

Kilkenny
City and County Development Plan 2021-2027

PROPOSED Variation no. 4

- A. To incorporate the Loughmacask Masterplan 2023 into the City and County Development Plan 2021-2027**

- B. To amend text of Section 10.1.7 of the City & County Development Plan Vol1 to allow for waste water treatment plants in certain circumstances.**

Planning Department
Kilkenny County Council

February 2025

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1 Introduction

The purpose of this variation is to provide for two distinct measures to the Kilkenny City & County Development Plan 2021 – 2027.

The first of these is Variation 4A which is to incorporate into the Development Plan the essential elements of the Loughmacask Masterplan to underpin its implementation on a statutory basis.

The second is to amend Section 10.1.7 of the City & County Development Plan to allow for private waste water treatment systems in circumstances where the Council is satisfied that the ongoing management and maintenance of any on-site wastewater treatment system, would be maintained in the context of the proposed development as a going concern, in compliance with EPA standards and subject to a Waste Water Discharge Licence / Certificate of Authorisation as may be issued by Kilkenny County Council.

Variation 4A Loughmacask

The Loughmacask Masterplan was approved in June 2023. This Masterplan replaced the previous Local Area Plan and sets out the objectives and zoning changes for the area. This proposed Variation is intended to incorporate the Loughmacask Masterplan into the City and County Development Plan (CCPD). The key section of the CCPD is Section 2.2.4 of the Core Strategy in Volume 2, titled “*Loughmacask*.” will be replaced with text and map changes as outlined in this report.

Background

Loughmacask is located to the northwest of the city, immediately north of the River Breagagh and either side of the Tullaroan Road. The lands are within 300m of Irishtown at the north end of the city that leads directly to Parliament Street and High Street in the city centre.

Significant residential development is underway within the Loughmacask Masterplan Lands, including the Fox Meadow and BishopsloUGH Developments off the Tullaroan Road, and the Cluain Glasan development on the Granges Road. The redevelopment of St Canice’s National School on the Granges Road and the new CBS Secondary School at Lousybush Lane are also already well underway and are expected to be completed within the lifetime of the CCPD. An objective of the Masterplan was the regeneration of the Butts Neighbourhood and consultants have been appointed to develop a regeneration framework for the Butts neighbourhood.

Purpose of the Variation:

To update the City and County Development Plan in order to accurately reflect the Loughmacask Masterplan, which was approved in June 2023, which supercedes the previous Loughmacask LAP 2008 – 2014 (extended to 2018) and provide a statutory footing for the Masterplan and its salient objectives.

Changes to City & County Development Plan required to implement Loughmacask Masterplan

- To amend Zoning Objective Z8 in order to secure the implementation of the Loughmacask Masterplan.
- To include Zoning Objective Z17 to require the completion of the Regeneration Framework for the Butts Neighbourhood Area.

- To include Zoning Objective Z18 to maximise connectivity from the Butts Regeneration area to and from Loughmacask amenities and local centre.

To give effect to the following Zoning Changes

- Immediately west of The Butts (see no.1 on Fig. 5.5 below) proposed change from open space to Strategic Reserve, area circa 2.4 hectares.
- To the north-east of the Dicksboro GAA (see no.2 on Fig. 5.5 below) proposed changed from Strategic Reserve to Open Space/Recreation, area circa 2.24 hectares.
- To the south-west of the Dicksboro GAA grounds (see no.3 on Fig. 5.5 below) proposed change from Open Space to Strategic Reserve, area circa 3.14 hectares.

Road Objectives

- Add Road Objective R12 to ensure necessary delivery of road infrastructure prior to additional developments being approved on the Tullaroan Road.
- Add Road Objective R13 in order to evaluate a connection from the new secondary school to the Tullaroan Road to mitigate the traffic impact of additional developments.

Additional changes to various sections and maps as outlined below in Section 3 of this document.



Figure 5.5 Loughmacask Land Use

Variation 4B Wastewater Treatment

The second part of the Variation is to amend Section 10.1.7 of the City & County Development Plan to allow for private waste water treatment systems in circumstances where the Council is satisfied that the ongoing management and maintenance of any on-site wastewater treatment system, would be maintained in the context of the proposed development as a going concern, in compliance with EPA standards and subject to a Waste Water Discharge Licence / Certificate of Authorisation as may be issued by Kilkenny County Council.

Background

Section 10.1.7 of the City & County Development Plan requires that “developments in all main settlements to connect to public wastewater treatment facilities, subject to sufficient capacity being available which does not interfere with the Council’s ability to meet the requirements of the Water Framework Directive and the Habitats Directive, having regard to the current lack of capacity in IW / UÉ wastewater infrastructure.”

This requirement has stalled development where private waste water facilities could have been provided without detriment to the environment. The intention of this variation is to amend the text under 10.1.7 to allow for private waste water treatment facilities in settlements where there is deficiencies in waste water treatment facilities provided it does not impact on the Council’s ability to meet the requirements of the Water Framework Directive and the Habitats Directive and that the Council are satisfied that the ongoing management and maintenance of any on-site wastewater treatment system, would be maintained in the context of the proposed development as a going concern, in compliance with EPA standards and subject to a Waste Water Discharge Licence / Certificate of Authorisation as may be issued by Kilkenny County Council.

2 Variation 4A Text Changes

Deletions in ~~striketrough~~

Insertions in *red italics*

Volume 1 County

Chapter 4 Core Strategy

4.12 Core Strategy Table

Proposed Text:

In line with the NPF Implementation Roadmap's requirement for an infrastructure assessment and Tier 1 and Tier 2 considerations for future zoning, it is important to note that the Loughmacask area of the City, which includes extant permissions on 19.23 Ha of zoned lands outside the CSO *boundary has been serviced through an initiative between the private sector and the Housing Infrastructure Services company (HISCO) and Kilkenny County Council in 2023.* ~~is dependent on wastewater investment to realise the existing permissions. (See Core Strategy for Kilkenny City Volume 2 Section 2.2.)~~

Volume 2 Kilkenny City

Chapter 2 Core Strategy

2.2.4 Loughmacask

Original Text

A Local Area Plan was prepared for the Loughmacask area in 2008 and was extended until 2018. A new masterplan is being prepared for the Loughmacask area to replace the LAP. A public consultation exercise was held in Jan-Feb 2020 as part of the preparation of the Masterplan, with the publication of an Issues paper and a public meeting. Following a pause due to the impact of Covid-19, work on the preparation of the Masterplan has recommenced.

Planning permission exists for approximately 300 houses in the area¹² but no significant development has taken place in Loughmacask due to the lack of waste water infrastructure in the area and accessibility issues. Some significant changes have occurred to the parameters of the area since the adoption of the original LAP such as:

- The proposed relocation of the CBS secondary school to a site within the plan area
- A significant proposed redevelopment of St. Canice's primary school
- A desire to further enhance the connectivity of the new neighbourhood back to the existing built up area.
- A desire to integrate the existing and new road structures to maximise the integration of land use and transportation given the extent of contiguous boundary with the existing built up area.

In this regard, a preliminary report has been prepared with proposed options on the alignment of Phase 3 of the Central Access Scheme, incorporating enhanced connectivity to the existing built up area, and providing for the integration of the secondary school site. A draft Masterplan will be published for public consultation and finalised in 2021.

A total of 24.37 hectares is zoned within the Loughmacask masterplan area which is outside the existing footprint of the built-up City. This has the potential to deliver 904 housing units¹³. A site on the Dunningstown Road has been rezoned to Community Facilities, in order to accommodate the relocation of the CBS school from James' Street during the plan period with an appropriate access solution to be delivered in the event of any planning application.

Proposed Text

A Local Area Plan was prepared for the Loughmacask Area in 2008 and was extended until 2018. A Loughmacask Masterplan was approved in June 2023 and is the relevant contextual document.

Loughmacask will have a local centre at the junction of Tullaroan Road and Lousybush Lane. The Masterplan has been developed with the concept of a 10-minute neighbourhood.

The local centre will include an appropriately sized local supermarket, and other appropriate neighbourhood uses in accordance with Section 5.6 Retail Strategy, to cater for the day-to-day needs of

the local community. Lousybush Lane will provide car free access to the eastern side of the local centre while Tullaroan Road will facilitate local vehicular access. New residential development will be the primary land use and a new secondary school will be located at Lousybush Lane. Lousybush Lane will be a significant walk and cycle access route for students with vehicular access provided from the Freshford Road and Dunningstown Road.

The Loughmacask, open space areas and the River Breagagh Park will form a primary green spine with smaller green links to secondary open spaces and to residential areas.

Key elements of the Masterplan are incorporated here as follows;

- The Masterplan area now includes The Butts and the River Breagagh Valley to the south as well as some additional agricultural lands to the northwest, as shown on Fig CS4, Kilkenny City Zoning Map.*
- The Butts neighbourhood area is designated as a "Special Regeneration Area". It is now a specific objective to complete a regeneration framework (Z17).*
- Provision for expansion of additional recreational amenities to the north-east of the Dicksboro GAA.*
- The relocation of CBS Secondary School from James Street to Lousybush Lane.*
- To transform Lousybush Lane into a car free zone and create safe walkway and cycle routes for all, allowing access for the School (Objective C5Pa).*
- A route selection process will be undertaken to determine the most appropriate route (for Road Objective R7, see Figure MS7) to connect the R693 Freshford Road to the R695 Kilmanagh Road. The route of this sustainable link will likely run to the west of the Loughmacask area, thereby facilitating the primary vehicular access to Loughmacask from the west, rather than from the city centre. Local access will continue to be provided along the existing street network with access points from these developed so as to ensure high quality, attractive and safe pedestrian and cycle mobility within the Loughmacask neighbourhood and the wider City.*
- Inclusion of Road Objective R13 (See Section 5.8.6) to prohibit additional development along the Tullaroan Road, until the Objective R7 connection or other satisfactory Road Infrastructure is in place, or has a clear timeframe for delivery in place.*

A total of 24.37 hectares is zoned within the Loughmacask masterplan area which is outside the existing footprint of the built-up City. This has the potential to deliver 904 housing units.

2.2.5 Development Strategy

Proposed Text changes in this section (strikethrough deleted *red italics inserted*)

The Core Strategy for the City has been outlined in Table 2.2 (City Core Strategy 2016-2027) above. A total land requirement of 32.2 hectares of land is required to be zoned on greenfield areas outside of the existing built footprint for the plan period (2021-2027) to satisfy housing demand.

Under this plan it is proposed to zone a total of 42.84 hectares of land for residential development on greenfield lands outside of the built-up area, split between the two neighbourhoods of the Breaghagh Valley and Loughmacask with 15.2Ha and 24.37Ha allocated respectively. This is 7.37Ha in excess of the requirement.

This excess is justified for the following reasons:

- ~~15ha of the proposed land for housing is in the Loughmacask masterplan area which is subject to planning permission which are currently extant and could be activated~~
- *Extant planning permissions at the time of making this plan in the Loughmacask area*
- All the lands are in areas of plan-led development
- Development of the lands are subject to the provision of necessary infrastructure as set out in previous LAPs and carried through in successive Development Plans
- There is a likelihood of the lands being serviced within the time frame of the Plan
- The level of investment in enabling infrastructure and supporting amenities committed in the two neighbourhoods in the form of
 - o The LIHAF scheme in the Breaghagh Valley (roads and services and public open space)
 - o Two secondary schools in the Breaghagh Valley
 - o A new primary school in the Breaghagh Valley
 - o The provision of a new secondary school in the Loughmacask area
 - o The redevelopment of St. Canice's primary school on the Granges road
- The proximity of the lands to the existing built up area of the city
- The redevelopment opportunities currently being delivered by the Council within the existing built form.

2.9.17 City Zoning Map Objectives p.32 & CS4 Zoning Map

Add to the Original Text of Z8 objective as follows

Z8: Loughmacask (See Section 2.2.4 Loughmacask)

"To complete the masterplan for the Loughmacask area which will replace the former Local Area Plan and secure its implementation. Where a conflict arises between the masterplan and the Development Plan the Development Plan shall be the guiding document."

Proposed Text; –Add the following Objective; p32. And CS Zoning Map

Z17: *"To complete the Regeneration Framework for the Butts Special Regeneration Area and carry out a route selection for the most advantageous connection (walking and cycling) from The Butts to the Breaghagh Valley Park, with due regard to ecology, heritage and amenity as part of the regeneration framework."*

Z18: *"Maximise connectivity from the Butts Regeneration area to and from Loughmacask amenities and local centre."*

Chapter 5 Movement and Mobility Strategy

5.6.6 Walking and Cycling Objectives

Proposed Text: Add in new objective C5Pa on page 76 Vol 2.

C5Pa: *'To develop the existing Lousybush Lane as a pedestrian and cycle route connecting Loughmacask to the wider city network.'*

5.8.3.1 The Central Access Scheme p.81, Vol 2

Proposed Text:

Phase 1 of the Central Access Scheme was completed in 2016, comprising the construction of St. Francis Bridge, a single-carriageway road providing east-west connectivity over the River Nore. It also links the Abbey Quarter to the former Mart Site on the Castlecomer Road. Subsequent phases of the CAS will link the City Centre with the Breaghagh Valley/ Loughmacask neighbourhoods.

~~As part of the Loughmacask masterplan process, the line of the Central Access scheme within the masterplan area is under review. The Loughmacask masterplan is currently in progress and a draft plan will be published before the end of 2020. (See Section 2.2.4 Loughmacask.)~~

5.8.6 Road Objectives

Original Text:

R5: Reserve the line of Phase 2 of the Central Access Scheme from the Waterbarrack roundabout to the roundabout on the Kilcreene Road.

R6: Provide for a road connection from the Freshford Road to the site reserved for a proposed secondary school within the Loughmacask masterplan area.

R7: To progress the route selection, planning and development of a road connecting the R695 Kilmanagh Road to the R693 Freshford Road.

Add objective R12 and R13 as outlined below

Objective R12 : *Subject to the appropriate Zoning being in place and a Traffic Impact Assessment, additional developments (over and above the 335 housing units permitted at the time of making the masterplan 2023) with access off the Tullaroan Road will not be permitted unless a clear timeframe for delivery of the necessary support road infrastructure, either Objective R7 or other satisfactory road infrastructure (being either Kilmanagh Road to Tullaroan Road) or (the Tullaroan Road to Freshford Road) in the City and County Development Plan is in place.*

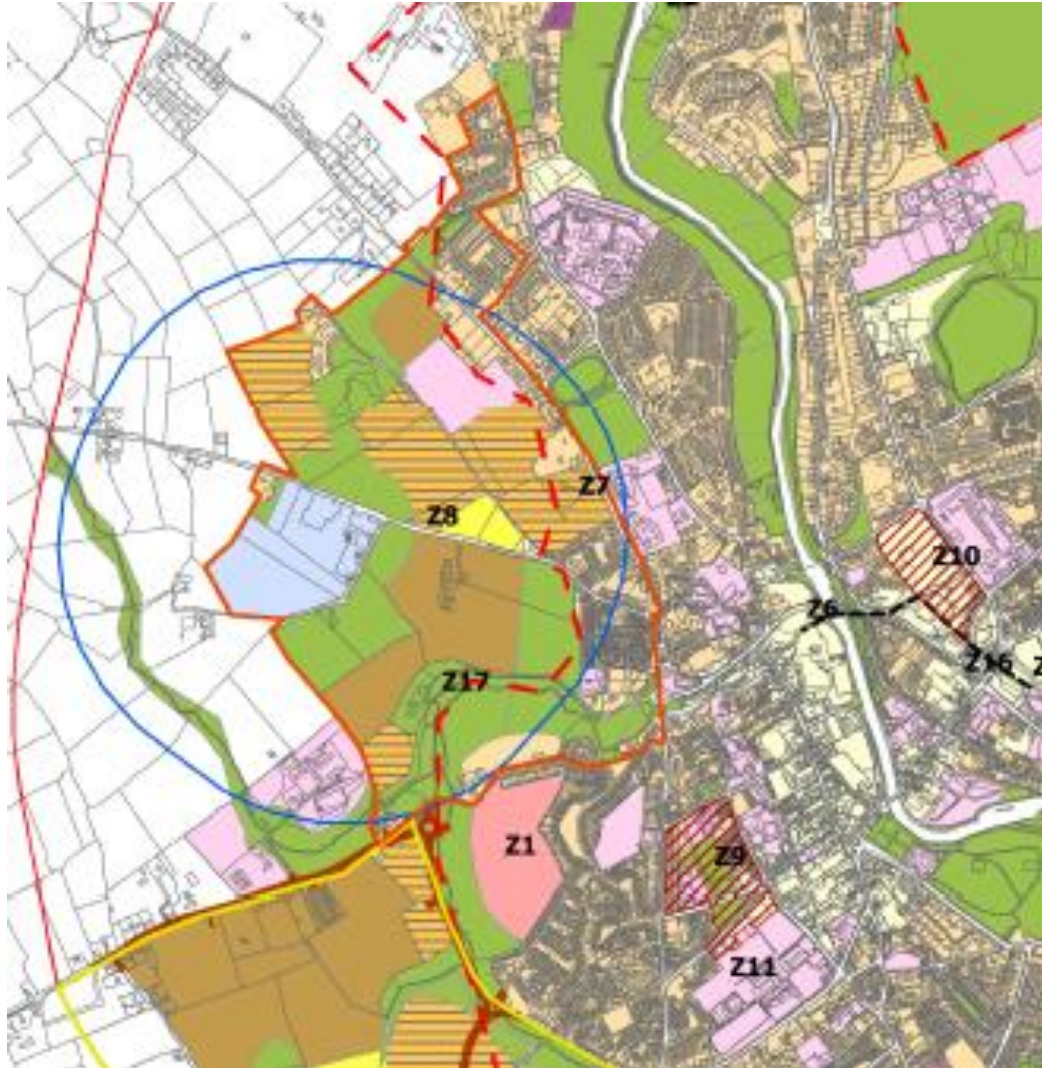
Objective R13: *To investigate, how the Objective R6 (Vol 2 Chapter 5 of the City & County Development Plan) can be connected with the Tullaroan Road subject to appropriate traffic management regime.*

3 Map changes

Volume 2 City

Figure CS4 Kilkenny City Zoning

Existing;



Existing Zoning Map CS4

Kilkenny City and County Development Plan 2021-2027

Date: September 2021

Figure CS4 Kilkenny City Zoning

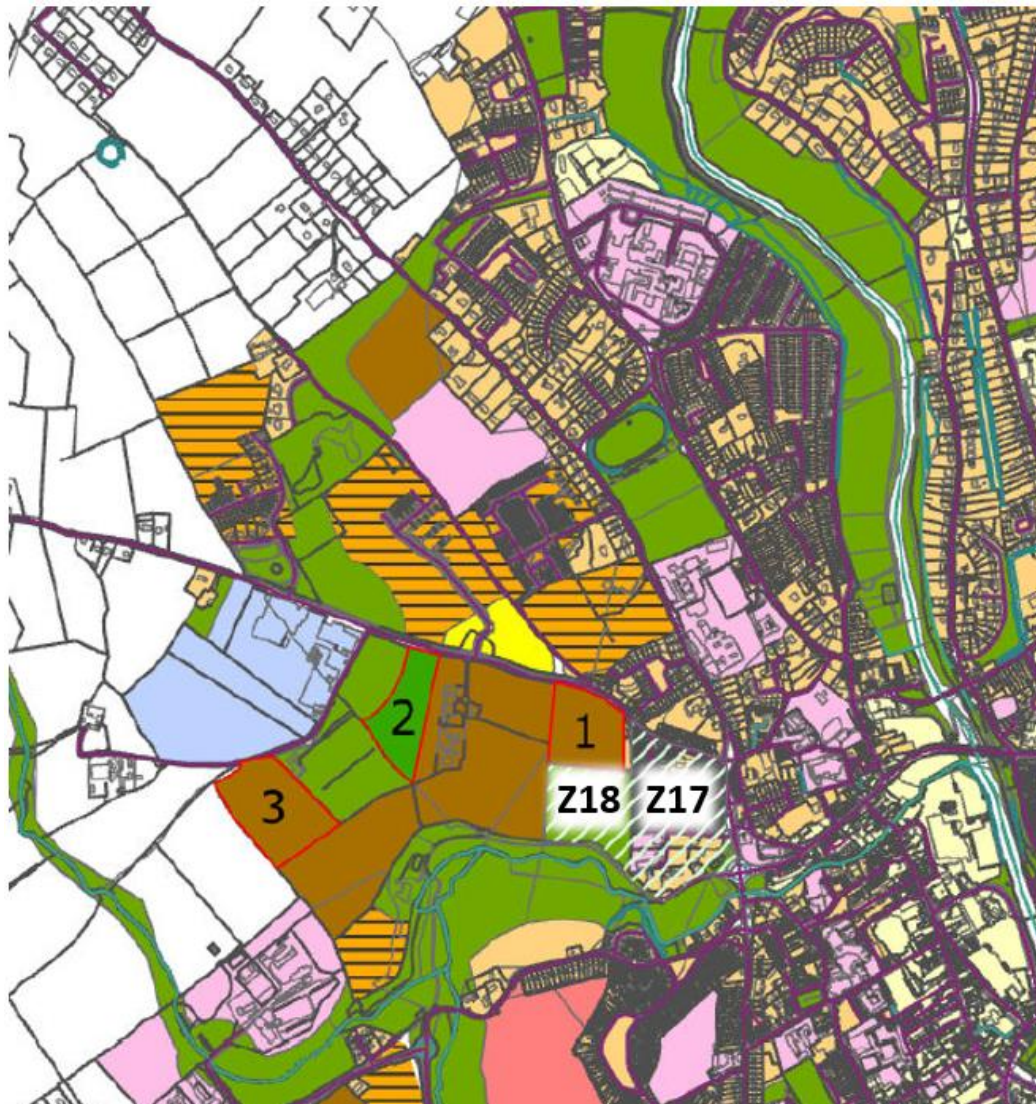
Kilkenny City Development Plan Boundary	Amenity / Green links/Biodiversity conservation/ Open Space/Recreation
2016 CSO Boundary	Business Park
700m Consultation Buffer of Seveso Site	Community Facilities
Roads Under Construction	Existing low density residential
Loughmacask Masterplan	Existing Residential
Breagagh Masterplan	General Business
Masterplan Areas	Industrial/Technology Park
Cycle Lane/Pedestrian Improvement	Industrial/Warehousing
Agriculture	Mixed Use Zoning
Agricultural Trade	Neighbourhood Centre
	New Residential
	Strategic Reserve

Proposed;

- Add Zoning Objective Z17 to require the completion of the Regeneration Framework for the Butts Neighbourhood Area.
- Add Zoning Objective Z18 to maximise connectivity from the Butts Regeneration area to and from Loughmacask amenities and local centre.

To give effect to the following Zoning Changes

- Immediately west of The Butts (**see no.1 Fig. CS4**) proposed change from open space to Strategic Reserve, area circa 2.4 hectares.
- To the north-east of the Dicksboro GAA (**see no.2 Fig. CS4**) proposed changed from Strategic Reserve to Open Space/Recreation, area circa 2.24 hectares.
- To the south-west of the Dicksboro GAA grounds (**see no.3 Fig. CS4**) proposed change from Open Space to Strategic Reserve, area circa 3.14 hectares.



Proposed Zoning Map CS4

Kilkenny City and County Development Plan 2021-2027

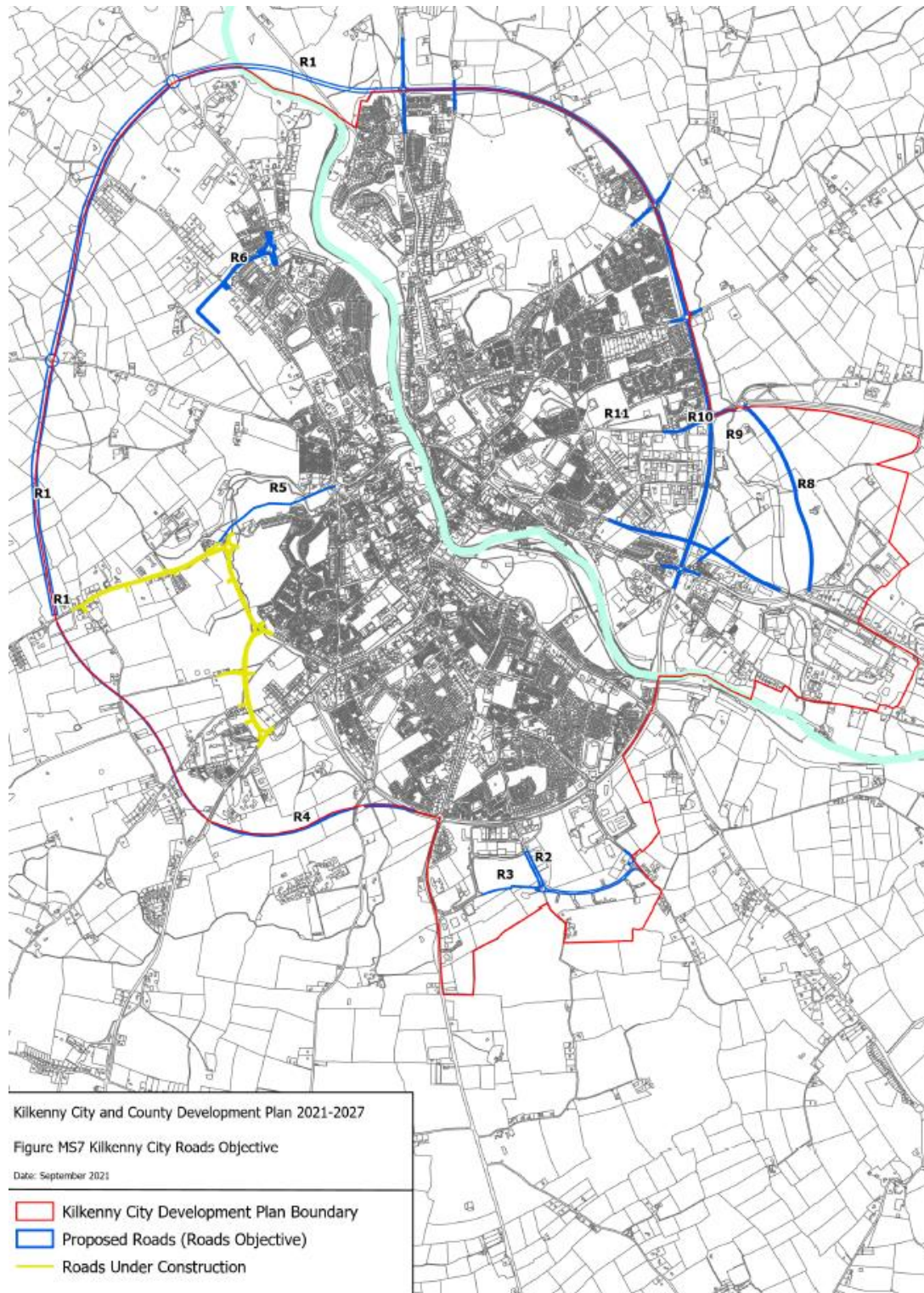
Date: September 2021

Figure CS4 Kilkenny City Zoning



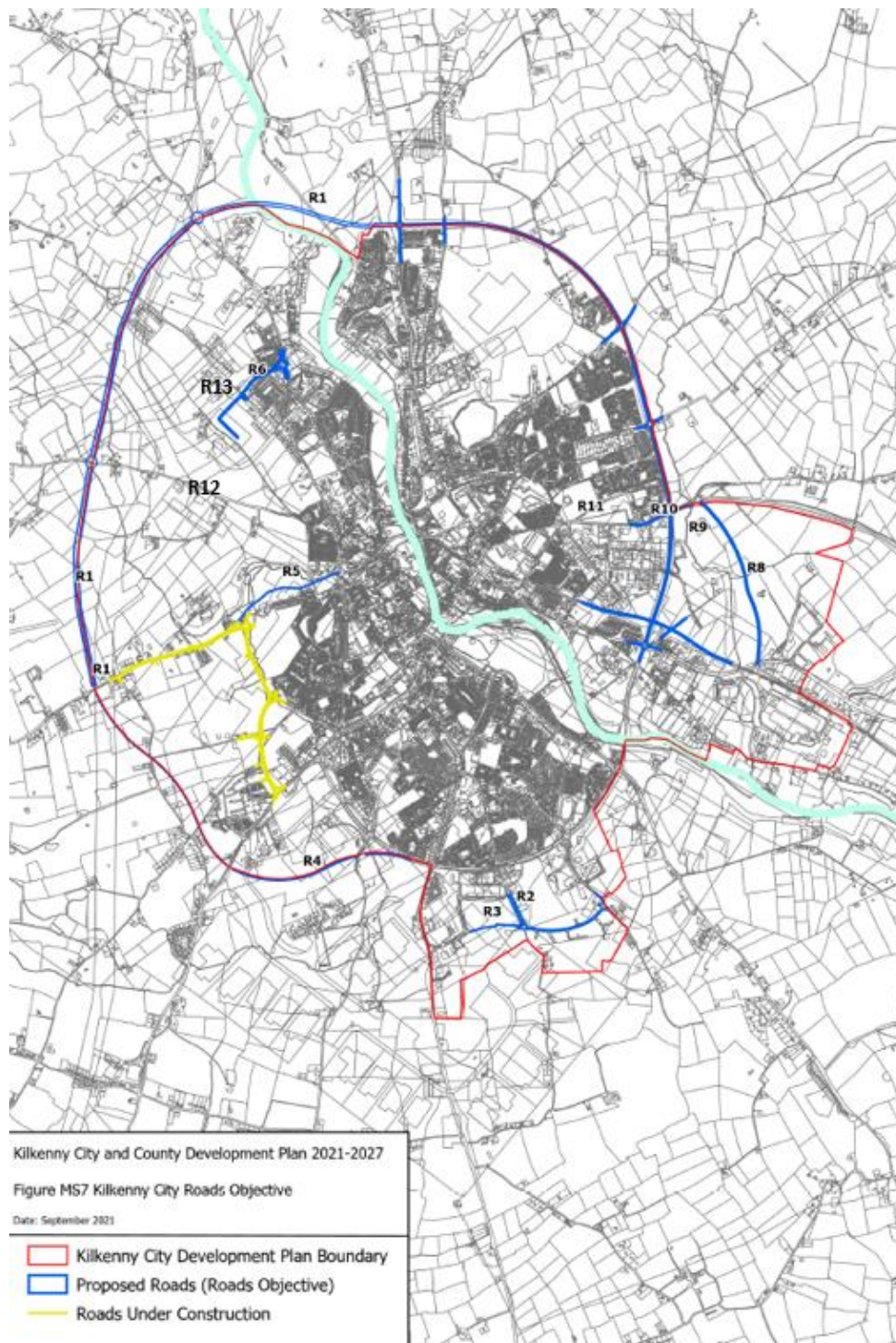
Figure MS7 Kilkenny City Roads Objective

Existing;



Existing Roads Map Figure MS7 Kilkenny City

Proposed;



Proposed Roads Map Figure MS7 Kilkenny City

- Add Road Objective R12 to reflect updated provisions in the Masterplan.
- Add Road Objective R13 in order to evaluate a connection from the CBS to the Tullaroan road to mitigate the traffic impact of additional developments.

4 Variation 4B Text Changes

Deletions in ~~striketrough~~

Insertions in *red italics*

10.1.7 Small Towns and Village Investment programme

Proposed Text

Irish Water, in conjunction with Kilkenny County Council, has identified smaller settlements within the County which may be eligible for some of the investment fund of €5 million over the period of this Plan to address waste water deficiencies. These are:

- Bennettsbridge
- Paulstown
- Piltown
- Fiddown
- Glenmore
- Windgap
- Dungarvan
- Inistioge

It is the Council's policy to liaise with and work in conjunction with Irish Water for the provision, extension and upgrading of waste water collection and treatment systems in accordance with the requirements of the Core Strategy and further investment may take place under Irish Water's Investment program for the period 2024-2029.

Kilkenny County Council will require that development in all main settlements connect to public waste water treatment facilities, subject to sufficient capacity being available which does not interfere with the Council's ability to meet the requirements of the Water Framework Directive and the Habitats Directive.

The Council will consider exemptions to this requirement on a case by case basis for a private waste water treatment facility in settlements where there is deficiencies in waste water treatment facilities provided it does not impact on the Council's ability to meet the requirements of the Water Framework Directive and the Habitats Directive and that the Council are satisfied that the ongoing management and maintenance of any on-site wastewater treatment system, would be maintained in the context of the proposed development as a going concern, in compliance with EPA standards and subject to a Waste Water Discharge Licence / Certificate of Authorisation as may be issued by Kilkenny County Council.

The Council will support the servicing of rural villages (to include for serviced sites) to provide an alternative to one off housing in the open countryside. The Council will require that septic tanks, proprietary effluent treatment systems and percolation areas are located and constructed in accordance with the recommendations and guidelines of the EPA and the Council in order to minimise the impact on surface water of discharges.