**ComhairleChontae Chill Chainnigh**

**Kilkenny County Council**

**Planning Report**



**To : Tim Butler, Director of Services**

**From: Arlene O’ Connor, Senior Executive Planner**

**Date: 13/5/2019 Part VIII Ref: P8/6/19**

**Re: Urban Enhancement and Improvement Works – Ormonde Street, Kilkenny.\_\_\_\_**

**Part VIII Proposal**

This Part VIII proposal is for the urban enhancement and improvement works along Ormonde Street in Kilkenny City.

The proposal involves specifically, the following works;

* the provision of a new kerb line, 80mm high, on both sides of Ormonde Street from the junction with Patrick Street to the Ormonde Hotel so as to create a dedicated selected paviour footway, universally accessible and, in so doing, to also provide capacity for appropriate street furniture and outdoor seating,
* the provision of an imprinted asphalt single carriageway of 3m continuous width together with adjoining parking/loading/set down bays from the Patrick Street junction to the line of the old Town Wall,
* to largely retain existing kerb lines from the line of the old City Wall to Lower New Street and to upgrade the surface of the footpaths with selected paviours,
* to replace the existing, paved road surface from the line of the Town Wall to Lower New Street with a bituminous macadam surface,
* to provide a minimum standard of public lighting along Ormonde Street (32 lumens),
* to introduce appropriate street furniture along Ormonde Street to include seats, litter bins and planter holders, and
* to remove existing Lime Trees and to replace them with planter supported trees and associated landscaping.

These specified works are being carried out to achieve the following objectives;

* a general enhancement of the public realm on Ormonde Street to a standard commensurate with other adjoining City Centre Streets;
* to facilitate greater universal access measures along Ormonde Street and to provide a safer environment for pedestrians;
* to regulate traffic movements on Ormonde Street and, in so doing, to better define and regulate traffic movements on the Street;
* to support a reduction in congestion at adjoining junctions particularly The Parade/ High Street junction;
* to provide dedicated on-street parking, set-down and loading bay facilities on Ormonde Street;
* To facilitate the provision of additional outdoor seating areas etc. on Ormonde Street in support of local businesses and to support the general enhancement of the public realm;and
* To enable improved and enhanced linkage and connectivity with Patrick Street, High Street and The Parade.

The overall estimation of the scheme is €1,000,000, however there is currently a €500,000 capital funding commitment in place from Kilkenny County Council to enable delivery subject to planning consent. Additional funding is being sought, both internally and externally. There is also potential to complete the scheme on a phased basis with the priority being to complete the Patrick Street to Ormonde Hotel section as Phase 1, but the intention is to complete the entire scheme as a whole.

**Zoning**

The site falls within a zoning of ‘*General Business’*, within the Kilkenny City and Environs

Development Plan 2014 – 2020, with an objective to provide for general development.

**Heritage**

***Protected Structure***

There are 2 no. protected structures which bound Ormonde Street, namely the Hibernian Hotel,

33 Patrick Street, which sides onto Ormonde Street NIAH Ref:12001020 and RPS Ref. B165

The other building is no. 1 High Street, which currently contains a café at ground floor level, but was the former Irish Nationwide Building, which again sides onto Ormonde Street, NIAH Ref: 12001019 and RPS Number B44.

***Recorded Monument***

KK019-026 – Medieval City of Kilkenny contained within city walls.

KK019-026001 – Medieval town walls of Kilkenny city.

***Architectural Conservation Area (ACA)***

The site falls within the Patrick Street Architectural Conservation Area. Development

management Standards for the Patrick Street ACA within which this proposed development

must be assessedand considered;

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, and 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.

***Special Area of Conservation (SAC)***

The street falls a significant distance from the River NorecSAC, thus no impacts on this SAC are determined.

***Special Protection Area (SPA)***

The street falls a significant distance from the River Nore SPA, thus no impacts on this SPA are determined.

***Natural Heritage Area***

The street is not within any NHA.

***Zone of Archaeological Potential***

All of the proposed construction works for this project willtake place within the archaeological

constraints area for the Historic City of Kilkenny, whichis contained in the Record of

Monuments and Places (RMP No. KK019-026). Ormonde St. crosses the route of the medieval

town walls of Kilkenny City.

**Relevant Planning Policy and Guidelines**

Kilkenny City and Environs Development Plan 2014 – 2020

**Planning History**

There is a multitude of planning history files along this street, ranging from residential developments and commercial developments.

**Assessment**

In principle, the works as proposed are part of an enhancement scheme for Ormonde Street within the city centre. Ormonde Street is a vehicular road which links lower Patrick Street with Lower New Street. The street contains a multitude of uses, ranging from primarily residential uses towards the Lower New Street end of the street, with the remaining street being commercial, consisting of a range of uses including hotels, a high rise car park, a leisure centre, eateries, a florist and several small retail units. The building form varies along Ormonde street with a maximum of 5 storeys at the car park structure. The street is a vehicular street with current traffic utilising both directions and a pedestrian pathway, which is distinguished by black bollards to prevent vehicles from traversing onto this space. The pedestrian walkway is dispersed with lime trees, rubbish bins, light posts.

In principle, from a planning perspective, public realm is hugely important in this town centre location, with the street being almost enclosed at the Patrick Street end with high buildings on both sides. The street would benefit from a more defined pedestrian and vehicular route way and the removal of the trees will lead to a further openness along this street. However, the removal of the trees should be compensated with another form of soft landscaping. The submitted Architectural Heritage Impact Assessment submitted concludes that the proposed works will result in alterations and improvements to both the traffic management and pedestrian streetscape. The works have been designed to minimise risk to the architectural heritage of the area through the selection of high quality materials, the creation of improved pedestrian permeability, the creation of break out spaces for seating and landscaping and through the demarcation of the city wall. The reduction to a single carriageway locally will provide an improved decluttered curtilage and works will have a positive impact on the Architectural Conservation Area.

In relation to the historical fabric along this street, both an Archaeological Impact Assessment Report and an Architectural Heritage Impact Assessment are submitted with this proposal. These assess the historical and architectural fabric along this street and construction stage mitigation measures are proposed within the Archaeological Impact Assessment Report.

A Traffic Impact Assessment is also submitted with this proposal, which investigates the implications of this scheme and this concluded that the scheme will not have any significant impact on overall traffic flows on Lower New Street. It is also predicted that the scheme will greatly improve overall traffic flows both at the Ormonde Street / Patrick St. junction and the adjacent signal-controlled junction by enhancing the capacity of Patrick Street in this area. The overall impact on Patrick Street will be hugely beneficial since traffic movements at the Ormond Street / Patrick Street junction and at the adjacent signalised junction will be greatly simplified.

**Pre-Planning Advice**

The following is advisable in relation to the future proposal for theurban enhancement and

improvement works on Ormonde Street, Kilkenny;

* Construction Mitigation Measures as per Section 8 of the Archaeological Impact AssessmentReport be adhered to.
* Due care and best practice procedures should be adhered to when undertaking the works at thebuilding thresholds of the two protected structures to avoid damage to the building fabric orcharacter.
* All materials / seating types should be complimentary to the character of the Architectural Conservation Area and railings and / or bollards only provided where essential.
* On street / directional signage should be consolidated and minimised to reduce visual impact.

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Senior Executive Planner