pedestrians such as showers and lockers in new retail/employment developments, where the cycle parking requirements exceed 5 spaces.

<b>Table 10.2: Bicycle parking requirements</b>	
<b>Land Use</b>	<b>Bicycle Parking Requirement</b> <b>GFA = gross floor area</b>
<b>Residential</b>	
<b>Apartment, Townhouse</b>	1 space per unit
<b>Student Accommodation/Residential schools, colleges or training centre</b>	1 space per bedroom and 1 visitor space per 5 bed spaces
<b>Guest Houses and Hotels</b>	1 space per 10 bedrooms and 1 space for every 5 members of staff
<b>Nursing Homes</b>	1 visitor space for every 10 residents and 1 space for every 5 members of staff
<b>Retirement Homes/Sheltered Accommodation</b>	1 visitor space for every 6 residents and 1 space for every 5 members of staff
<b>Hostels</b>	1 space per 5 beds
<b>Hospital</b>	To be determined by Planning Authority
<b>Retail</b>	
<b>Convenience</b>	1 space per 150sq m GFA
<b>Shopping Centre</b>	1 space per 300sq m GFA
<b>Non food Retail</b>	1 space per 300sq m GFA
<b>Retail Warehouse</b>	1 space per 250sq m GFA
<b>Retail Offices</b>	1 space per 200sq m GFA
<b>Food and Drink</b>	1 space per 50sq m of dining/drinking area
<b>Employment</b>	
<b>General Offices</b>	1 space per 50sq m GFA
<b>Light Industry, Business and Technology</b>	1 space per 100sq m GFA
<b>Warehouses and Distribution</b>	1 space per 200sq m GFA
<b>Financial and Professional Services</b>	1 space per 50sq m GFA
<b>Culture, Leisure and Sports Use</b>	
<b>Cinema/Theatre</b>	1 space for every 5 members of staff and 1 space per 30 seats
<b>Museums, Exhibition Venues</b>	1 space for every 5 members of staff. Visitors spaces to be determined by Planning Authority
<b>Sports/Fitness Centre including Swimming Baths</b>	1 space for every 50sq m net floor area or 1 space for every 30sq m of pool area and 1 space for every 30



	seats provided for spectators
<b>Non-Residential Institutions</b>	
<b>Place of Worship, public halls and community centres</b>	1 space per 20 persons
<b>Primary schools</b>	Cycle spaces to be provided for 20% of children and 1 space for every 5 members of staff
<b>Post primary schools</b>	Cycle spaces to be provided for 33% of children and 1 space for every 5 members of staff
<b>Further and Higher Education</b>	1 space per 5 members of staff and 1 space for every 4 students
<b>Creches</b>	1 space for every 5 members of staff and 1 space for 20 children
<b>Clinics/Surgeries</b>	1 space for every 5 members of staff and 0.5 spaces per consulting room

In the case of any use not specified above, the Council will determine the bicycle parking requirements, having regard to the likely trip generation of the development. Where a number of uses are contained within one development, and the applicant can demonstrate that parking spaces will be utilised throughout the day by a number of different users, the Council may take this into account when assessing the spaces required.

## 10.2 Public Transport

The development of public transport is critical in achieving more sustainable travel patterns and a reduced reliance on the car. The local authority does not provide any public transport services but can facilitate their provision through infrastructural works.

The Council will co-operate with the various public and private agencies responsible for transport services within the County in the provision of new services and supporting infrastructure.

### 10.2.1 Rail

Kilkenny City connects to the Dublin-Waterford main passenger line by a spur from Lavistown/Maddockstown to MacDonagh Railway Station on the Dublin Road.

The [Regional Planning Guidelines](#) set out priority rail improvements for the South East Region. This included increased frequency of services and reduced journey times between Waterford, Kilkenny, Carlow and Dublin.

### Rail Freight

There is major potential for more innovative and additional carriage of freight via the rail network. The [Regional Planning Guidelines](#)<sup>153</sup> identified that a rail cargo depot at Maddockstown (east of Kilkenny city) would facilitate the development of logistics businesses and would help to divert some heavy commercial traffic from the public road network. There are enormous environmental benefits in carrying freight using rail. The use of the rail network for freight services will be promoted through appropriate land use measures.

## 10.2.2 Bus

There are four forms of services that operate in the City. These are as follows:

1. City and Environs services
2. Hinterland & Inter city services
3. Coach tours
4. School bus services

### 10.2.2.1 City and Environs Services

At present the city and environs has a City Service, operated by a private bus operator. Bus stops are provided at Bateman Quay and St. Luke's Hospital. A shelter is proposed for Bateman Quay and a stop is proposed for the Loughboy shopping centre.

### 10.2.2.2 Hinterland and Inter-city Services

The City is presently served by a number of bus connections to various towns within the county and by a number of inter-city services. In the main, these services set down and pick up passengers at the bus stop on Ormonde Road and at MacDonagh Junction. Bus Éireann operates from MacDonagh Railway station and at the bus stop on Ormonde Road.

Bus shelters are proposed for Ormonde Road and MacDonagh Junction.

### 10.2.2.3 Coach tours

Coach tour buses are generally facilitated at the larger hotels or in the vicinity of the main entrance to Kilkenny Castle, on the Castle Road. The area of Irishtown and St. Canice's would benefit from additional coach facilities. A bus shelter is proposed for Castle Road and in the longer term, for Dean Street. In general, Castle Road should only be used for set down and pick up, whilst stop-over facilities should be provided elsewhere.

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<sup>153</sup> SERA, *Regional Planning Guidelines for the South East Region*, 2010 p.88

#### **10.2.2.4 School services**

School services are generally well served in the city, either adjacent to individual schools or in bus bays such as the facility on Gaol Road. These services provide a vital social need and should be accommodated for the convenience and safety of students.

#### **Bus Objectives**

- **Facilitate the provision of approved bus stops and shelters within the City and Environs as the need arises.**
- **To facilitate parking provision for tourist buses within the city.**
- **To carry out a Traffic Management Scheme at Loughboy Shopping Centre to include a stop for the City bus service.**

#### **10.2.3 Taxi Services**

Taxis serve as an integral part of the City's transport network. It is critical that the City is facilitated with adequate taxi services that are readily available at peak demand periods. In this context the provision of taxi services is to be facilitated in terms of providing taxi ranks and 'pick up' and 'set down' facilities. Furthermore transport objectives must be tailored to accommodate taxi services.

Taxi ranks (known as appointed stands) are designated at present on The Parade, John Street, Bateman Quay, Dean Street and John's Green. There are twenty-six 24-hour spaces, and more available at night-time, in the loading bays on High Street.

### **10.3 Workplace Travel Plans**

Developments which have a large potential impact on trip generation may be required to draw up and implement their own Workplace Travel Plans (also known as Mobility Management Plans). Workplace Travel plans are a mechanism by which developments can manage the mobility needs of their users and work towards reduced car dependency.

Development for which a Workplace Travel Plan could be applied includes the following:

- Office
- Office based industry
- Other industry
- Retail (large one-off stores and major town/district centre developments)
- Retail warehousing
- Warehousing and distribution
- Places of education

A Workplace Travel plan may take the form of a formally published document, which outlines its measures and targets. Alternatively it may simply evolve over time as different initiatives are piloted.

#### **Development Management Standard**

To require Workplace Travel Plans for proposed trip-intensive developments.

### **10.4 Roads**

A road and street hierarchy is essential in order to classify the function, shape and use of all roads and streets in the city. The Kilkenny City Centre Local Area Plan (2005) established a road and street hierarchy for the city centre which defines the function, shape and use of all roads, streets, lanes and slips. This hierarchy will form the basis for determining appropriate forms of traffic management, see Figure 10.2.

The classification is based on criteria such as the available road and footpath space, the desirable and necessary volume of traffic, the potential pedestrian and cycle volumes, the surrounding environment and urban form and the destination of traffic on the route. In broad terms the classification in Kilkenny City can be described as follows:

**Table 10.3: Classification of Streets within Kilkenny City**

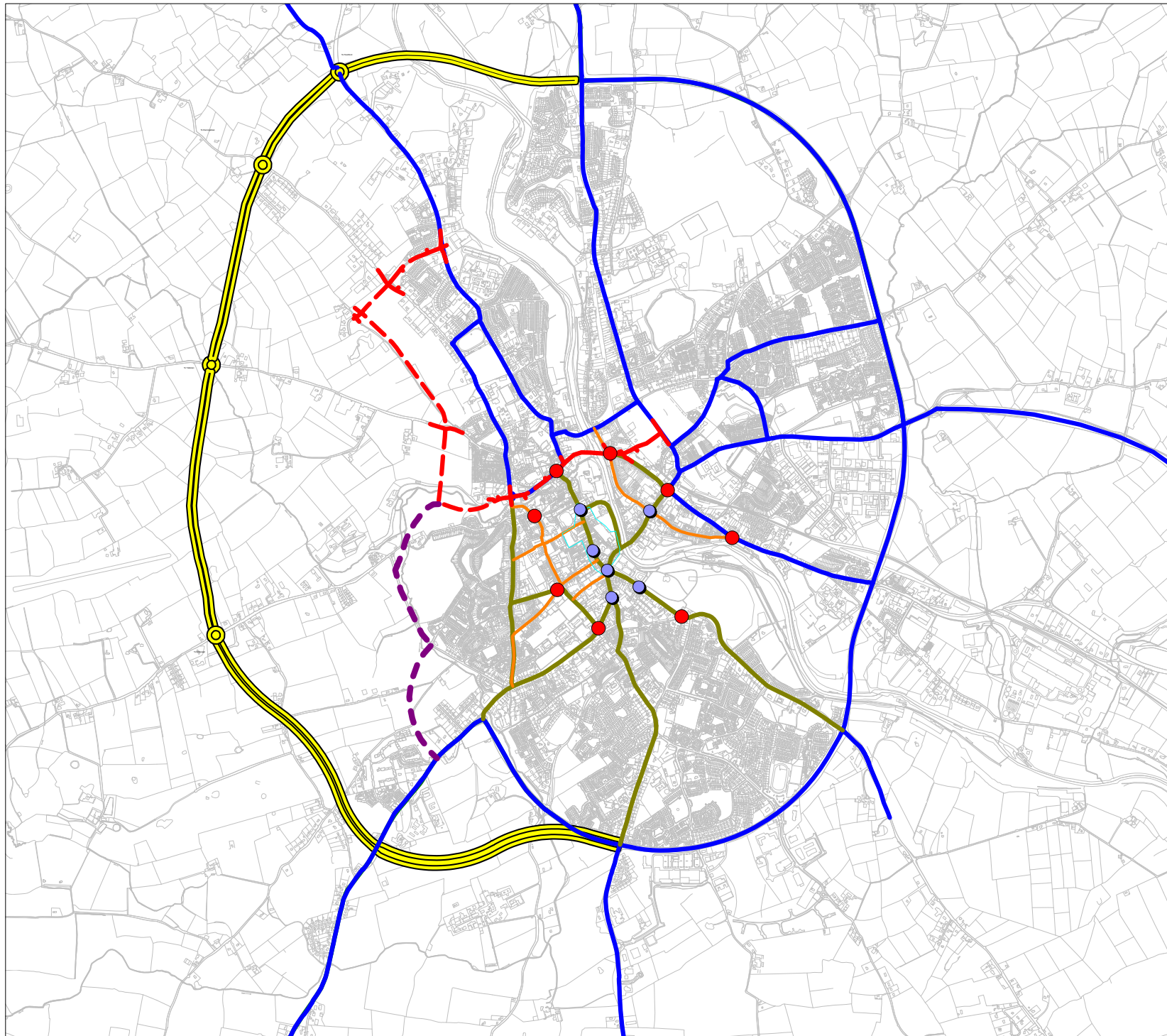
Classification	Description
Distributor Road	Key routes generally providing both vehicular and pedestrian access to the City Centre or providing linkages around the City Centre
Primary Streets	Routes providing access to main car parks and main delivery routes and also carrying high pedestrian volumes
Secondary Streets	Predominantly providing local access for vehicles and potentially carrying relatively high pedestrian volumes
Pedestrian Thoroughfares	Links with high levels of pedestrian activity that are not serving as key vehicular routes
Laneways	Limited vehicular access routes serving as secondary pedestrian routes
Slips	Pedestrian only routes usually characterised by stepped formation











#### **10.4.1 Road Achievements**

During the period of the last plan, the Councils:

- Completed the eastern by-pass from the Dublin Road to the Castlecomer Road
- Completed the N10 Ring Road Improvement Scheme from the Dublin Road Roundabout to the Waterford Road Roundabout, with capacity improvements.

Figure 10.2 Street hierarchy



-  Distributor Road
-  Primary Street
-  Secondary Street
-  Central Access Scheme short-term
-  North Link Road medium term
-  Western Environs Road medium term
-  Western bypass (Long-term)
-  Gateway
-  Pedestrian portal
-  Core Retail area

Date: April 2013

Scale 1:32,000 @A4

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- Provided a link road from the roundabout at Springhill on the N10 to the Outrath Road
- Completed the Golf Links Road, New Orchard Road and Lovers Lane Improvement Schemes
- Completed the pedestrianisation of Kieran St. (from Parliament Street to Rose Inn Street);
- Implemented a traffic management scheme for Upper New Street, Jacob Street and Upper Patrick Street.
- Completed a traffic calming scheme for the Castlecomer Road.
- Provided appropriately designed pedestrian crossing points for all schools in the City & Environs.
- Completed the John's Bridge Rehabilitation Scheme
- Completed the Ballybought Street Improvement Scheme
- Completed the Glendine Road Improvement Scheme
- Completed the Newpark Drive Improvement Scheme

### 10.4.2 Road Proposals

There are currently four strategic roads proposed in the city, see Figure 10.2.

#### 10.4.2.1 The Central Access Scheme

The original inner relief road for the City (proposed first in 1978) was intended to connect the Callan Road (N76) to the Freshford Road (R693). In 2004, the scheme was enlarged to include a connection from the Waterbarrack through to the Castlecomer Road (N77) incorporating a river crossing. This scheme then became known as the Central Access Scheme.

In 2008 Kilkenny Local Authorities applied to An Bord Pleanála for permission for the Central Access Scheme. The scheme comprised three phases:

- Phase 1: From Castlecomer Road to Dean Street, including the River Nore crossing
- Phase 2: The east-west link connecting the western environs road system to the existing road network at Waterbarrack roundabout
- Phase 3: from the proposed Kenny's Well Roundabout to the Freshford Road Roundabout (the Loughmacask Road).

Phase 1 of the proposal was granted by An Bord Pleanála in 2011. Phase 1 consists of an urban street extending for 700 metres from St. Canice's Place on the west of the city to the Castlecomer Road on the east, incorporating a bridge over the River Nore. The new bridge will provide for public transport, cyclists and pedestrians.

To facilitate turning movements from the Castlecomer road onto the CAS the widening of the Castlecomer is required from the junction with the CAS to the junction with New Road.

This will allow for a two lane south bound and one lane north bound carriageway.

#### Western Environs Road (Phase 2)

The Western Environs Road scheme will service the designated Western Environs area of the city.

#### North Link Road/Loughmacask Road (Phase 3)

Phase 3 of the Central Access Scheme is now known as the North Link or Loughmacask Road. This link will connect the Circular Road/Western Environs through the Loughmacask area, and onwards to the Freshford Road.

#### 10.4.2.2 Western Bypass

The Western Bypass would complete the ring road of Kilkenny city, from the existing roundabout at the Castlecomer Road (N78) to the Callan Road (N76) and connect onwards to the Waterford Road roundabout. A line has been reserved for this.

Figure 10.2 illustrates the hierarchy of the road network in the City and Environs both in terms of the existing road network and strategic road proposals.

#### 10.4.3 National Road Network

The national road network caters for the efficient and safe movement of long distance traffic. The network also provides strategic links for the towns within the county and within the South-East region as a whole. In order to protect the investment in these roads and to maintain their primary function, it will be necessary to restrict access and junctions to the network to a minimum.

There are 3 national roads within the development boundary of the city as follows:

Road name	Classification	Description
<b>N10</b>	Primary	Waterford Road
<b>N76</b>	Secondary	Callan Road
<b>N78</b>	Secondary	Castlecomer Road

National policy in relation to access to national roads is set out in the [Spatial Planning and National Roads Guidelines](#)<sup>154</sup> and followed here. The [Guidelines](#) state that “*The policy of the Planning Authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60kmh apply.*”<sup>155</sup>

<sup>154</sup> Department of Environment, Community and Local Government, [Spatial Planning and National Roads Guidelines](#), 2012

<sup>155</sup> Section 2.5 of [Spatial Planning and National Roads Guidelines](#), 2012

The only location in the City where zoned land is located outside the 60 kph speed limit is on the Waterford Road at the Outrath Road roundabout. This land is located within the 80 kph speed limit. Any further development here will be dependent on access from an alternative to the National route.

#### **10.4.4 Traffic Assessments**

Development proposals may generate significant trips/travel, including road traffic, with potentially significant implications for national and non-national roads. Traffic and Transport Assessment is a methodology used to assess the transport impacts of a proposed development, incorporating any subsequent measures necessary to ensure roads and junctions and other transport infrastructure in the vicinity of the development remain fit for purpose and encourage a shift towards sustainable travel modes.

#### **10.4.5 Road Safety Audit**

A road safety audit can aid in the identification of any appropriate measures required to maintain safety standards. Guidance on the preparation of road safety audits is included in the NRA Design Manual for Roads and Bridges<sup>156</sup>.

#### **10.4.6 Road Objectives**

- To preserve free from development proposed road realignment/improvement lines and associated corridors where such development would prejudice the implementation of National Roads Authority or Council plans (See Figure 10.2 Road hierarchy).
- Reserve the line of Phase 2 and Phase 3 of proposed Central Access Scheme free from development and to complete Phase 1 of the Central Access Scheme within the plan period. (See Figure 3.3, R1).
- To widen the Castlecomer Road to provide for two lanes south bound and one lane north bound carriageway (See Figure 3.3, R2).
- Reserve the proposed line of the western by-pass for the city from the Castlecomer Road to the Callan Road free from development, including for a river crossing (See Figure 3.3, R3).
- Reserve the proposed line of a new road link from the Callan Road to the Waterford Road roundabout free from development (See Figure 3.3, R4).
- Provide a second entrance to the Hebron Industrial Estate from the Hebron Road (See Figure 3.3, R5).
- Complete the R697 Kells Road Improvement Scheme from Upper Patrick St. to the Kells Road Roundabout (R6)
- Complete the N10 Road Improvement Scheme from the Dublin Road Roundabout to the Leggettsrath Roundabout (R7)

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<sup>156</sup> National Roads Authority, Design Manual for Roads and Bridges



- The development of the lands located on the Waterford Road (known as the Murphy machinery lands, see Figure 3.3, R8) to be dependent on an alternative access to the national route
- Prepare and implement traffic management and calming schemes for the City & Environs in line with the 3 year Roads Programmes.

#### 10.4.7 Roads Development Management Guidance

- To ensure that future development affecting national primary or secondary roads shall be assessed in accordance with the guidance given in [Spatial Planning and National Roads - Guidelines for Planning Authorities](#).
- All significant development proposals will be required to have transport and traffic assessments carried out in accordance with the publication *Traffic Management Guidelines*<sup>157</sup> and the *Traffic and Transport Assessment Guidelines*<sup>158</sup> (where the development affects a national road).
- Planning applications involving a new access to a national road or significant changes to an existing access, are required to include a Road Safety Audit.

#### 10.4.8 Car parking

During the period of the last Plan, on-street parking charges were introduced in an effort to reduce congestion, control commuter parking, improve access and ensure parking spaces for people who wish to do business in the city. There are two parking zones; a zone of limited stay parking in the city centre and an all-day charged parking zone within the outer boundary. To reduce the number of unnecessary trips, during the period of the last plan, signs were installed on the edge of the city which provide motorists with real time information on the availability of car parking spaces before they reach the city centre.

In assessing development proposals the Planning Authority will use the standards set out in the Table below. Such facilities shall cater for the immediate and anticipated future demands of the development, and where car parking provision on site is not possible, or desirable for other valid reasons, the Council may consider the payment of a financial contribution in lieu.

Where car parking is provided on site, spaces shall generally be provided behind established building lines in each development and shall be screened. The dimension of car parking bays shall be 4.8m by 2.4m. Disabled parking bay (including transfer hatching to side and rear) shall be 6.0m x 3.7m. Developers should consult [Building for Everyone: A Universal Design Approach](#). Car parking areas shall be constructed having regard to drainage, surfacing and ancillary matters. They should be provided with proper public lighting facilities and shall be clearly demarcated. All car parking areas should be properly landscaped by the provision of trees, shrubs and grassed areas in order to ensure that damage to the visual amenities is

<sup>157</sup> Department of Environment & Local Government, Department of Transport, Dublin Transportation Office, *Traffic Management Guidelines* (2003)

<sup>158</sup> National Roads Authority, *Traffic and Transport Assessment Guidelines*, 2007

avoided. In residential schemes parking should be secure and attractive and should be provided as close as possible to the dwellings served.

In all developments of an industrial or commercial nature, developers will be required to provide loading or unloading facilities sufficient to meet the demand of such development. Off-street loading facilities shall conform to the following requirements:

Each required space shall not be less than 3.75m in width, 6.0m in length and 4.25m in height, exclusive of drives and manoeuvring space and located entirely on the site being served.

There shall be appropriate means of access to a street or road as well as adequate manoeuvring space.

The maximum width of the driveway opening onto the street boundary will be 6m and the minimum width shall be 3.75m.

The Planning Authority may modify the requirements of loading and unloading facilities in any particular case where it considers it would be in the interests of proper planning and sustainable development of the area to do so. On greenfield sites, parking and service spaces must be located on site so as to prevent street obstruction and should be located where possible to the rear and side of the buildings and in such a manner to ensure minimal impact on the amenity of adjoining properties.

In the case of any use not specified in the Table, the Planning Authority will determine the parking requirements, having regard to the traffic levels likely to be generated as a result of the development.

Where a number of uses are contained within one development, the various uses shall be separated and the overall parking requirements for the development shall be assessed relative to each separate use in order to compute the overall parking requirement for the development (e.g. in a hotel the function rooms, bars etc. shall be assessed as separate from the bedroom provision).

However, where a developer can demonstrate to the satisfaction of the Planning Authority that parking spaces will be utilised throughout the day by a number of different users, availing of different facilities within a proposed development, the Planning Authority may, in the interest of sustainability, take this multi use into account when assessing parking needs. In addition to the above requirements, developers will be required to provide and maintain loading and circulation facilities sufficient to meet the likely demand of each development.

In cases where complete on-site provision of parking is not possible, the Planning Authority will insist on a Mobility Management Plan submitted as part of the application in weighing up the total requirements and possible financial contribution.

<b>Table 10.5: Car Parking Standards</b>	
<b>Land Use</b>	<b>Parking Spaces per Unit</b>
Dwelling House	2 car parking spaces per unit 0.25 spaces per unit for visitor parking
Apartments	1.25 spaces per unit 0.25 spaces per unit for visitor parking
Schools	1 space for every classroom plus 4 additional spaces
Churches, theatres, public halls	1 car space per 10 seats
Hotels, hostels and guesthouses	1 car space per bedroom
Public houses, inc hotel bar	1 car space per 10 m <sup>2</sup> of bar and lounge floor area
Hotel function rooms	1 space per 10 m <sup>2</sup>
Shopping centres, supermarkets, Department stores	1 space per 25 m <sup>2</sup> gross floor area
Shops	1 space per 20 m <sup>2</sup> gross floor area
Restaurants, cafes	1 car space per 20 m <sup>2</sup> gross floor area
Banks and offices	1 car space per 15 m <sup>2</sup> of gross floor area and additional space to be determined by the Planning Authority
Industry	1 car space for every 60m <sup>2</sup> of gross industrial floor area and operational space to be determined by the Planning Authority.
Warehousing	Each application will be determined by the Planning Authority
Retail Warehousing	1 car space for every 35 m <sup>2</sup> of net retail floor space.
Golf	4 car spaces per hole
Par 3 golf courses or Pitch and Putt courses	2 spaces per hole

Sports grounds and sports clubs	1 space per 15m <sup>2</sup>
Golf driving ranges, Shooting ranges	1 space per bay/ trap plus 3 spaces
Clinics and Medical Practices	3 car spaces per consulting room plus staff
Hospital	1.50 spaces per bed
Nursing Home	1 space per 4 bedrooms plus staff
Crèche/Childcare	1 space per 4 children plus 1 space per employee

#### 10.4.8.1 Multi-storey Car Parks

All applications for multi-storey car parks must be accompanied by a report consisting of recent quantitative data, which illustrates the need for parking spaces in the area proposed. The report should contain an assessment of this data by a competent consultant on the likely impact of the car park on the city. Each application for a multi-storey car park will be considered on its own merits. The height and design of multi-storey car parks should be sensitive to the receiving environment. It is preferable that the street edges of the multi-storey car park be wrapped in active commercial uses, such as retail, office etc. wherever feasible.

#### 10.4.9 Electric vehicles

As outlined in the [National Renewable Energy Action Plan](#)<sup>159</sup>, the Government has a target for 10% of Ireland's vehicles to be electric by 2020. Developing the infrastructure for alternatively fuelled vehicles will be a vital step in encouraging consumers to make more environmentally friendly transport choices. ESB is responsible for the roll out of electric car charge points in Ireland. There are three charging points in the city at the moment; at Butt's Green, County Hall and at the Nissan Garage on the Dublin Road. An additional point is proposed for the Market Yard.

The Councils will support the Government's target on Electric vehicles by facilitating the roll out of charging infrastructure for electric vehicles.

<sup>159</sup> Department of Communications, Energy and Natural Resources, [National Renewable Energy Action Plan](#), 2010

## **10.5 Signage**

During the period of the last plan a comprehensive Directional and Explanatory Signage Scheme was prepared, in line with the recommendations of the City Centre Local Area Plan (2005). This consists of two elements, signage for vehicular traffic and signage for pedestrians.

The overall aim of the Signage Strategy for vehicular traffic is to direct traffic to the main public car parks and to direct exiting traffic to key routes and external destinations from the point of exit from these car parks. Signs were installed on the edges of the city which provide motorists with real time information on the availability of car parking spaces before they reach the city centre.

The Pedestrian Signage Scheme is based on directing pedestrians within the City Centre area to the main tourist attractions, amenity walking routes, public buildings, main retail areas and main public car parks.

## **11 Requirements for Developments**

**Strategic Aim: To encourage the creation of living and working environments of the highest quality by ensuring a high quality of design, layout and function for all development under the Planning Acts and Regulations, to conserve and build upon positive elements in the built and natural environment, and to protect amenities.**

### **11.1 Introduction**

The purpose of this section of the Plan is to encourage the creation of living and working environments of the highest quality by ensuring a high standard of design, layout and function for all development under the Planning & Development Acts and Regulations, to conserve and build upon positive elements in the built and natural environment and to protect amenities.

Development Management will be exercised by the Councils in a positive manner, having regard to the provisions of the Planning and Development Acts, and to the proper planning and sustainable development of the City & Environs, its amenities and the Councils' policies and objectives.

It is intended that reference to these standards will provide guidance and assistance to those who seek permission for development. However, it should not be assumed that compliance with the standards contained herein will automatically or necessarily result in a granting of planning permission, since the standards are merely a statement of general principles. Decisions regarding individual applications for development rest with the relevant planning authority and will be determined on a case-by-case basis in accordance with circumstances at the time an application is submitted. Developers are advised to consult with the Planning Authority prior to the preparation of detailed plans.

There may be instances where a conflict will arise between various policy objectives, and in such cases all issues will be assessed in the interests of the proper planning and sustainable development of the city and environs.

### **11.2 Pre-Planning Meetings**

The Council provides a pre-planning consultation service which allows applicants the opportunity to engage in discussions with the Planning Authority, prior to making a Planning application. Applicants are encouraged to avail of this service for all development proposals but particularly for large scale projects. As stipulated in Section 247 of the Planning and Development Act 2000 (as amended), the carrying out of such consultations shall not prejudice the performance by a Council of any other of its functions under this Act, or any regulations

made under this Act, and cannot be relied upon in the formal preplanning process or in legal proceedings.

### **11.3 Universal Design**

Universal Design is defined in the Disability Act 2005 as ‘the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size, ability or disability’.

The Council requires that all future developments used by the public (including public spaces, car parking, footpaths) are accessible to and usable by all regardless of age, size, disability or ability. The requirements of people with disabilities, the elderly, parents and carers and others who may be temporarily impaired must be incorporated into the design. It is considered that applications for large-scale projects should be accompanied by an Access Statement (as detailed in Appendix 6 of Buildings for Everyone: A Universal Design Approach, National Disability Authority, 2012).

Guidance on the access requirements for public buildings and for residential dwellings is set out in Part M of the Building Regulations (S.I. No. 179 of 2000) and Part M of the Building Regulations 2010 (S.I. No. 513 of 2010) and Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012), [Sustainable Residential Development in Urban Areas](#) and its companion document, [Urban Design Manual: A best practice guide](#) (See also Chapter 4).

### **11.4 Urban Design**

Sustainable communities have a high quality natural and built environment. They are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment and contribute to a high quality of life. They are safe and inclusive, well-planned, built and run, offer equality of opportunity and good services for all.

Kilkenny Local Authorities will ensure that all new developments enrich the urban qualities of the city which means encouraging a distinctive response which complements the setting. A high standard of design is considered essential to this process. Creating a distinctive sense of place, taking into account site history and setting, is important.

The Councils will aim to create sustainable, high quality environments – attractive, vibrant and safe places which function effectively. A high standard of architectural design will be required for all significant new developments.

In new residential areas, it is the sense of place which should have priority. This is formed by the relationship between buildings and the creation of elegant functional spaces. The Planning

Authority will require a high level of residential amenity conducive to a good quality living environment in new residential developments.

Planning applications for new housing development shall have regard to the provisions of the following Guidelines for Planning Authorities:

- [Design Manual for Urban Roads and Streets](#)<sup>160</sup>
- [Sustainable Residential Development in Urban Areas](#) and its companion document, [Urban Design Manual: A best practice guide](#)
- [Sustainable Urban Housing: Design Standards for New Apartments](#)
- [Government Policy on Architecture-Towards a Sustainable Future: Delivering Quality within the Built Environment](#)<sup>161</sup>
- [Building for Everyone: A Universal Design Approach](#)
- [Quality Housing for Sustainable Communities](#)<sup>162</sup>

New residential developments will be assessed in accordance with the following 12 design criteria for sustainable residential developments.

The 12 criteria are:

- Context: How does the development respond to its surroundings?
- Connections: How well is the new neighbourhood / site connected?
- Inclusivity: How easily can people use and access the development?
- Variety: How does the development promote a good mix of activities?
- Efficiency: How does the development make appropriate use of resources, including land?
- Distinctiveness: How do the proposals create a sense of place?
- Layout: How does the proposal create people-friendly streets and spaces?
- Public realm: How safe, secure and enjoyable are the public areas?
- Adaptability: How will the buildings cope with change?
- Privacy and Amenity: How do the buildings provide a high quality amenity?
- Parking: How will the parking be secure and attractive?
- Detailed Design: How well thought through is the building and landscape design?

A site specific Design Statement will be required in the case of large-scale or sensitively located developments. A design statement is a short document which enables the applicant to explain why a particular design solution is considered the most appropriate for a particular site and it shall demonstrate how design policy and issues of accessibility have been taken into account.

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<sup>160</sup> Depts. of Transport, Tourism and Sport, and Environment, Community and Local Government, [Design Manual for Urban Roads and Streets](#), 2013

<sup>161</sup> Department of the Environment, Heritage and Local Government, [Government Policy on Architecture, Towards a Sustainable Future: Delivering Quality within the Built Environment](#), 2009

<sup>162</sup> Department of the Environment, Heritage and Local Government, [Quality Housing for Sustainable Communities](#), 2007



#### **11.4.1 Density**

As in the preceding Development Plan it is not intended to prescribe maximum residential density standards. The emphasis will be on providing quality-housing environments based on innovation and a design led approach. A high standard of architectural design and layout will be required. The Planning Authority will seek to ensure that new developments have individuality and a sense of place, which is generated by the interaction between the physical characteristics and features of the site and its surroundings and the layout, landscaping and design of the new housing.

The appropriate residential density in any particular location will be determined by the following:-

- i) The extent to which the design and layout follows a coherent design brief resulting in a high quality residential environment;
- ii) Compliance with qualitative and quantitative criteria set out (including the 12 design criteria);
- iii) Proximity to points of access to the public transport network;
- iv) The extent to which the site may, due to its size, scale and location, propose its own density and character, having regard to the need to protect the established character and amenities of existing adjoining residential areas;
- v) Existing topographical, landscape or other features on the site, and;
- vi) The capacity of the infrastructure, including social and community facilities, to absorb the demands created by the development.

The same criteria will be applied to development proposals involving an increase in density on existing housing sites.

#### **11.4.2 Gated Communities**

Gated communities serve to exclude and divide communities and in no way support the creation of a permeable, connected and linked city.

The Councils will discourage new housing developments that include gated communities in their plans.

#### **11.4.3 Bin Storage Standards**

Each residential unit shall have adequate storage for three wheeled bins. Residential units with no rear access shall provide adequate storage for the bins to the front of the development, in contained units. In apartment schemes, bin storage shall generally be on the ground floor level of development, be adequately ventilated, screened from public view and adjacent to the block it serves. Where appropriate, the bin storage area shall be a separate structure to the apartment building.

#### **11.4.4 Separation Distance between Houses**

In general, there should be adequate separation (traditionally about 22m between 2-storey dwellings) between opposing first floor windows. However, relaxation of this standard will be

considered where the careful positioning of opposing windows can prevent overlooking even with shorter back-to-back distances. Windows serving halls and landings do not require the same degree of privacy as, say, balconies and living rooms.

A minimum of 2.3 metres shall be provided between the side walls of detached, semi-detached and end of terrace dwellings to ensure privacy and ease of access. A property boundary should ideally occur mid-way along this dimension.

#### **11.4.5 Boundary Treatment of House Sites**

Where the flank or rear boundaries of house sites abut roads, pedestrian ways or public open space, suitably designed screen walls 1.8 metres in height shall be provided. Where concrete screen walls are proposed they shall be suitably rendered and capped in an acceptable manner.

#### **11.4.6 Housing Developments and Road Noise**

In 2006, the Government made regulations relating to Environmental noise ([S.I. 140 of 2006](#)). Environmental noise is defined in the Regulations as unwanted or harmful outdoor sound created by human activities, including noise emitted by means of transport, road traffic, rail traffic, air traffic, and from sites of industrial activity.

The Council will require (where necessary) that planning applications for future developments within the zone of influence of existing national roads include noise mitigation measures and/or a sound impact assessment to guard against an unacceptable increase in noise levels affecting noise sensitive properties. Consideration should be given to the position, direction and height of new buildings, along with their function, their distance from roads etc. Full details of any noise barriers or buffers should be provided (including details of the ongoing maintenance of any barrier or buffer). Developers should adhere to the Environmental Noise Regulations referred to above.

#### **11.4.7 Naming of Housing Developments**

The naming of new residential development should reflect the local and historical context of its siting as far as possible such as local names which reflect the landscape, its features, culture or history of the area in which the development is located. Also considered will be the names of historical persons associated with the area. The use of Irish names will be encouraged. The naming of residential developments shall be approved by the Planning Authority prior to the launching of any advertising campaign for a development, see Section 7.5.1.

### **11.5 Apartments**

The design and layout of new apartments should provide comfortable accommodation for a variety of household types and sizes – including families with children - over the medium to long term. Regard should be given to relevant Government Guidelines, including [Sustainable Urban Housing: Design Standards for New Apartments](#). All apartment schemes should provide for a mix of units; comprising of one bedroom, two-bedroom and family units.

A planning application for an apartment scheme shall be accompanied by a detailed schedule of the proposed development including total number of apartments proposed by type, apartment floor area, number of bedrooms, open space area, storage area etc. Failure to submit this schedule with the planning application may result in delays as a result of a request for further information.

In general, apartments will be required to have the following minimum floor areas measured internal wall to wall (the required minimum floor areas are 10% larger than those stated [Sustainable Urban Housing: Design Standards for New Apartments](#)).

Table 11.1 Minimum Floor Areas for Apartments	
Apartment type	Minimum floor area
One Bed	50 sq.m
Two Bed	80sq.m
Three Bed	99sq.m
Four Bed	117sq.m

The standards apply to units on one floor; duplexes should provide the additional floor area required to provide for stairways and landings in accordance with the Building Regulations (approximately 10 sq. metres). All living rooms, kitchens and bedrooms should minimise overlooking of adjoining/adjacent residences and should be so located so to avoid facing towards nearby high boundary or gable walls.

### 11.5.1 Apartments - Private and public open space

Private open space can be provided in the form of rear gardens or patios for ground floor units, and balconies at upper levels. It is important that in the latter case, adequate semi-private or communal open space, in the form of landscaped areas, should also be provided. Roof gardens offer only limited potential in this regard, due to climatic and safety factors, and should not form the major share of such space. Roof gardens will only be considered provided they are easily accessible, secure and attractively landscaped. Private open space at ground floor level should receive some sunlight, but also needs some form of screening to ensure privacy.

The following open space requirements apply:

Table 11.2: Open Space Requirements for Apartments	
Apartment Type	Minimum private open space
One bedroom	10 sq.m
Two/three bedrooms	15-20 sq.m
Four bed	20sq.m

Balconies (or glass-screened “winter gardens”) need to be of a certain minimum width to be useful from an amenity viewpoint, being able to accommodate chairs and a small table. A minimum width of 1.5 metres for one-bedroom units, and 1.8 metres for apartments with 2 or more bedrooms, is recommended, generally extending for the full length of the external living room wall. While wider balconies might be desirable in certain cases, this has to be balanced against the need to avoid overshadowing the living room.

<b>Table 11.3: Minimum Balcony Areas for Apartments</b>	
<b>Apartment Type</b>	<b>Minimum Balcony Floor Area</b>
<b>One bedroom</b>	5sqm
<b>Two bedrooms</b>	7sqm
<b>Three bedrooms</b>	9sqm
<b>Four Bedrooms</b>	13sqm

Site conditions, such as elevations facing north or overlooking busy streets, or tall buildings, may diminish the amenity value of balconies. Balconies may not be appropriate in historic areas. In such cases, it will be the designer’s responsibility to provide some form of compensating amenity for the occupants. This might take the form, for instance, of above-average sized living rooms and generous landscaped communal open spaces.

Balustrading to balconies should be safe for children. Vertical privacy screens should generally be provided between adjoining balconies.

### **11.5.2 Daylight and sunlight**

The amount of sunlight reaching an apartment significantly affects the amenity of the occupants. Dual-aspect apartments are likely to maximise the availability of sunlight, but this solution may not always be possible (e.g. with corner units). Single-aspect apartments should allow the main living rooms to face south or west; north-facing units should be excluded. Particular care is needed where windows are located on lower floors which may be overshadowed by adjoining buildings. The orientation of buildings within the site should maximise energy efficiency.

### **11.5.3 Storage Areas and Communal Facilities**

Provision should be made in apartments for general storage areas (additional to minimum kitchen presses, bedroom furniture and hot presses) for bulky items such a child’s buggy, a suitcase, sport equipment etc. As a rule, no individual storage room within an apartment should exceed 3.5 sq metres.

<b>Table 11.4: Minimum storage space requirements for apartments</b>	
<b>Apartment Type</b>	<b>Minimum Storage Space Required</b>
<b>One bedroom</b>	3sqm
<b>Two bedrooms/ 3 persons</b>	6sqm
<b>Three bedrooms /4 persons</b>	8sqm

<b>Four Bedrooms</b>	9sqm
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Lifts should be provided for all apartment blocks of three or more storeys. There is a need to provide two lifts where the apartment building has more than six storeys and serves more than 60 apartments, where it would be unreasonable to expect people to climb stairs in the event of a lift breakdown. Lifts should provide access to basement car parks.

## 11.6 Home-Based Economic Activities

Home-based activities are defined as small-scale commercial activities, which are secondary to the use of the premises as a residence. They are permitted where the primary use of the dwelling remains residential and where the amenity of surrounding residences is not adversely affected. The planning authority, in considering applications for such uses, will consider the following:

- The nature and extent of the work;
- The effects on the amenities of adjoining properties particularly as regards hours of operation, noise and general disturbance;
- The anticipated levels of traffic generation; and
- The generation, storage and collection of waste.

Over the counter services, business signage, advertising hoardings, security gates/grilles and excessive security lights are not normally appropriate in a residential area and will be subject to appropriate restrictions. The local authority may grant a temporary permission of two/three years for home-based economic activities to facilitate on-going monitoring of the activity. However such uses will not normally be permitted in apartments.

## 11.7 Open Space

### 11.7.1 Private Open Space

An adequate amount of private open space should be provided within the curtilage of each dwelling. In general the requirement will be 60 to 75 sq.m minimum for 3/4/5 bedroom houses in order to ensure that most household activities are accommodated and at the same time offers visual delight, receive some sunshine and encourage plant growth. Private open space will be measured from behind the rear building line.

The boundaries of rear gardens should generally be provided with a permanent durable barrier with a minimum height of 1.8 metres.

<b>Table 11.5: Private Open Space Requirements for houses</b>	
<b>Type of Unit</b>	<b>Minimum Private Open Space</b>
<b>1/2 bedroom houses</b>	<b>48 sq.m</b>
<b>3 &amp; 4 bedroom houses</b>	<b>60 -75sqm</b>

### **11.7.2 Public Open space**

The Council will require a detailed high quality open space and landscape design plan including specifications, prepared by suitably qualified professionals, to be submitted with all planning applications for multi-unit residential developments.

Developers should consider providing a variety of open spaces both formal and informal. Semi-natural areas should be provided such as wetlands, woodlands, meadows, green corridors as well as formal gardens, and seating areas. These elements work best as part of a structure to the provision of open space.

Applications shall have regard to the qualitative standards outlined in Section 4.18 of [Sustainable Residential Development in Urban Areas](#).

The following must be taken into consideration when designing open space:

- Open space should be of a high visual standard so that it is functional and accessible to all;
- Open space should be designed so that passive surveillance is provided.
- Open spaces should not be located to the side or the rear of housing units.
- Provide multifunctional open spaces at locations deemed appropriate whereby both passive and active uses are delivered.
- Ensure open space provision is suitably proportioned. Inappropriate narrow tracts of land are not acceptable and will not be included in the calculation of open space for a proposed development nor any area due to its nature (e.g. marshy) or topography (slope) which is deemed unsuitable.
- Include proposals for drainage of the public open space
- Hard landscaping elements should also be identified, such as paving or cobbled areas which play important role in the design and presentation of open space concepts
- Retention of existing natural features (which should be protected and incorporated into open space)
- Appropriate pedestrian and cycle linkages between open spaces should be shown on the site layout plan;
- All children and young people should have access to play space which should be within a reasonable and safe walking distance from home.

- Play spaces should be made identifiable by appropriate 'play' signage
- Pedestrianisation in the vicinity of such areas should be maximised, and traffic should be eliminated or traffic calming measures put in place
- Lanes within housing estates or connecting housing estates should be designed to allow for the safe movement of pedestrians and cyclists and should be adequately overlooked and lit and not be excessive in length.

### **11.7.3 Open Space in new residential development**

Applicants will be required to make provision for sports and recreation infrastructure commensurate with the needs generated by any development and the capacity of existing facilities in the area to cater for existing and future needs.

The Council will require a minimum public open space provision of 2.4 hectares per 1,000 population. **For the purposes of this calculation, public open space requirements are to be based on residential units with an occupancy rate of 2.8 persons per unit.**

A reduction to this standard will only be permitted in exceptional circumstances as determined by the local authority. Where such a relaxation occurs the provision of open space within any scheme should not be below 10% of the site area.

Residential planning applications in excess of 200 units will require a recreational needs assessment. Recreation provision should form an integral element of development proposals. The Council will apply the standards as set out in Table 11.6 as a minimum requirement for on-site provision as part of residential development or for off-site provision. In the interests of meeting strategic needs the Council may pool together the requirements of individual and relatively smaller developments to provide facilities and amenities of a strategic nature at the higher end of the hierarchy. Developer contributions may also be sought and may be applied to improve existing facilities nearby.

In areas where new development is proposed and the cumulative impact of the development of new houses will, or is expected to, exceed the volume of housing development identified in Table 11.6, developers will be required to provide financial contributions or lands towards the development of sports and recreation facilities that will be developed to meet the needs of their development in conjunction with the expected needs of other nearby developments. In instances where this includes, or is expected to include the acquisition of lands this requirement will be specified.

Where on-site provision is not appropriate the County Council will levy a sum of money from each housing unit in lieu of the provision of public open space/recreation facilities.

<b>Table 11.6: Amenity Development Thresholds</b>	
<b>Site Capacity No. of Dwellings</b>	<b>Minimum quantity and type of leisure facilities required</b>
<25	A minimum of 0.25 hectares must be provided.
25 or over	Open space 2.4 hectares per 1,000 people (a minimum of 0.25 hectares must be provided)
100 – 199	Public open space to include a Neighbourhood Playable space
200 – 499	Equipped public open space to include: One full size grass sports pitch; One local playable space; and One court multi-use games area with Community association/club movement.
500 – 599	Public space to include: One full size grass sports pitch; One local playable space and additional neighbourhood playable space; One court multi-use games area; and Two tennis courts / basketball courts etc.
600 +	Equipped public open space to include: Two full size grass sports pitches; One local playable space and additional neighbourhood playable spaces; One court multi-use games area, and two tennis courts/basketball courts etc.
1,000+	One community/leisure Building including full size badminton/basketball court with community association/club movement within. Equipped public open space to include: Two full size grass sports pitches; One local playable space and additional neighbourhood playable spaces; One court multi-use games area; and two tennis courts/basketball courts etc.

Where a proposed development is located in close proximity to an established park area or zoned open space, the open space requirement may be relaxed depending on the nature and quality of existing provision. However, a financial contribution may be required towards the improvement of the existing facility to cater for extra demand.

Developers will be required to make suitable provision for the future management and maintenance of open space required under this policy where spaces and facilities are not taken in charge by the Local Authority.

### **11.7.3.1 Play space**

A standard of a minimum of 10 sq. m. of dedicated playable space per residential unit is to be provided as an integral part of the required open space for each new



development. This playable space can form part of the overall open space provision of a development but must be dedicated to play.

This play space is to be distributed throughout the development and should take into account the presence or lack of existing off-site provision. The total space requirement should be broken down into the relevant typologies taking account of the maximum walking distances from residential units given below.

<b>Play Space Type</b>	<b>Maximum walking distance from residential unit</b>
Doorstep Playable Space	100m
Local Playable Space	400m
Neighbourhood Playable Space	800m
Youth Space	800m

Doorstep playable space suitable for younger children can be included in smaller areas while the other play spaces will require larger areas. The doorstep playable space should be laid out to include a mixture of fixed equipment such as rockers, cradle swings, carousels, slides and junior multi units together with the use of sand, water and other materials for creative play.

The local playable space should include a mixture of rockers, swings, carousels, multi units, space nets and balance beams among other items of fixed equipment suitable for children up to 12 years of age together with the use of sand, water and other materials for creative play.

A neighbourhood playable space should be an extension of both the doorstep and local playable space with a wider range of play equipment and range of play opportunities providing a challenging, stimulating play environment.

Youth space should include detailed proposals to provide for the recreational requirements of young people over 12 of an area. Any set of proposals shall take into account the existing level of provision in the surrounding area and will attempt to deal with existing deficiencies.

Formal and informal games/recreational areas for adults and older persons should also be integrated within schemes (e.g. Tone Zones).

## **11.8 Scale of Development**

### **11.8.1 Plot Ratio**

Plot ratio is the relationship between site area and the total floor area of the buildings erected on it. The plot ratio is calculated by dividing the gross floor area of the building by the site area.

*Plot ratio = Gross Floor Area divided by gross site area.*

The purpose of plot ratio is to prevent adverse effects of both over-development and under-development on the amenity and the layout of buildings, to achieve desirable massing and height of buildings, to balance the capacity of the site and street frontages. It is recommended that a maximum plot ratio of 2.0 be set for the city centre and 1.0 for all other areas. The Planning Authority will permit higher plot ratios only in cases where exceptional standards of design are achieved.

### **11.8.2 Site Coverage**

The purpose of site coverage control is to prevent over-development, to avoid overshadowing and to protect rights to light of adjoining properties. The maximum normal site coverage for uses in all areas is 65%. In the city centre, site coverage may be allowed to increase up to 85% or up to the existing site coverage. In some cases, a higher percentage may be allowed, subject to the proper planning and sustainable development of the site.

*Site coverage = Ground floor area divided by gross site area.*

### **11.8.3 Family Flats**

A 'family' flat refers to a sub-division or extension of a single dwelling unit to accommodate a member of the immediate family and is generally acceptable, provided it is not a separate detached unit and that it is possible to provide direct access to the remainder of the house. There shall be no permanent subdivision of the garden. The flat shall not be let or sold, other than as part of the overall property and shall revert to being part of the original house when no longer occupied by a family member. The design should ensure that the flat forms an integral part of the main dwelling unit capable of reintegration for single family use.

The principal requirement for any proposed family flat extension is that the development shall generally not exceed 50% of the floor area of the main dwelling. In the case of a two-storey family flat, an internal connecting door will normally be required at both levels. External doors will normally only be permitted to the side and rear of the house, with the presumption against an independent front door. Access from an internal door only or by side doors well screened from the front elevation or to the front within an enclosed porch shared with the existing front door. The design should have regard to the need for light and privacy of adjoining properties. The form and design of the existing building should be followed and the extension should integrate fully with the existing building by using similar detailing and window proportions, materials and finishes.

#### **11.8.4 Domestic Extension**

The principal requirement for any proposed domestic extension is that the design should have regard to the need for light and privacy of adjoining properties. The form and design of the existing building should be followed and the extension should integrate fully with the existing building by using similar detailing and window proportions. Where an existing dwelling is being remodeled and extended, the proposed extension will be considered on its own merits. A high standard of modern design and materials will be encouraged in this instance.

#### **11.8.5 Parking in Front Gardens**

The cumulative effect of removal of front garden walls and railings damages the character and appearance of suburban streets and roads, contributes to an overall reduction in permeable surfaces vital to flood relief, and the introduction of multiple vehicular accesses reduces the level of communal on street parking. Consequently proposals for off street parking need to be balanced against loss of amenity and communal parking. The removal of front garden walls and railings will not generally be permitted where they have a negative impact on the character of streetscapes (e.g. in Architectural Conservation Areas and other areas of architectural and historic character) or reduce the level of communal parking to an unacceptable degree.

Where permitted, “drive-ins” should:

- Not have outward opening gates;
- Have a vehicular entrance not wider than 3m;
- Have a vehicle entrance not wider than 50 per cent of the width of the front boundary;
- Have an area of hardstanding (parking space of 2.5m x 5m);
- Suitably landscape the balance of the space;
- Have gates, walls/fence and railings made good.

#### **11.8.6 Subdivision of Existing Residential Units**

Applications for permission to subdivide or change the use of existing residential units will be considered on their merits. The design of developments shall be such that it complements the existing layout or streetscape and shall not interfere with the residential and other amenities of the area and shall provide a suitable quality of residential amenity for all the proposed units.

Having regard to the demand for 1 bedroom units in the city, the Planning Authority may in exceptional circumstances consider proposals for the subdivision of buildings into one bedroom units provided the following standards are met:

- The entire development is maintained and managed under single ownership. No unit shall be sold or managed separately.
- Communal facilities including open space, parking, bicycle storage, waste storage etc. are conveniently located for residents.

### **11.8.7 Building Height Control**

The following considerations will be taken into account in deciding an application for high buildings and other high structures:

- Overshadowing and consequent loss of light caused to surrounding property
- Overlooking (particularly of residential property) and consequent loss of privacy to surrounding premises
- Disruption of scale of the streetscape
- Does it detract from historic buildings or spaces or important landmarks?
- Effect on existing buildings having special value (for example, a spire, dome, tower or other high building)
- Views obscured
- Obtrusion on the skyline
- Scale of the building in relation to its open spaces and buildings
- Is site large enough to give visual transition
- Purpose or civic importance of the building
- Effect on micro-climate
- The need to create a positive urban design
- Analyse impact at city wide and at a local scale

Where, in the opinion of the Planning Authority, a location for a high building is acceptable the building itself should be of outstanding architectural quality, creating a building which is elegant, contemporary, stylish, and in terms of form and profile, makes a positive contribution to the existing skyline.

### **11.8.8 Building Lines**

The Planning Authority will normally seek to ensure that development is not carried out in front of established building lines. Generally, it will be an aim to create a continuous building line along a street edge. Consistent building lines will also be encouraged in the design of neighbourhood centres and in new industrial/business park developments, where buildings will have a clear relationship with each other. In built up areas, development which would infringe on an existing building line and would be prejudicial to residential amenity or orderly development, will not be allowed.

Building lines may be relaxed in the following cases:

- to incorporate key landscape features into the development layout,
- to incorporate key landmark buildings,
- for innovative designs which can positively enhance the townscape,
- for innovative housing layouts, where the traditional set back from the public footpath is flexible due to new designs, with a decreasing emphasis on the minimum required space to the front of dwellings,
- to provide important areas of public open space, i.e. squares.

### **11.8.9 Infill Development**

Within the city infill development and refurbishment schemes will be required to pay particular attention to the local scale and plot size and the requirements of any Architectural Conservation Area within which the site is located. In the wider City and suburban areas infill and backland development will also have to pay particular attention to the local character of the area in terms of blocks, plots and buildings. Development will only be considered if it:

- Will not detract from the character of the area,
- Will not be detrimental to the residential amenities of the area,
- Will not be prejudicial to the proper planning and development of the area.

### **11.9 Phased Development**

The Council shall seek a phased approach to large housing developments. Applications for residential development shall illustrate the phasing for the scheme. Phasing proposals shall ensure that open space and infrastructure to serve dwellings in a given phase e.g. public lighting, footpaths, is completed to the satisfaction of the Councils prior to the initiation of the succeeding phase. Each phase must be completed in full (including infrastructure, public open space etc) before the next phase commences. The Councils will apply a sequence to the phasing to ensure that each phase is served by adequate services and infrastructure.

### **11.10 Construction Standards**

Standards for site development works and, in particular, footpaths, sewers, drains and water supply shall be in accordance with the Building Regulations and the *Recommendations for Site Development Works for Housing Areas* (1998) published by the Department of the Environment and Local Government.

The Planning Authority will normally require that all wires and cables for the provision of public utility services shall be ducted underground to preserve the amenity and visual character of an area, and in the interests of public safety.

### **11.11 Building Regulations**

All new dwellings must comply with the Building Regulations. The Planning and Building Regulations are independent of each other and therefore a grant of planning permission does not necessarily mean that any proposed structure complies with the Building Regulations. It is important that the Building Regulations inform and direct the pre-planning of any new structure as attempting to implement the Building Regulations at a later stage could significantly compromise any grant of planning permission.

## **11.12 Shopfronts**

Shopfronts are one of the most important elements in determining the character, quality and image of retail streets in the city centre. In order to conserve the distinctive character of Kilkenny City, it is the policy of the Planning Authority to:

- Encourage the maintenance of original shopfronts.
- Encourage the reinstatement of traditional shopfronts where poor replacements have been installed.
- Promote modern design and high quality materials where new shopfronts on new or modern buildings are being proposed. Where existing shopfronts are of no special merit, total replacement with a contemporary design is acceptable and if sensitively handled can greatly enhance the appearance of the street.
- Encourage the use of high quality natural materials in shopfront design.

Modern 'multiple' formats which have adopted a corporate image will not necessarily be allowed to use their standardised shopfront design, corporate colours and materials. Such companies should be encouraged to ensure that their particular fascia takes account of the character of the street and local area. The removal of street doors giving separate access to upper floors will not be permitted unless alternative separate access is provided.

### **11.12.1 Fascia Signage**

As a general principle, fascia signs should be simple in design and not excessive in illumination or size. The following basic guidelines will be applied in assessing planning applications for fascia signage in the city's architectural conservation areas (the term 'shopfront' is used to refer to all commercial ground floor facades including restaurants, public houses etc.):

- Hand painted timber fascias will be encouraged in existing traditional shopfronts.
- Plastic derived fascias will not be permitted in new or existing shopfronts.
- Internally illuminated box fascias will not be permitted.
- Natural materials (e.g. wood, metal etc.) will be permitted. Man-made materials (e.g. plastic, uPVC etc.) will not be permitted.
- The construction of nameplate fascias linking two or more buildings is generally unacceptable.

### **11.12.2 Security Shutters**

The installation of security shutters on the external façade of a building can have a detrimental impact on the character of the shopping streets at night and thereby detract from the visual amenity of the city. The Planning Authority will discourage the use of such shutters.

Alternatives to roller shutters, such as the use of demountable open grilles, will be preferred where security needs are involved. Demountable grilles can be attractively designed and can positively contribute to the character of the shopfront and the street.

The erection of a security shutter and its associated screening would require planning permission. Where security shutters are considered to be essential because of the type of

business transacted or goods stored, the Planning Authority may in exceptional circumstances permit them provided that they meet the following criteria:

- They must be open grille type (not perforated or solid)
- The colour must match the shopfront colour scheme.
- Where possible they must be located, together with their associated housing, behind the window display.

### **11.12.3 Canopies and Blinds**

Planning permission is required for the erection of canopies. Each planning application will be considered on the basis of need for and function of the canopy. Full details of the canopy structure will be required at planning application stage, i.e. materials proposed, canopy size (open and closed), blind box location and arm design. The following basic guidelines will be applied in assessing planning applications for canopies and awnings in the city's architectural conservation areas:

- Canopies of traditional design and materials will be favoured, i.e. canvas canopy, wrought iron arms, timber blind box etc.
- The use of plastic and/or uPVC will not be permitted. Curved or Dutch canopies will not be permitted.
- Canopies and awnings shall not be used for advertising purposes other than the name of the premises.
- Canopies shall be positioned to avoid covering any distinctive architectural elements such as fascia or pilasters. They will not be permitted where they detract from the character of the shopfront or buildings of special architectural interest.

Blinds were traditionally incorporated into the shop front fascia and designed to retract into it when not required. This is still the best way to handle a blind where one is required.

### **11.12.4 Lighting**

Internally illuminated fascias or projecting box signs will not be permitted. Concealed strip or flood lighting and spotlights may be an acceptable alternative. The internal lighting of the shop window is preferable to the external lighting of the building or shopfront.

The installation of lights to the exterior of the building to highlight the entire building façade will be discouraged as this will lead to buildings competing with each other which would detract from the character of the street.

### **11.13 Signage and Advertising**

The over-riding principle is the avoidance of visual clutter and an improvement in the quality of the commercial character of the city. Advertising signs, either individually or particularly in groups, can have either a positive or negative impact on the character of a building, street or area depending on their design, size and location.

Advice and guidance in respect of signage on national roads concerning major tourist and leisure features is outlined in the NRA's *Policy on the Provision of Tourist & Leisure Signage on National Roads*<sup>163</sup>.

The Planning Authority will strictly control all advertising signs in relation to their location, design, materials and function and will restrict non essential advertising structures or any advertising structure which would impact injuriously on amenity, the built environment or road safety.

. The following basic guidelines will be applied in assessing planning applications for signs and advertising structures:

- Individual signs should be designed for the building it will be displayed on. A bespoke sign can be a piece of art in its own right if carefully designed and made of high quality natural materials. Signs shall be sympathetic in design and colour both to the building and its surroundings.
- Plastic/Vinyl banner-type signs will be discouraged. Projecting signs, banners and flagpoles will be restricted in size and number to prevent clutter.
- Natural high quality materials (e.g. wood, metal etc.) will be encouraged. Man-made materials (e.g. plastic, uPVC etc.) will not be permitted in ACA's. The use of neon, plastic, PVC, Perspex flashing, reflectorised or glitter type signs on the exterior of buildings will be prohibited. Traditional painted signs and wrought iron hanging signs will be encouraged.
- The use of contact signage, applied directly to the glass of a shop window, is an undesirable form of signage as it creates a visual barrier between the shop floor and the street. This will be actively discouraged.
- Signs shall not obscure architectural features or details. Signs will not be permitted above eaves or parapet levels or to project above the roofline of buildings.
- Signs will not be permitted where they interfere with the safety of pedestrians, the safety and free flow of traffic or if they obscure road signs. Signs attached to buildings are preferable to those on freestanding hoardings.
- Favourable consideration may be given, in consultation with business groups, to the erection of composite advance signs on which the facilities available in the city will be declared. Due to the damage which a proliferation of large, competitive advance signs can cause to the appearance and image of the important entrance routes into the city, the local authorities will seek to phase out individual advance signage as the opportunity arises.

### **11.14 Fast food take-aways**

The policy in the previous Plan was to actively discourage and prohibit takeaway/fast-food outlets. However the reality is that there are several such facilities within the City & Environs and the prohibition was restricting market operators. The prohibition of the hot food take-aways resulted from the impacts of noise, odour, litter and anti-social behaviour late at night.

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<sup>163</sup> National Roads Authority, *Policy on the Provision of Tourist & Leisure Signage on National Roads*, 2011



In this Plan it is intended to relax the prohibition on take-away food outlets but to restrict their development. A proliferation of hot food take-aways will not be permitted in any particular area. The location of a fast food take-away in neighbourhood centres, with complementary uses such as the convenience shop, chemist, video/DVD rental unit etc., would cut down on multiple trip generation.

Planning applications for new fast food take-away uses will be considered on their own merits. Regard will be had to the impact of the take-away on the amenities of the area, including noise, odour and litter. The Planning Authority may impose restrictions on opening hours of such uses as a condition of a planning permission. Full shopfront details will be required at application stage to assess the visual suitability of proposals in the area.

### **11.15 Night Clubs/Public Houses**

In order to maintain an appropriate mix of uses and protect night-time amenities in Kilkeny City & Environs the local authorities will, through the appropriate use of their development management powers, prevent an excessive concentration of pubs, bars, nightclubs and hot-food take-aways in any one area. The Councils will ensure that the intensity of any proposed use is in keeping with both the character of the area (i.e. residential, mixed use, etc.) and with adjoining businesses, when development proposals are being considered. Along with general planning issues such as traffic, waste etc., the following issues will also be considered in the assessment of applications for new premises and extensions to premises:

- The amenity of nearby residents, i.e. general disturbance, hours of operation, car parking, litter and fumes.
- New buildings must be designed to prevent noise escaping and with adequate provision for refuse disposal, storage and collection.
- The need to retain a suitable diversity of uses in the city centre throughout the day and evening to maintain the vitality and viability of the City.
- An important consideration for the local authority will be the number and frequency of such facilities and events in such facilities.
- Facade design will be carefully controlled by the planning authority and in particular the type and degree of advertising signage and lighting. The design shall respect the character of the street and the buildings.

### **11.16 Petrol and Gas Filling Stations**

A petrol station may include the following: petrol pumps, diesel pumps, gas dispenser, storage tanks, hose pipes and other vehicle services i.e. car washing, oil, water and air. It may also include the sale of goods related to motor trade, a cash kiosk, and a canopy over the pumps and provision of minor repairs, oil and tyre changes.

Ancillary retail uses may be permitted such as small convenience type shops with a floor area generally not exceeding 100 sq metres of sales space. However, planning applications for the

provision of such shops shall be applied for specifically. The layout of the station forecourt should be arranged to allow dedicated parking for those shopping at the shop.

The most suitable location for petrol filling stations and associated commercial developments is on the outskirts of the city and within urban speed limits. They will not be permitted at locations where because of their appearance, noise, fumes etc. they would be injurious to the amenities of the area, nor will they be permitted in areas where there are traffic hazards or where hazards might be likely to arise.

Any application for a new petrol filling station should provide sufficient road frontage, clear visibility, two points of access, sanitary convenience for public use, and the surface of the forecourt shall be graded, surfaced with bitumen macadam or other suitable material and drained to the satisfaction of the planning authority. A petrol/oil interceptor trap shall be fitted to the surface water drainage system.

### **11.17 Tree and Hedgerow Preservation**

To ensure that trees and hedgerows are protected on a site which has been the subject of a grant of planning permission, a cash lodgement/bond may be required, the amount of which shall be determined by the Planning Authority.

Development will not generally be permitted where there is likely damage or destruction either to trees protected by a Tree Preservation Order or those which have a particular local amenity or nature conservation value, or are identified in the Survey of Mature Trees (See Appendix E). Development that requires the felling of mature trees of amenity value, conservation value or special interest, even though they may not be listed in the Development Plan, will be discouraged.

The replacement of hedgerows/trees shall have due regard to the ecological function of hedgerows as a wildlife corridor. When planting new hedgerows a mixture of native species shall be proposed and this shall occur at the commencement of building works and should link to existing hedgerows to aid ecological networks.

Where trees and hedgerows are identified and affected by a proposed development, a survey will be required and completed in accordance with *BS 5837 Trees in relation to design, demolition and construction – Recommendations 2012*.

In general the following requirements should be addressed where the protection of existing trees and landscaping issues arise:

- Topographical Survey - Accurately measured showing all relevant site features.

- Soil assessment – where appropriate to determine whether a soil is shrinkable, that may cause the potential for indirect damage. Soil structure composition and PH for the provisions of new planting.
- A tree survey - details trees and hedgerows identified on the topographical survey and on land adjacent to the development site, including individual trees, groups of trees and woodlands. All trees with a diameter of 75mm and above (measured at a height of 1.4m above ground level) should be included in the survey. Hedgerows should be surveyed by reference to species, branch canopy, spread, shape, height and condition. Tree dimensions, quality and retention value should be identified in accordance with the context of the proposed development (see sections 4.5 Table 1+2 of BS 5837).
- The tree survey - should identify the constraints posed by trees, both above and below ground, which will inform the site layout design. Constraints include, the presence of a Tree Preservation Order (TPO), the existing and eventual crown spreads of trees and their unreasonable obstruction of light etc.
- Arboricultural Impact Assessment - a report should be compiled by an arboriculturist using the data collated from the site survey. The report should assess the impact and the effects the proposed design has directly and indirectly on the trees and where necessary recommends mitigation.
- A Tree Protection Plan – details the proposed design layout shown on a plan with all trees clearly identified with their root protection areas (RPA) annotated based on the topographical survey to include all trees. The classification of each tree and the required protection measures during development.

New Planting – takes account of existing landscape features and is essential for consideration in the layout, design and future use of a proposed development. New planting should account for the future growth of canopies, stems and root systems to maturity and their potential effects on existing site structures.

- Arboricultural Method Statements – demonstrates how unavoidable construction operations may take place within the RPA or crown spread of trees (whichever is greatest), clearly demonstrating how these operations will have a little detriment to retained trees. These operations may include but are not exclusive to: -
  - a. Temporary access
  - b. Installation of service runs
  - c. Construction of hard standing
  - d. Foundation excavations
  - e. Subterranean structures e.g. basement extensions

### **11.18 Development Contributions**

The Council will require financial contributions in accordance with a development contributions scheme adopted by the Council under S.48 of the Planning and Development Acts 2000-2011 (or

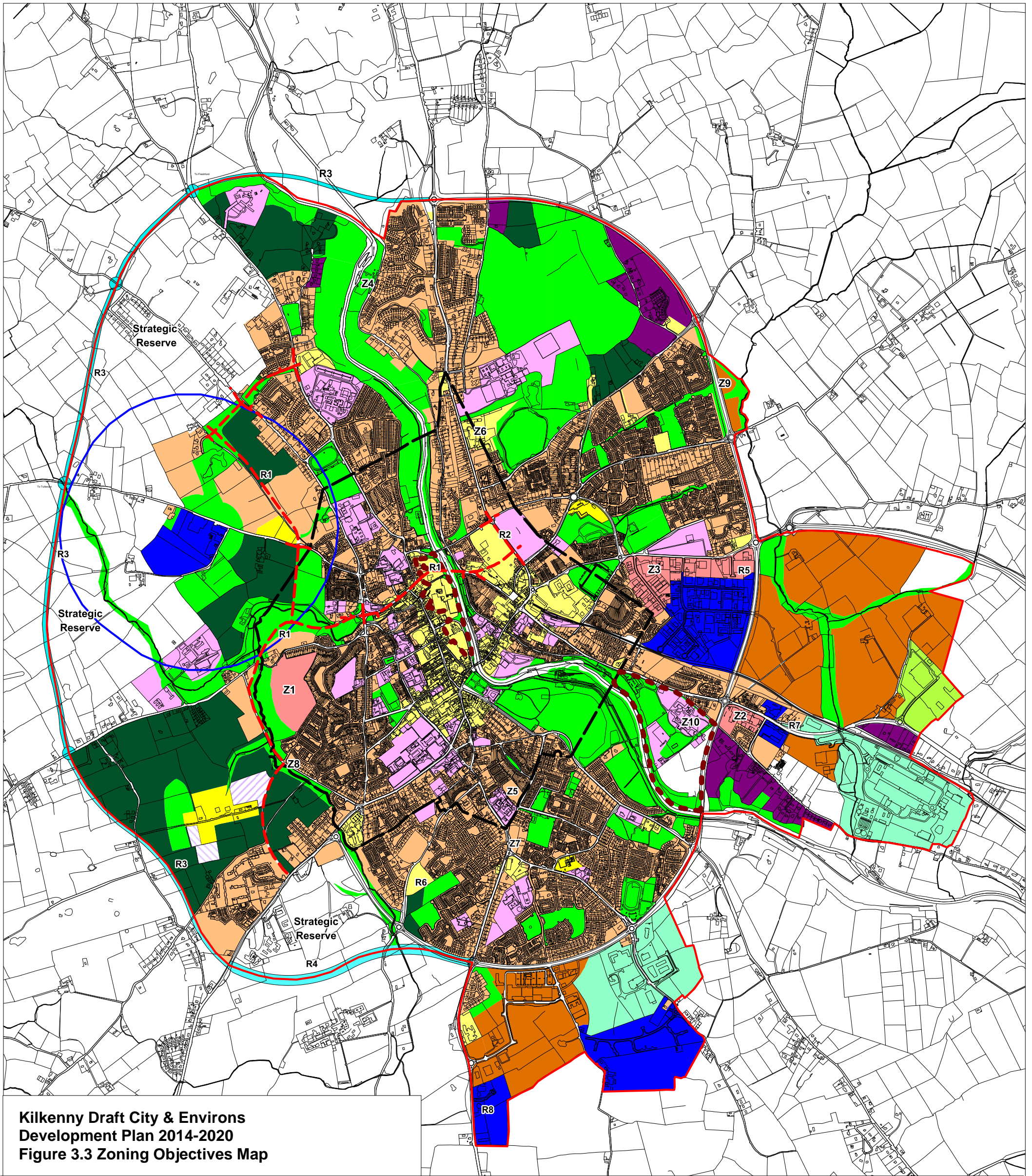
other relevant legislation as may be enacted from time to time). Such contributions are in respect of the capital expenditure necessary for the provision of public infrastructure and facilities benefiting development in the County, and that is provided, or that it is intended will be provided, by or on behalf of the Council.

### **11.19 Bonds**

To ensure that developments undertaken by the private developers are satisfactorily completed developers will be required to provide cash deposits or submit a bond from an insurance company or other financial institution acceptable to the Planning Authority for the satisfactory completion of developments and their ancillary services. This bond or surety is to be submitted before development is commenced. In the case of residential developments, the bond will only be released when the estate has been fully completed to the satisfaction of the Planning Authority and has been formally taken in charge by the Planning Authority.

### **11.20 Future Publications of Standards and Guidelines**

The Planning Authority will continue, during the course of the Plan period, to prepare and make available to the public, technical and design guidelines on matters affecting planning and sustainable development of the City and Environs.



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|------------------------------------|--|--|
| Residential                        | General Business                         | Proposed Master Plan area  |
| Residential (Low Density)          | Mixed use                                | 700 m Consultation distance for Grasslands Fertiliser (Seveso II) site |
| Phase 2                            | Reserved site                            | Z1 Zoning objective (Chapter 3)  |
| Neighbourhood centre               | New school campus                        | R1 Road objective (Chapter 10)   |
| Industrial/Warehousing             | Development boundary                     |  |
| Community Facilities               | Proposed Ring Road                       |  |
| Recreation, amenity and open space | Borough boundary                         |  |
| Industrial Technology Park         | Indicative line of Central Access Scheme |  |
| Business Park                      |  |  |
| Agritrade                          |  |  |
| Agriculture                        |  |  |

Date: June 2013  
Scale 1: 22,000 at A3  
Based on Ordnance Survey of Ireland Map,  
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