

#### 4.0. General

This section of the Code sets out the parameters that will determine the development potential of the area, the key roles and responsibilities in developing the area, potential phasing and procedures for monitoring and review of the Code.

#### 4.1 Development Potential

The development potential for the area will be determined through the application of plot ratio, site coverage and other built form and planning considerations such as scale, building height and street widths.

The Kilkenny City and Environs Development Plan provides for a maximum plot ratio of 2 in the city centre. This plot ratio is normally based on a gross site area. As all blocks in the area will be separated from their surroundings streets and spaces, site areas will be net in nature. This will give rise to lower than expected ranges for quantum of development than might normally be expected in similar development contexts. The KCEDP allows for a plot ratio higher than 2 where exceptional standards of design can be achieved.

It is considered that plot ratios could be adjusted to a range of between 2 and 3 based on the net block area, and where design proposal area of sufficiently high quality and satisfy the requirements of the code, particularly in form of plot size, building designs, heights, and enclosure ratio/street proportions.

#### 4.2 Roles and Responsibilities

The primary responsibility for implementing the Masterplan and this Code lies with Kilkenny County Council as the planning authority. The Masterplan and Code as objectives of the statutory development plan will be a material consideration in the assessment of development proposals for the area. The Masterplan and Code will be considered along KCEDP policies, local objectives. The Council is also responsible for monitoring the implementation of the Masterplan and the Code and reviewing and updating it as necessary.

The Abbey Creative Quarter Development Partnership, comprising Kilkenny County Council and the NTMA has the key development role in the area. The Council will deliver all of the new streets, Riverside Park and public spaces (i.e. public realm). The Partnership will be required to work with the Planning Authority in implementing the Code and the Masterplan.

### 4.3 Phasing

Phasing of the development of the sector will be critical given the scale of the area and the need to development incrementally. It will be important to develop the area in a logical sequence to ensure seamless growth of the established city centre. It will also be important to match development with infrastructural provision (services and open space). There are many factors, which may affect the phasing of the sector, therefore, phasing needs to be seen as indicative. Three phases are suggested as follows (Table 4.2):

<b>Phase 1: Initial development phase.</b>
Further studies, essential physical infrastructure and site preparation. Refurbishment of the Mayfair and Brewhouse. Completion of Horse Barrack Lane space. Development of the riverside garden.
<b>Phase 2: Core development phase.</b>
Development of key blocks for the hotel and mixed use. Development of other small streets and spaces.
<b>Phase 3: Completion phase.</b>
Completion of the blocks on St Francis Bridge frontage and mixed use street. Completion of remaining small lanes and spaces.

Table 4.2: Indicative phasing



Figure 54: Phase 1

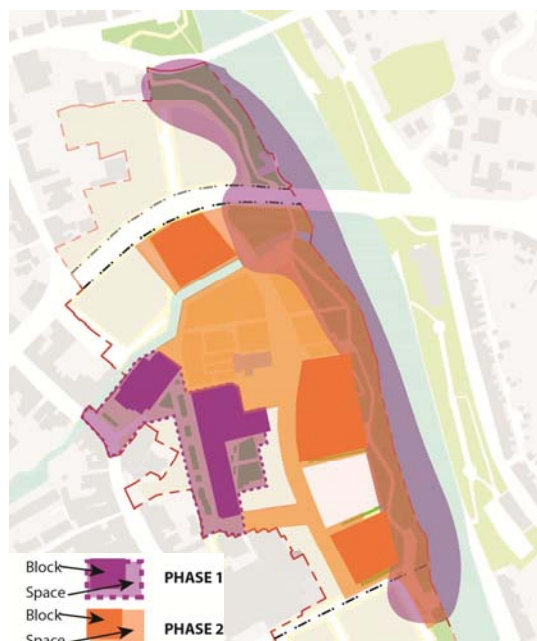


Figure 55: Phases 1 and 2



Figure 56: Phases 1, 2 and 3

### 4.4 Monitoring and Review

Progress on the development of the area will be monitored on a regular basis. This is necessary to respond to the outcomes of ongoing and planned studies in the Quarter. Monitoring will focus on the progress of the development of the area against the objectives of the Masterplan and Code.

Key aspects to monitor include:

- Progress on land use mix targets;
- Progress on the delivery of site services and physical infrastructure;
- Completion of ongoing and planned studies;
- Car parking provision (temporary and permanent);
- Progress on the delivery of public spaces and amenities;
- Archaeology and built heritage conservation and management; and
- Energy management.

Monitoring will be carried out on an annual basis (or more frequently, if required) by a cross-departmental review group established within Kilkenny County Council. This group will consult with all relevant stakeholders, including the Kilkenny Abbey Quarter Development Partnership. A monitoring report will be prepared and will set out progress to delivery in the key monitoring aspects mentioned above. It will also highlight any issues or essential amendments that may be needed to the Masterplan or Code to facilitate more successful outcomes for the area.