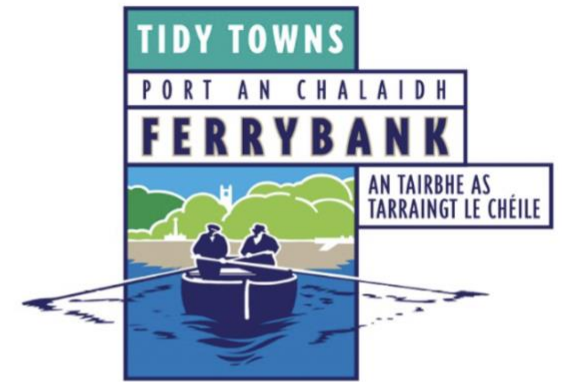




Comhairle Chontae Chill Chainnigh  
Kilkenny County Council



# Ferrybank - Belview

## Framework Plan





Scott Tallon Walker Architects



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# 1 Policy Context Detail

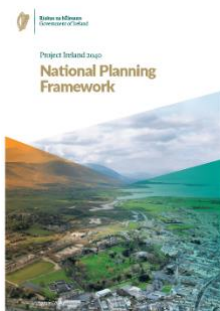
Several relevant policy documents have been considered during the preparation of this Ferrybank/Belview Framework Plan ('the Plan'), and these are set out below.

## 1.1 National Policy Context

Government Policy at National, Regional, and County level includes an ambition for our towns to be attractive, vibrant places for people to live, work and to enjoy a high quality of life.

### Project Ireland 2040: National Planning Framework

The [National Planning Framework – Ireland 2040 Our Plan](#) (NPF) is a high-level strategy that will shape Ireland's growth and development up to the year 2040. It sets out a population target for the Southern Region of 340,000-380,000 additional people i.e., a population of almost 2 million by 2040. While the NPF identifies the scope that exists for all large towns in Ireland, with detailed growth targets for these towns set out in the Regional Spatial and Economic Strategies (RSEs). A Metropolitan Area Strategic Plan (MASP) has been prepared for the Waterford Metropolitan Area through the Regional Spatial and Economic Strategy process. The current NPF states that the population for Waterford City & Suburbs should increase by at 30-35,000 people to at least 85,000 total by 2040. This is based on the CSO Settlements boundary for Waterford City & Suburbs.



On 5th November 2024, the Government agreed to publish a draft schedule of amendments to the National Planning Framework following public consultation held from 10th July to 12th September 2024. The Draft Revision of the NPF focuses on the need to update the Framework to appropriately reflect changes to Government policy that have taken place since its initial publication six years ago, such as climate transition, regional development, demographics, digitalisation and investment, and

prioritisation. The Draft Revised NPF provides a target population figure for Waterford City & Suburbs of 88,000 by 2040.

### Town Centre First Policy (2022)

#### [Town Centre First \(TCF\): A Policy Approach for Irish Towns](#)

sets out proposed town structures to develop an overall 'town vision/ strategy' or 'Town Centre First Plan'. The Town Centre First Policy states that 'every town is different. Each town is unique and requires unique solutions to the challenges and opportunities they face'. One of the key priorities of this policy includes a 'Town Centre First Toolkit' which is a best practice model for developing TCF plans and provides access to all available TCF resources and funding. The toolkit will inform the approach to town regeneration and will encompass specific strands targeting key factors such as urban development, economic purpose (enterprise development), social function, culture, community, engagement, digitalisation, sustainable mobility, accessibility, and climate action.



### Climate Action Plan 2024

The [Climate Action Plan 2024](#) builds on the introduction of carbon budgets and sectoral emissions ceilings in Climate Action Plan 2023 and sets course for Ireland's targets to halve emissions by 2030 to reach net-zero no later than 2050. The Plan seeks to encourage and incentivise individual and societal changes necessary to protect future generations and safeguard natural habitats and biodiversity, with the recognition that collective action is imminent to securing a climate resilient future.





### National Biodiversity Action Plan (NBAP) 2024

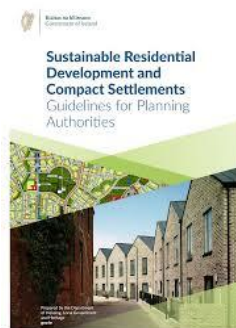
Ireland's [4th National Biodiversity Action Plan \(NBAP\)](#) outlines the country's biodiversity strategy for 2023-2030 and aims to implement necessary changes in how we value and protect nature. All Local Authorities will have a Biodiversity Action Plan adopted by the end of 2026 which is subject to regular review and revision processes in line with relevant guideline standards. The Kilkenny Biodiversity Action Plan is currently in development. Future iteration of this Plan and any revisions of this Plan must take account of recommendations and actions in the Kilkenny Biodiversity Action Plan.

### Ministerial Guidelines (Section 28)

Under Section 28 of the Planning and Development Act 2000, as amended, the Department of Housing, Local Government and Heritage (DHLGH) provides Ministerial Departmental Guidance for Planning Authorities to follow in the preparation and implementation of local policies. Relevant Guidelines include the 'Architectural Heritage Protection Guidelines' (DAHG 2011), Guidelines for Planning Authorities on Local Area Plans (DECLG 2013), and the companion document 'Manual for Local Area Plans', Development Plan Guidelines for Planning Authorities 2022, 'Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities' (DHLGH 2024).

### Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities

The [Sustainable Residential Development and Compact Settlements Guidelines](#) establish national planning policies for urban and rural settlements, emphasizing sustainable residential development and compact communities. They replace the 2009 Sustainable Residential Developments in Urban Areas guidelines, updating them to reflect current Government policies and various considerations. The Guidelines detail policies on settlement growth, residential density, urban design, and introduce new



housing development standards. Density ranges are tailored to settlement size and context, acknowledging differences between cities, towns, and villages. These standards promote flexibility, innovation, and a broader range of housing options.

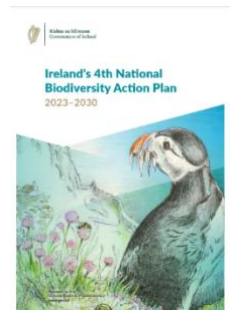
The Guidelines provide area and density ranges for Dublin and Cork City and Suburbs, then for the city and suburbs area of Limerick, Galway and Waterford, followed by all towns and villages in the metropolitan areas of the five cities and outside of the city and suburbs area (including designated Key Towns in the metropolitan area).

For Waterford City the guidelines describe three areas and associated density ranges. These are:

- City – Centre, with a density range of 100 dph to 250 dph (net).
- City - Urban Neighbourhoods, with a density range of 50 dph to 200 dph (net).
- City - Suburban/Urban Extension, with a density range of 35 dph to 100 dph (net) open to consideration.

Further detail on how this applies to the study area is outlined in section 4.3 of the Plan.

Section 3.3 of the Plan provides density range based on settlement size and area type with some exceptions (Figure 1-1 provides these for Limerick, Galway and Waterford City and Suburbs).



**Table 3.2 - Area and Density Ranges Limerick, Galway and Waterford City and Suburbs**

<p><b>City - Centre</b></p> <p>The city centres of Limerick, Galway and Waterford, comprising the city centre and immediately surrounding neighbourhoods, are the most central and accessible urban locations in their regions with the greatest intensity of land uses, including higher order employment, recreation, cultural, education, commercial and retail uses. It is a policy and objective of these Guidelines that residential densities in the range 100 dph to 250 dph (net) shall generally be applied in the centres of Limerick, Galway and Waterford.</p>
<p><b>City - Urban Neighbourhoods</b></p> <p>The city urban neighbourhoods category includes: (i) the compact medium density residential neighbourhoods around the city centre that have evolved over time to include a greater range of land uses, (ii) strategic and sustainable development locations; and (iii) lands around existing or planned high capacity public transport nodes or interchanges (defined in Table 3.8) – all in the city and suburbs area. These are highly accessible urban locations with good access to employment, education and institutional uses and public transport. It is a policy and objective of these Guidelines that residential densities in the range 50 dph to 200 dph (net) shall generally be applied in urban neighbourhoods of Limerick, Galway and Waterford.</p>
<p><b>City - Suburban/Urban Extension</b></p> <p>Suburban areas are the low density car orientated residential areas constructed at the edge of cities in the latter half of the 20th and early 21st century, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development<sup>9</sup>. It is a policy and objective of these Guidelines that residential densities in the range 35 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations in Limerick, Galway and Waterford, and that densities of up to 100 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8).</p>

Figure 1-1 Table 3.2 on page 23 in Sustainable and Compact Settlements.

Section 3.4 of the Guidelines provides that the density ranges should be considered and refined, generally within the ranges set out. Step 1 is in relation to consideration of proximity and accessibility to services and public transport as set out in Figure 1-2.

**Table 3.8: Accessibility**

<p><b>High Capacity Public Transport Node or Interchange</b></p> <ul style="list-style-type: none"> <li>Lands within 1,000 metres (1km) walking distance of an existing or planned high capacity urban public transport node or interchange, namely an interchange or node that includes DART, high frequency Commuter Rail<sup>11</sup>, light rail or MetroLink services; or locations within 500 metres walking distance of an existing or planned BusConnects 'Core Bus Corridor'<sup>12</sup> stop.</li> <li>Highest densities should be applied at the node or interchange and decrease with distance.</li> <li>'Planned public transport' in these Guidelines refers to transport infrastructure and services identified in a Metropolitan Area Transport Strategy for the five cities and where a public authority (e.g. National Transport Authority, Transport Infrastructure Ireland or Irish Rail) has published the preferred route option and stop locations for the planned public transport.</li> </ul>
<p><b>Accessible Location</b></p> <ul style="list-style-type: none"> <li>Lands within 500 metres (i.e. up to 5-6 minute walk) of existing or planned high frequency (i.e. 10 minute peak hour frequency) urban bus services.</li> </ul>
<p><b>Intermediate Location</b></p> <ul style="list-style-type: none"> <li>Lands within 500-1,000 metres (i.e. 10-12 minute walk) of existing or planned high frequency (i.e. 10 minute peak hour frequency) urban bus services; and</li> <li>Lands within 500 metres (i.e. 6 minute walk) of a reasonably frequent (minimum 15 minute peak hour frequency) urban bus service.</li> </ul>
<p><b>Peripheral</b></p> <ul style="list-style-type: none"> <li>Lands that do not meet the proximity or accessibility criteria detailed above. This includes all lands in Small and Medium Sized Towns and in Rural Towns and Villages.</li> </ul>

Figure 1-2 Table 3.8 on pages 30-31 in Sustainable and Compact Settlements

'Development Standards for Housing' sets out policy and guidance in relation to the design of housing and standards to be applied in support of greater innovation within the housing sector and to facilitate more compact forms of residential development. The standards for housing include:

- SPPR1- Separation distances.
- SPPR2 - Minimum private Open Space Standards for Houses.
- SPPR3 - car parking requirements for the urban locations as defined in Chapter 3 including tables 3.2 and 3.8.
- SPPR4- Cycle Parking and Storage.

Other standards also apply including public open space, operation and management of development and daylight. These standards have informed the urban design and master planning vision and strategy, and detailed design principles set out in this Plan supported by illustrative examples of good practice to demonstrate the quality of urban design and placemaking and standards of placemaking that are being achieved across the country and internationally.

## 1.2 Regional Policy Context

### Regional Spatial and Economic Strategy for the Southern Region

The [Regional Spatial and Economic Strategy \(RSES\) for the Southern Region](#) is a high-level document with the overarching aim of supporting the implementation of the NPF. It provides a strategic framework through which the policies and objectives of the NPF are delivered over a twelve-year period.

To achieve ambitious population targets for 60% population growth, the RSES highlights the importance of building the critical mass of Waterford city as a balanced ‘*Concentric Metropolitan Area, north and south of the River Suir*’.<sup>1</sup>

To achieve this objective short- and long-term enablers are identified. The short-term enablers include “(a) *the development of a new bridge to link the City Centre to the North Quays*, (b) *relocation of the railway station to a new Integrated Transport Hub on the North Quays* and (c) *development of the Abbey Link Road in Ferrybank*”<sup>2</sup>. All three are currently being progressed and will be achieved within the lifetime of this Plan. The identified long terms goals include, “*building additional river-crossings for sustainable movement networks across the metropolitan area, increasing north-south connectivity, and creating attractive high-quality urban neighbourhoods with local amenities using LAP and Masterplan processes*”.<sup>3</sup>

<sup>1</sup> Regional Spatial and Economic Strategy for the Southern Region, page 324

<sup>2</sup> Ibid, page 324

The RSES specifically focuses on the need for enhanced connectivity between Ferrybank and Waterford. In addition to the pedestrian bridge, a new road bridge from The Mall to Ferrybank, and “*an additional downstream crossing to provide a link to the south bank of the River Suir in the vicinity of Maypark or Ardkeen, which would serve to create greater connectivity between lands to the North and South of the Suir, improve access to University Hospital Waterford and ease congestion on the existing crossing*”.<sup>4</sup>

### Waterford Metropolitan Area Strategic Plan

The [Waterford Metropolitan Area Strategic Plans \(MASP\)](#) seeks to develop a balanced concentric metropolitan area for Waterford, including significant expansion of the north side of the River Suir. The Waterford Metropolitan Area is located around Waterford Harbour and the River Suir. The Waterford Metropolitan Area also includes Ferrybank in South Kilkenny (see Figure 1-3).



<sup>3</sup> Ibid, page 324

<sup>4</sup> Ibid, page 326



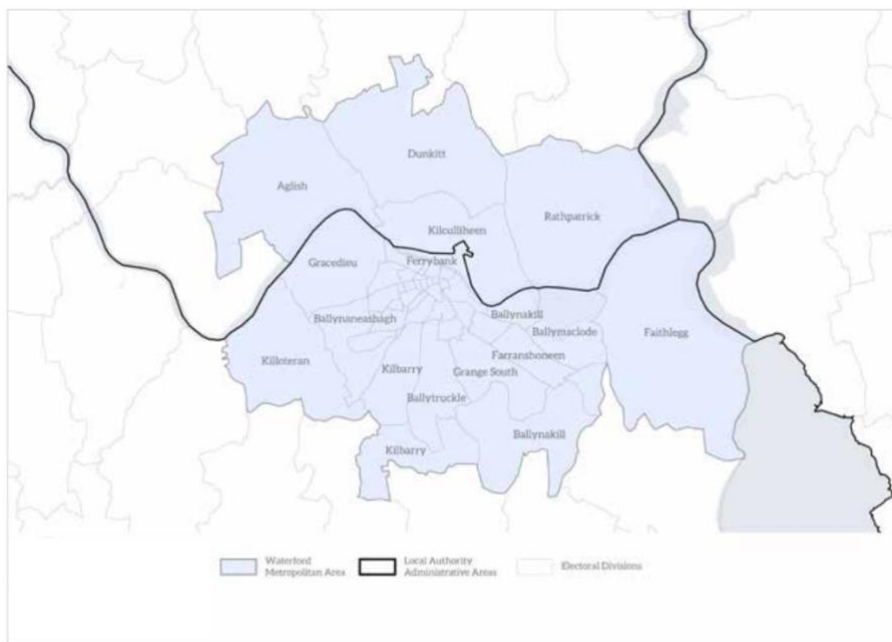


Figure 1-3 Waterford Metropolitan Area (Source: Southern Regional Assembly RSES)

The Waterford MASP sets out key objectives for the employment and population growth of the Metropolitan Area.

- Promote of the Waterford Metropolitan Area as a cohesive metropolitan area with the city centre as the primary location at the heart of the metropolitan area and region.
- Support the role of the Waterford Metropolitan Area as a primary economic driver for the Southern Region.
- Develop the Waterford Metropolitan Area as a Concentric City, with balanced and compact growth north and south of the River Suir, supported by integrated land-use and transportation.
- Ensure quality infrastructure and quality of place is prioritised as an incentive to attract people to live and work in sustainable settlement patterns in the metropolitan area.

- Support sustainable transport priorities in the Waterford Metropolitan Area.
- Support the development of improved Regional Connectivity through development and maintenance of strategic transport infrastructure.

To rebalance the city, the Waterford MASP identifies the need for a high degree of co-ordination across the entire Metropolitan Area, with subsequent implementation structures overseeing a rebalancing of overall population in favour of higher growth and population allocations north of the river. The long terms goals include, building additional river-crossings for sustainable movement networks across the metropolitan area, increasing north-south connectivity, and creating attractive high-quality urban neighbourhoods with local amenities using LAP and Masterplan processes.

### The Waterford Metropolitan Area Transport Strategy

The [Waterford Metropolitan Area Transport Strategy \(WMATS\)](#) sets out the framework for an accessible, high-quality, and integrated transport network that provides for the travel demand and supports the sustainable growth of the Waterford Metropolitan Area as a major growth engine of the Southern Region, and an internationally competitive European City Region as envisaged by the National Planning Framework 2040.



The WMATS was prepared by the National Transport Authority (NTA) in collaboration with Waterford City and County Council, Kilkenny County Council, the Southern Regional Assembly and Transport Infrastructure Ireland (TII). The WMATS is a metropolitan area-scale plan, which is directly informed by National and Regional Level policies, including the Regional Spatial and Economic Strategy (RSES) for the Southern Region and the Waterford Metropolitan Area Strategic Plan (MASP).

The WMATS will be instrumental in the regeneration and transformation of Waterford. It is envisaged that the development of a concentric city including north of the river Suir – the North Quays and other key locations will be

supported by integrated transport investment to create an attractive, liveable city, connecting city and suburbs, and building north-south linkages.

WMATS effectively replaces the previous Waterford Planning, Land Use and Transportation Study 2004-2020 (Waterford PLUTS).

Key WMATS measures include:

- Support for improvements to the pedestrian environment.
- Improve connectivity through appropriate road links, and provision of public transport and active travel infrastructure (where required) to service development areas.
- Providing for an additional downstream crossing to create a link to the south bank of the River Suir in the vicinity of Maypark or Ardkeen, connecting the lands to the North and South of the Suir.

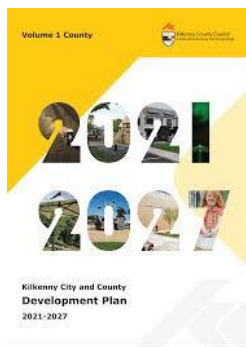
### 1.3 Local Policy Context

#### The Kilkenny City and County Development Plan 2021 – 2027

The [Kilkenny City and County Development Plan 2021-2027](#) ("Kilkenny CDP") give support through relevant policy objectives to enable the delivery of the key growth enablers and the transformational change required across County Kilkenny as envisaged in the NPF, RSES and MASP.

Objective 4I of the Kilkenny CDP reaffirms the intention of the Council to support the growth of Waterford city as the principal urban centre of the South-East and the Waterford MASP with the objective for the city to become an important driver of national growth and a 'Regional City of Scale' within a defined Metropolitan Area.

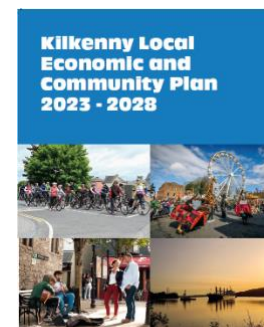
The Kilkenny CDP acknowledges that Kilkenny County Council is committed to developing Ferrybank/Belview as part of a concentric city as envisaged in the Waterford MASP and remain conscious of maintaining the area's social, cultural, sporting, and political identity into the future.



#### Kilkenny Local Economic and Community Plan 2023 - 2028

[Kilkenny's second Local Economic and Community Plan \(LECP\)](#) runs from 2023 to 2028.

The current LECP is built on Kilkenny LECP 2016-2021 and provides a new framework to deliver positive change within Kilkenny City and County. The LECP serves to ensure that economic and community strands are inter-related and aligned, recognising that progress against one will have material benefits for the other.



Goals are sub-divided under twin pillars of economic and community themes, but are cross cutting, responding towards the overarching commitment towards climate change. Climate change is recognised as a broad theme with its own high-level goal, objectives, and results. The LECP aims to create a more resilient economy and communities while simultaneously working to safeguard and enhance biodiversity and Kilkenny's natural heritage. The LECP implementation plan sets out a series of actions against each objective that will make an individual and collective impact in delivering the high-level outcomes.

#### Waterford City and County Development Plan 2022-2028

The [Waterford City and County Development Plan 2022-2028](#) (Waterford CDP), prepared by the Waterford City and County Council Planning Authority, covers the whole local authority area for a six-year period from 2022-2028. The Waterford CDP refers to six neighbourhoods, one of which is Ferrybank. The joint administration of the Ferrybank area between Kilkenny and Waterford local authorities is highlighted, with *"a need for co-operation and joined up thinking between the two local authorities in the delivery of services, through the process of development"*





management and planning for the future of the area”<sup>5</sup>. The strategic plans of the Port of Waterford are also supported.

The Waterford CDP includes a zoning map for the city<sup>6</sup>, with zoning for the Ferrybank ED including Community Infrastructure, Existing Residential, Open Space and Recreation, General Business and Regeneration (Figure 1-4).



Figure 1-4 Waterford CDP Zoning Map for Ferrybank ED

Further relevant policy initiatives include:

- Preparation of a Metropolitan Wide-Open Space and Greenbelt Strategy during the initial lifetime of the Waterford CDP to include a Blue Green Infrastructure Strategy for the City. (Currently underway as a joint project between KCC and WCCC).
- Joint Retail Strategy for the Waterford MASP Area (currently underway).
- Waterford City Decarbonising Zone (DZ).

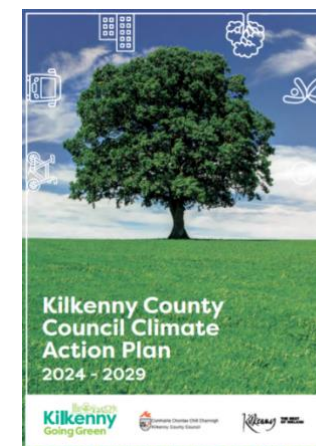
Relevant Waterford City and MASP Policy Objectives include:

**W City 27 Critical Transport and Mobility Infrastructure** which states that the Council “support the development of transformational infrastructure such as an additional city centre river crossing, a down-stream river crossing and an outer orbital route which will enable the concentric city to develop and the city centre to be fully reconfigured to cater for the needs of its visitors, residents and business community. Indicative locations and routes for these infrastructural elements will be finalised during the life of the Development Plan. Proposals for development shall ensure no adverse impacts on the integrity of the River Suir SAC”<sup>7</sup>.

**W City 31 Ferrybank Collaboration** which states the Council “...recognise the independence of statutory planning in the Ferrybank area of South Kilkenny as expressed in the Ferrybank and Belview Local Area Plan 2018, we will collaborate with Kilkenny County Council and other key stakeholders in order to implement priority actions to deliver the shared vision, to achieve a concentric city and the enhancement of all our communities and neighbourhoods”<sup>8</sup>.

### Draft Kilkenny County Council Climate Action Plan 2024-2029

The Draft Kilkenny County Council Climate Action Plan 2024-2029 is a statutory 5-year Plan which outlines the measures that the Council will take to reduce energy use and carbon emissions, and adapt to the changing climate across its governance, services and operations. In addition, it sets out how the Council will facilitate, support and inspire stakeholder climate action in the County through leadership, collaboration and advocacy.



<sup>5</sup> Waterford City and County Development Plan 2022-2028, page 69

<sup>6</sup> [Settlement and Zoning Maps \(arcgis.com\)](https://arcgis.com)

<sup>7</sup> Waterford City and County Development Plan 2022-2028, page 94

<sup>8</sup> Ibid, page 94

### Draft Kilkenny Biodiversity Action Plan

Kilkenny's County Biodiversity Action Plan aligns with the National Biodiversity Action Plan, aiming to record, conserve, and restore habitats. It seeks to enhance ecological connectivity by protecting and, where possible, restoring ecological corridors. Through the formation of the Biodiversity Working Group, the Council will facilitate coordination among stakeholders to identify synergies, opportunities, and create partnerships for biodiversity enhancement projects throughout the county. The Biodiversity Action Plan allows Kilkenny County Council to review its own practices and develop demonstration projects on nature-inclusive housing estate design, management of parks and open spaces for biodiversity, improvement of water quality, and enhancement of habitat diversity on public grounds. The Biodiversity Action Plan will support the integration of biodiversity protection into the Council's daily operations.



## 2 Demographic and Socio-economic Characteristics Detail

### 2.1 Age Profile

Social, community and educational facility requirements vary with age cohorts in a population, and consequently, their respective composition and growth in the study area play a key role in local decision-making. Age groups with significant growths in the intercensal period would require an adequate provision of services and facilities, which for young families could mean better childcare services, employment opportunities for the working group and old age care for the elderly. Table 2-1 compares change in the number of persons from the study area categorised into three age cohorts against figures from Co. Waterford and Co. Kilkenny.

*Table 2-1 Population Change by Age Cohort for the study area, Co. Waterford & Co. Kilkenny (CSO, 2016-2022).*

Age Group	Study Area			Co. Waterford			Co. Kilkenny		
	2016 %	2022 %	% Change	2016 %	2022 %	% Change	2016 %	2022 %	% Change
0-14	23.8 %	21.4 %	-3.2%	21.1 %	19.2 %	-0.3%	23.8 %	21.4 %	-3.1%
15-64	64.5 %	64.5 %	7.5%	63.9 %	64.3 %	10.2%	64.5 %	64.5 %	4.1%
65 years and over	11.7 %	14.2 %	30.4%	15.0 %	16.5 %	21.1%	11.7 %	14.2 %	21.4%

While the 'working' age cohort of 15-64 years is naturally the largest group across all three areas encompassing a broad range of people working/studying, it can be noted that the study area experienced a significantly higher increase (c.+30%) of the older age population (65+) between 2016 and 2022, compared to c.21% in both Co. Waterford and Co. Kilkenny. A subsequent decline of the younger age population (0-14 years) in the study area (c.-3%) can also be seen, which is consistent with the rest

of Co. Kilkenny (c.-3%) where most of the study area lies, with Co. Waterford recording a negligible decrease in the same.

It can also be noted that the increase in the 'working age' cohort in 2022 for the study area (c.+8%) is nearly double that of the county average for Kilkenny (c.+4%), but still less than the county average for Waterford at c.+10%. Overall age cohort compositions in both census years for the study area remain largely consistent with the rest of Co. Kilkenny.

A significant increase in the population aged 65 years and over, during the intercensal periods is likely a reflection of the existing communities aging in place and a lack of substantial new housing development coming on stream. Were this trend to continue this may ultimately reduce demand on childcare and educational places, subsequently increasing attention on facilities that cater toward the elderly population.

Figure 2-1 displays the distribution of age groups across the study area, for both genders. It illustrates a relative uniformity in age cohorts, though highlights the ageing trend of the population.

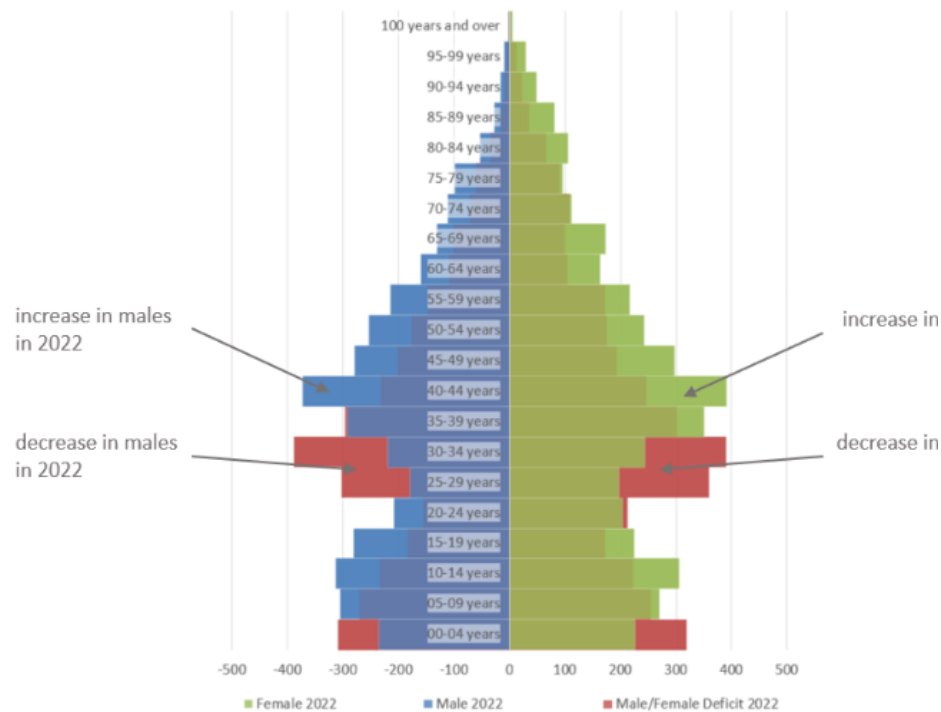


Figure 2-1 Population pyramid for the Plan study area, comparison of age groups 2011 and 2022

### Educational Attainment

The educational attainment statistics (Table 2-2) reveal that the study area has a high number of persons with a third level degree and above (c.40%). There is a notable +36% increase in the proportion of 'Postgraduate' and higher degree holders within the Plan study area, which is slightly higher than the county average increase for Kilkenny (c.+34%), however, this remains less than the increase for Co. Waterford (c.+41%). While the Plan study area composition remains largely consistent with Co. Kilkenny, it can be noted that the 'third level' degree holders are somewhat higher in the county overall (c.44%).

Table 2-2: Educational Attainment Levels in the study area, Co. Waterford & Co. Kilkenny (CSO, 2016-2022).

Education Level	Study Area			Co. Waterford			Co. Kilkenny		
	2016 %	2022 %	Change %	2016 %	2022 %	Change %	2016 %	2022 %	Change %
No Formal Education	1%	3%	121%	2%	2%	38%	2%	2%	50%
Primary Education	8%	6%	-21%	11%	8%	-19%	11%	7%	-29%
Secondary Education	49%	45%	2%	45%	42%	4%	45%	42%	-1%
Third Level Education	28%	32%	29%	28%	31%	25%	30%	34%	20%
Postgraduate Education or Higher	7%	8%	36%	8%	10%	41%	8%	10%	34%
Not Stated	7%	6%	5%	7%	7%	17%	4%	5%	18%

A decline in 'primary' education level among the population surveyed in the study area (c.-21%) is consistent with the dwindling population seen in the corresponding age profile previously, with this being a similar trend across the rest of Co. Kilkenny (c.-29%) and Co. Waterford (c.-19%).

### Employment and Economy

The economic profile of the Plan study area (Figure 2-2) indicates a largely working population with over 50% of persons employed in some capacity and this is similar across both census years, but with a slight notable decrease in the number of unemployed persons in 2022 (c.6%) compared to 2016 (c.9%) and a very small dip in the student population.

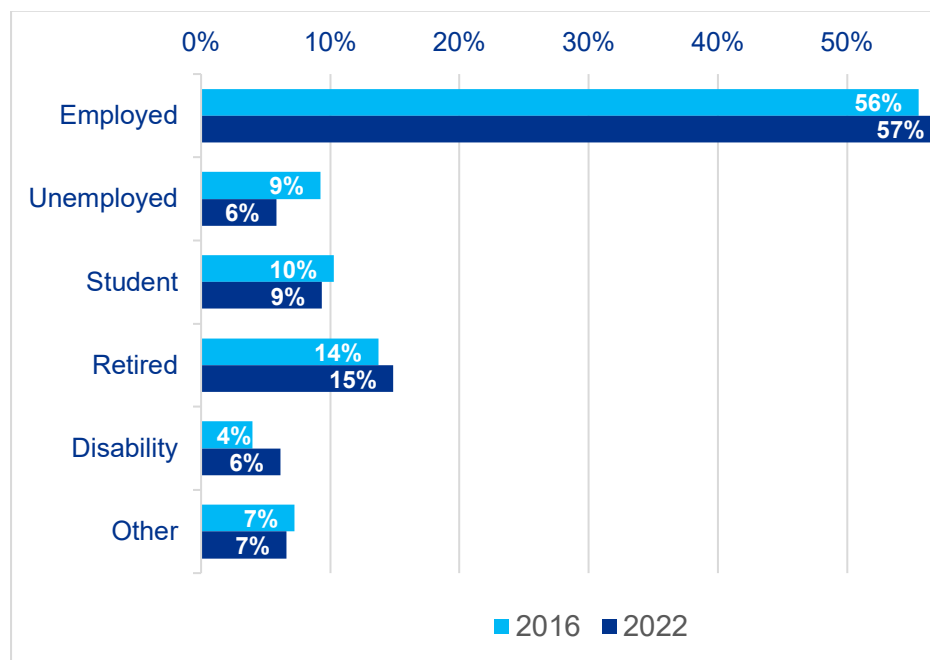


Figure 2-2 Principal Economic Status for persons in the study area (CSO, 2016-2022).

The decline in the proportion of 'Unemployed' persons can also be seen in the relative change of figures referenced in Table 2-3, with a -30% decrease or higher recorded across the study area and county averages for Waterford and Kilkenny possibly indicating significant improvement in economic conditions and employment opportunities across the areas. While the 'Employed' persons make up the majority, the study area noted a slightly higher increase in proportions (c.+14%) against the county figure for Kilkenny (c.+12%), with Co. Waterford recording the most significant increase (c.+21%).

Table 2-2: Change in Principal Economic Status across the study area, Co. Waterford & Co. Kilkenny (CSO, 2016-2022).

Study Area	Co. Waterford	Co. Kilkenny
------------	---------------	--------------

Principal Economic Status	2016 %	2022 %	Change %	2016 %	2022 %	Change %	2016 %	2022 %	Change %
Employed	56%	57%	14%	50%	54%	21%	53%	56%	12%
Unemployed	9%	6%	-30%	9%	5%	-33%	8%	5%	-34%
Student	10%	9%	1%	11%	11%	9%	10%	10%	4%
Retired	14%	15%	20%	17%	18%	21%	15%	17%	19%
Disability	4%	6%	71%	4%	5%	25%	4%	5%	24%
Other	7%	7%	1%	9%	7%	-10%	9%	8%	-8%

While student population has not significantly changed in the study area and the two counties over the intercensal period, the higher number of 'Retired' persons in 2022 for the study area compared to 2016 (c.20%) can be correlated with the large increase in the elderly population (aged 65 years and above) as previously noted. This is again consistent with the county figures for Waterford (c.+21%) and Kilkenny (c.+19%) and should be a key factor to consider when assessing the types of facilities required.

## Housing

Household characteristics for the study area from the latest 2022 Census show that most households comprise of families that are married with or without children (c.83%), while a further c.9% consist of single persons, with the rest belonging to cohabiting couples, non-related persons, etc. In terms of household size (Figure 2-3), the share of two-person households is the largest here, with the study area figures remaining consistent across the census years at c.29%, while single-person homes form the second-largest group at c.23% for 2022. Large households with 4 and 5+ persons are typically lesser (c.19% & c.11% respectively) and this has not varied considerably during the 6-year period.



## Persons per Household (CSO, 2016-2022)

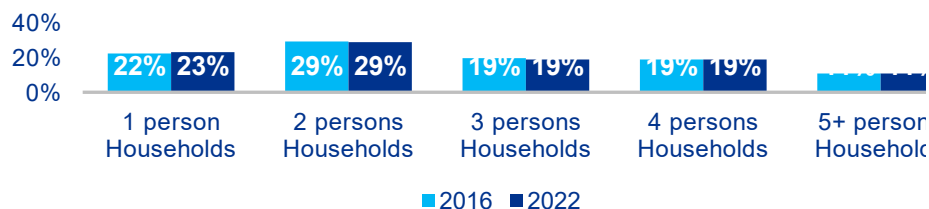


Figure 2-3 Persons per Household for the study area (CSO, 2016-2022).

The average household size in the study area is 2.7, which corresponds to the high proportion of two and three-person households seen above, with an average house construction year recorded for 1988, indicating that fewer homes were constructed since the 2000s. 'Owner Occupied' homes form the majority households by occupation in the study area (Figure 2-4), comprising c.65% of the total stock in 2022, a slight increase from c.63% in 2016. Privately rented homes and social housing notably form a similar composition with both at c.16% for 2022.

## Households by Occupancy Type (CSO, 2016 - 2022)

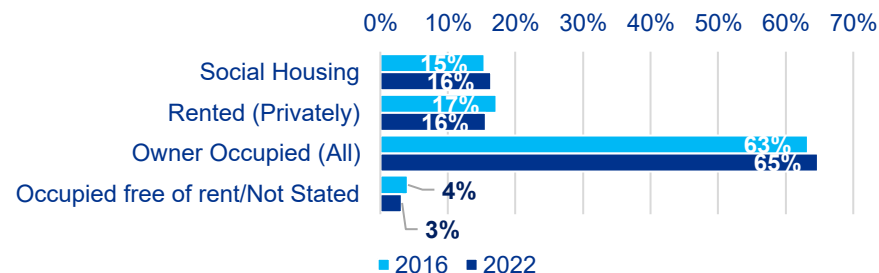


Figure 2-4 Proportion of Households by Occupancy Type for the study area (CSO, 2016-2022).

As can be seen in Table 2-4, there is an increase in 'Retired or Empty Nest Families' across the study area and in both Co. Waterford & Co. Kilkenny, which corresponds to the general increase in retired or older age population seen in the previous sections, with the study area recording a slightly higher increase (c.+13%) compared to the two counties. Another correlating trend is also observed with the decrease in families with young children (0-19 years) across all three areas.

Table 2-3: General Household Composition for the Study Area, Co. Waterford & Co. Kilkenny (CSO, 2016-2022).

Composition	Study Area			Co. Waterford			Co. Kilkenny		
	2016 %	2022 %	Change %	2016 %	2022 %	Change %	2016 %	2022 %	Change %
Families with Children (0-19 years)	53.2 %	48.4 %	-6.2%	45.6 %	41.2 %	-3.9%	46.4 %	42.2 %	-6.5%
Families with Young	39.0 %	33.9 %	-10.3 %	32.2 %	28.0 %	-7.3%	33.3 %	29.3 %	-9.4%

Children (Pre-Adolescent) (0-14 years)									
Retired or Empty Nest Families	16.2 %	17.8 %	13.2 %	22.9 %	24.0 %	11.3 %	21.0 %	22.9 %	12.1 %

### Affluence/Deprivation

The Pobal HP Deprivation Indices (Figure 2-5) reveal a diverging trend on ED level with ED Kilculliheen and ED Rathpatrick having a higher level of deprivation in 2022 compared to 2016, ED Ferrybank having a lower level of deprivation in 2022 compared to 2016. These trends are in line with county trends, as Co. Kilkenny shows higher levels of deprivation and Co. Waterford shows lower levels of deprivation in 2016 compared to 2016.

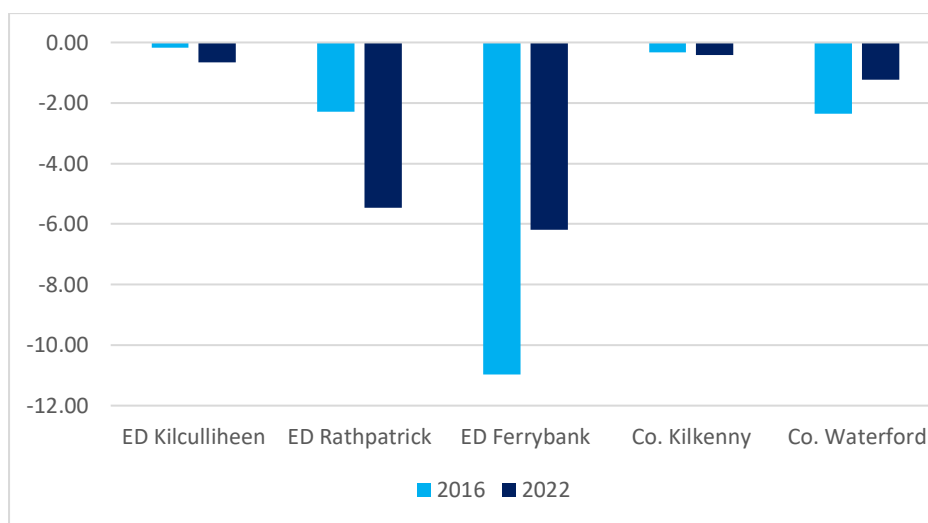


Figure 2-5 2016-2022 intercensal change of the Pobal HP Deprivation Index

As spatial references for the Pobal HP Deprivation Indices changed in several instances between 2016 and 2022, a comparison on SA level cannot be conducted. 2022 SA level data show pronounced differences between areas within the study area, with three areas classified as 'disadvantaged', fourteen as 'marginally below average', nine as 'marginally above average', and one as 'affluent' (Figure 2-6).

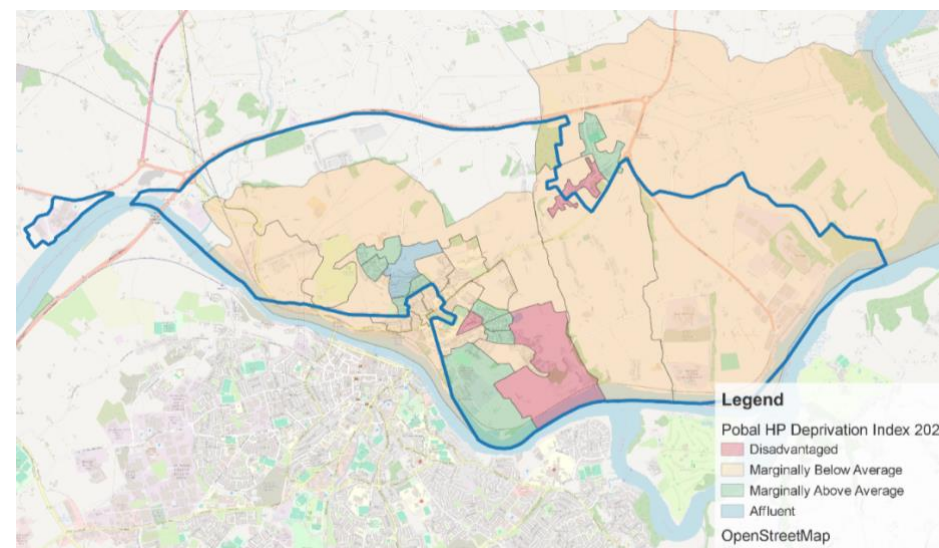


Figure 2-6 Pobal HP Deprivation Index 2022 by Small Area

### Demographic Summary

While the population of the study area increased over the intercensal period 2016-2022, the population change was slower than in Co. Waterford but higher than in Co. Kilkenny. At the same time, there was a marked decline in the younger age population and a higher-than-average increase in the number of older persons for the study area, compared to the wider counties. An overall trend of increase in older age persons (65+ and/Retired) is apparent across all related demographics.

Economic development across the study area and both the wider counties followed a positive trend, with a general increase in the proportion of

persons with a third level degree and above, as well as growth in the number of employed persons during the intercensal period.

Households mostly constitute of 2-3 persons in the study area, with most of them being owner-occupied, indicating a large presence of young families as seen in the household composition mix, although this has declined slightly from 2016. Privately rented households form a smaller percentage of the occupancy and have also reduced marginally in 2022.

## 2.2 Commercial Profile and Vacancy

A review of the latest available Geodirectory data<sup>9</sup> (Q1 2024) which provides a detailed breakdown of area businesses by NACE code<sup>10</sup> to determine the level of existing commercial activity within the Ferrybank-Belview study area. Some 133 commercial sites were identified, which were primarily related to 'Wholesale and retail trade; repair of motor vehicles and motorcycles' (18%), 'Agriculture, Forestry and Fishing' (16%) and 'Transportation & Storage (9.5%) as can be seen in Figure 2-7.

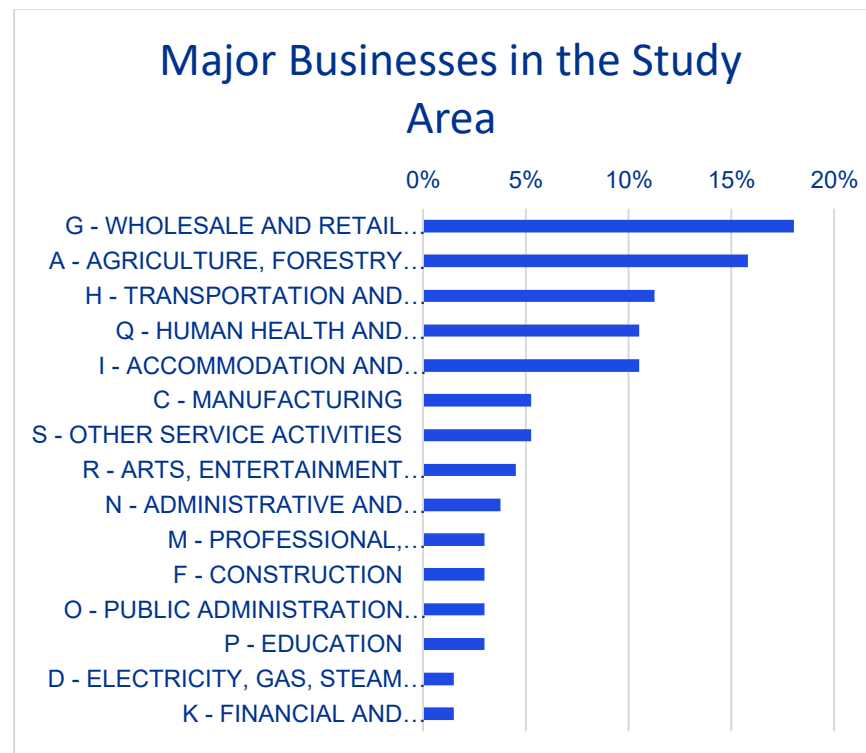


Figure 2-7 Commercial Profile of the Study Area (Geodirectory, Q1 2024).

Out of the 2,821 addresses in the study area (Commercial, Residential and Mixed), 33 addresses were found to be vacant (c.1%), indicating minimal vacancy/dereliction rate. This consisted of about 13 commercial and 20 residential addresses, mostly concentrated around the Abbeylands and Rathculiheen areas (Co. Kilkenny) as shown in Figure 2-8.

<sup>9</sup> Geodirectory Data covers only EDs Kilculiheen and Rathpatrick (Co. Kilkenny) from the study area.

<sup>10</sup> Source: <https://nacev2.com/en>

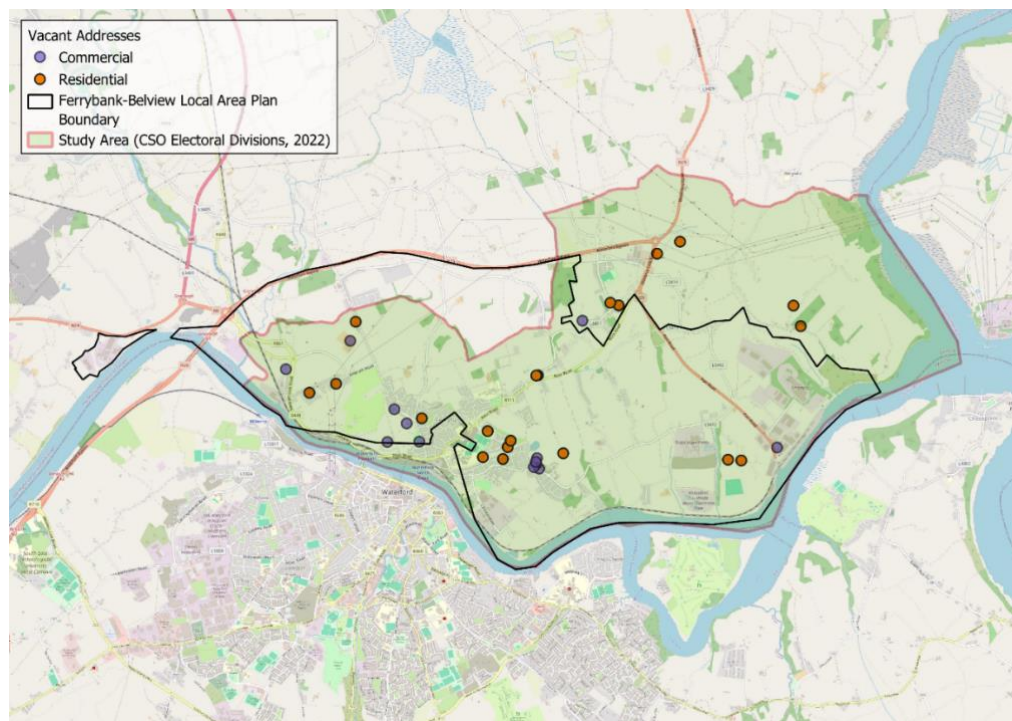


Figure 2-8 Spatial Distribution of Vacant Addresses (Geodirectory, Q1 2024).

### 3 Ferrybank Belview Heritage Audit

There are 33 structures (with associated outbuildings) within the bounds of the Plan study area listed as protected structures in the 2024 County Kilkenny Record of Protected Structures (RPS) (see table below). As a result, these properties are protected under the *Planning and Development Act 2000*. The number of structures is unchanged since the 2017 Local Area Plan.

A large proportion still function as housing (e.g. Newrath House, Rockshire House). Some have a tourist or recreation potential (e.g. the Napoleonic era watchtowers). Regardless, all are important elements in the landscape, helping to improve the area's aesthetic appearance, deepen pride in place, and supporting the creation of greater community cohesion.

Unfortunately, during the inventory of the various sites for this Plan some were discovered to be in various states of disrepair. Thankfully, most were in a good condition. A key factor in the condition of the various structures was if they were still in active use. A high-level assessment on the condition of each of the structures is contained in the appendices.

There are six structures listed in the National Inventory of Architectural Heritage (NIAH). Ascription in this inventory does not provide legal protection. However, the inventory is used to inform future judgment on whether a building should be listed as a protected structure. All six buildings listed on the NIAH were also protected structures.

There are no Architectural Conservation Areas (ACA) in the study area. ACAs are protected under the Planning and Development Act 2000. Inclusion in an ACA only provides possible restrictions when works are likely to affect the exteriors of structures and associated streetscape.



### Structures listed on the RPS within the Ferrybank-Belview Framework Plan area

No.	Location	Description	Detailed Description	NIAH ref.	RPS ref.	RMP ref. (Archaeology)
1	Granny	Tower House	A late 14th century tower-house with later elements including a 17th century oriel window.		C432	KK043-034001-; KK043-034008- National Monument
2	Granny	Thatched cottage	Detached three- bay single storey thatched cottage with dormer attic, c.1825.	12404309	C675	
3	Granny	Granny Bridge	Single segmental arch formerly carried Thomastown - Waterford road over Black Water.	12404314	D154	
4	Granny	Suir Railway Viaduct	Nine-span bridge, 1200 ft (367 m) in length, Viaduct. Of Pratt truss construction by Sir William Arrol of Glasgow, its spans are supported on twin cast-iron piers, the central span lifting to allow boats to pass through.		D11	
5	Newrath	Crossing Guard's House	Detached three bay single storey crossing guard's house, opened 1854.	12404323	C674	
6	Mullinabro	Mullinabro House (remains)	Remains of detached three storey country house, c.1750.	12404315	C370	
7	Mullinabro	Turret structure (located approx. 100m from the remains of Mullinabro House)		12404315	C673	
8	Newrath	Newrath House	Country House c.late 19th century.		C671	
9	Newrath	Mavis Bank House	House (late 19th century).		C667	
10	Newrath	Woodside House	One of a pair of structures, Woodside House (late 19th - early 20th century).		C668	
11	Newrath	Glendale House	One of a pair of structures, Woodside House (late 19th - early 20th century).		C669	
12	Newrath	House	Late 19th century - early 20th century house built in Arts and Crafts style.		C672	
13	Cloone	Water pump	Free standing cast iron water pump c.1900.		C666	

14	Ferrybank (Rockshire and Mountsion)	Watchtowers	Two watchtowers, one located off the Rockshire Road and the second situated at the summit of Rockshire Hill. Both towers are two- storey, roofless and circular in shape and were constructed as watchtowers during the Napoleonic period.		C456	
15	Rockshire	Rockshire House, Country House	Detached seven- bay two-storey over basement Classical-style house, c.1775.	12404605	C374	
16	Belmont		Brothers of Charity complex (formerly Belmont House)		C665	
17	Christendom	Rockland House, Country House	Detached three-bay, two-storey over basement house, c.1825, with substantial outbuilding range to the rear of the house.	12404601	C473	
18	Milepost (Slieverue)	House	Two storey semi detached house.		C661	
19	Milepost (Slieverue)	Terrace of houses	Terrace of single storey houses.		C662	
20	Milepost (Slieverue)	Post box	Wall mounted cast iron post box.		C664	
21	Milepost (Slieverue)	Public House, former	Power, former public house.		C663	
22	Kilmurry	Kilmurry Castle, Tower House	A small two-storey tower-house with an 18th/19th century three-bay, two-storey house attached. Attractive stone outbuildings to the rear.		C435	KK046-028----, KK046-028001-
23	Kilmurry	Larkfield House	Larkfield House and outbuildings		C655	
24	Kilmurry, Gyles Quay	Snowhaven House	House and outbuildings		C656	
25	Rathculliheen	Terrace of houses	Terrace of 2no. Houses		C657	
26	Kilmurry	Mill and cottage	Flour mill and mill cottage.		C658	
27	Kilmurry	Prospect House, Country House	Remains of walled garden and outbuildings that originally served Prospect House (18th century, now demolished) including the remains of a single- storey gate lodge.		C481	

28	Kilmurry, Slieverue	Farmhouse	Middle-size farmhouse.		C660	
29	Gorteens	Springfield House, Country House	The site of a mid eighteenth-century country house having historic connections with the O'Gorman, the Waring, and the Kelly families.		C482	
30	Gorteens	Bellevue House, Country House	Substantial ruins of Bellevue House (18th century), walled garden and outbuildings.		C480	
31	Gorteens, Slieverue	Gorteens Castle	Gorteens Castle (remains).		C659	KK047-001----
32	Gorteens	Glass House, Country House	The site of an early eighteenth-century glass-making factory established by John Head (b. c.1680-1739) with the produce sold by John Morris in nearby Waterford City.		C483	
33	Gorteens	Mill (Grain)	Ruinous shell of five storey flour mill, formerly with two waterwheels, but now devoid of machinery.		D136	

### 3.1 Archaeological Monuments

There are 45 archaeological sites listed within the Record of Monuments and Places (RMP) that are located within the study area (see table below). Being listed provides these places with protection under the *Historic and Archaeological Heritage and Miscellaneous Provisions Bill 2023*. When the owner or occupier of a property, or any other person, proposes to carry out any work at, or in relation to, a recorded monument, they are required to apply for a licence from the Minister for Housing, Local Government and Heritage.

By far the most common site type in the Ferrybank-Belview Framework Plan area are Bronze Age Fulacht Fias (likely cooking sites but may also have been used as sweat lodges and for brewing beer). There are several impressive medieval sites (e.g. Kilmurry Castle).

There is one site in the study area listed as being a National Monument (i.e. Grannagh/Granny Castle). This site is owned by the State. Despite this, it is not currently publicly accessible. The castle is protected under the *Historic and Archaeological Heritage and Miscellaneous Provisions Bill 2023*.

## Archaeology sites as listed on the Record of Monuments and Places

RMP number	Site type	Location	Coordinates
KK043-034001-	Castle - tower house	Granny	52.280951, -7.160370
KK043-034008-	Bawn	Granny	52.280801, -7.160548
KK043-035----	Fulucht Fia	Rockshire	52.275493, -7.104563
KK043-081----	Excavation - miscellaneous	Mullinabro	52.286606, -7.126604
KK043-084----	Fulacht fia	Newrath	52.277886, -7.132593
KK046-006001-	Fulacht fia	Newrath	52.270205, -7.125856
KK046-006002-	Fulacht fia	Newrath	52.269922, -7.125305
KK046-006003-	Fulacht fia	Newrath	52.269865, -7.124764
KK046-006004-	Fulacht fia	Newrath	52.269433, -7.126033
KK046-006005-	Fulacht fia	Newrath	52.269398, -7.123675
KK043-098----	Enclosure	Newrath	52.276513, -7.130422
KK043-099----	Enclosure	Newrath	52.276600, -7.128823
KK043-097----	Fulacht fia	Killaspy	52.279791, -7.098834
KK043-080----	Fulacht fia	Killaspy	52.285880, -7.089989
KK043-070----	Standing stone	Ballinvoher	52.278345, -7.085029
KK046-030----	Fulacht fia	Abbeylands	52.268403, -7.095475
KK046-008----	Fulacht fia	Abbeylands	52.270421, -7.090203
KK046-009001-	Fulacht fia	Abbeylands	52.270676, -7.085964
KK046-009002-	Fulacht fia	Abbeylands	52.269888, -7.086346
KK046-010----	Fulacht fia	Abbeylands	52.268515, -7.087766
KK046-011----	Fulacht fia	Abbeylands	52.267570, -7.086526
KK046-012----	Fulucht Fia	Abbeylands	52.266029, -7.088330




KK046-035----	Concentric enclosure	Rathculliheen	52.263980 , -7.079142
KK046-013001-	Fulacht fia	Christendom	52.260039 , -7.092555
KK046-013002-	Fulacht fia	Christendom	52.259795 , -7.091226
KK046-014----	Fulacht fia	Christendom	52.260696 , -7.086857
KK046-015----	Fulacht fia	Christendom	52.259927 , -7.086170
KK046-031----	Hearth	Newtown (Kilculliheen By.)	52.259171 , -7.087226
KK046-032----	Excavation - miscellaneous	Newtown (Kilculliheen By.)	52.258869 , -7.086514
KK046-033----	Hearth	Newtown (Kilculliheen By.)	52.258561 , -7.086242
KK046-034----	Standing stone	Rathculliheen	52.274226 , -7.081275
KK043-037001-	Ritual site - holy well	Kilmurry (Ida By.)	52.275734 , -7.074078
KK046-028----	Castle - tower house	Kilmurry (Ida By.)	52.274744 , -7.072809
KK046-028001-	Chapel	Kilmurry (Ida By.)	52.274816 , -7.072778
KK043-038002-	Graveyard	Kilmurry (Ida By.)	52.275837 , -7.071145
KK043-038001-	Church	Kilmurry (Ida By.)	52.275837 , -7.071145
KK047-001----	Castle - unclassified	Gorteens	52.270432 , -7.044942
KK043-073001-	Enclosure	Kilmurry (Ida By.)	52.279233 , -7.055114
KK043-073002-	Enclosure	Kilmurry (Ida By.)	52.279233 , -7.055114
KK043-073----	Fulacht fia	Kilmurry (Ida By.)	52.279233 , -7.055114
KK043-074----	Kiln – corn-drying	Cloone	52.289567 , -7.117369
KK043-075----	Excavation – miscellaneous	Cloone	52.289567 , -7.117369
KK043-076----	Excavation – miscellaneous	Ballymountain	52.289926 , -7.113653
KK043-077----	Fulacht fia	Ballymountain	52.289997 , -7.111160
KK044-021----	Standing stone	Drumdowney Lower	52.279162 , -7.055189


### 3.2 Record of Protected Structures Inventory


Below is an inventory of the 33 sites on the 2024 Record of Protected Structures in the Ferrybank Belview Framework Plan Area. The site visits were undertaken in May 2024. The only site that was not at least partially viewable was Grain Mill (D136). It lies within the area controlled by Waterford Port.

<p><b>1.</b> <b>Grannagh</b> <b>Castle</b> <b>C432</b></p>	 <p>Tower house and bawn</p>
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	 <p>Interior of castle enclosure</p>
Coordinates	52°16'09.7"N 7°07'37.3"W
Address	Granny
Description	A later c.14th tower-house with later work including a c.17th oriel window, and partial restoration in the c.18th. Beside the tower is a medieval two-storey hall, and the whole is surrounded by a curtain/bawn wall. It is now a National Monument. It is the only National Monument in the Ferrybank Belview Framework Plan area.
Condition	Stabilised ruin in overall good condition.
Possible future uses	In consultation with owner, provide permissive access to the site. Another option is to purchase the area around the castle to allow public access. The site should be appropriately interpreted.
Protected Structure	C432

Record of Monuments and Places	KK043-034001-; KK043-034008-
National Inventory of Architectural Heritage	No
Other notes	Site not currently publicly accessible.
References / Further information	<a href="https://www.archaeology.ie/archaeological-survey-ireland/historic-environment-viewer-application">https://www.archaeology.ie/archaeological-survey-ireland/historic-environment-viewer-application</a> <i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<b>2. Thatched Cottage C675</b>	 <p>View of house without thatched roof</p>
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	 <p>Outbuilding without slate roof</p>
Coordinates	52°16'52.5"N 7°09'09.9"W
Address	Granny
Description	<p>Between the last LAP survey in 2017 and September 2019 the thatch cottage and its associated outbuilding lost their roof. No evidence of fire was uncovered during the site visit. From looking at the 2004 NIAH survey images and the 2017 LAP images, no rethatching took place between those periods.</p> <p>In the 2017 LAP survey, it was noted that the structure was disused and in a dilapidated condition. However, it still had a roof. It was also noted that the cottage was a rare surviving example of the early nineteenth-century vernacular legacy of South Kilkenny.</p> <p>The NIAH entry describes the site as a 'detached four-bay single-storey lobby entry thatched farmhouse with dormer attic, extant 1839, on a rectangular plan off-centred on single-bay single-storey flat-roofed projecting</p>

	porch... An adjacent limewashed outbuilding continues to contribute positively to the group and setting values of a self-contained ensemble making a pleasing visual statement in a rural street scene.' Construction date given in the 2024 Record of Protected Structures as c.1825.
Condition	Roofless ruin. Wall heads now exposed. Windows smashed, doors removed. Mud mortar of cottage are now degrading. Cottage walls at risk of eventual collapse.
Possible future uses	House, holiday cottage.
Protected Structure	C675
Record of Monuments and Places	No
National Inventory of Architectural Heritage	12404309
Other notes	–
References / Further information	<a href="https://www.buildingsofireland.ie/buildings-search/building/12404309/granny-granny-kilkenny">https://www.buildingsofireland.ie/buildings-search/building/12404309/granny-granny-kilkenny</a> <i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

### 3. Granny Bridge D154




Bridge






	Bridge arch
Coordinates	52°16'47.4"N 7°08'32.2"W
Address	Granny
Description	<p>According to the NIAH the site is described as a 'single-arch rubble limestone road bridge over river, c.1800. Random rubble limestone walls with dressed limestone rounded coping to parapets. Single round arch with dressed limestone voussoirs, and rubble limestone soffits. Sited spanning Black Water River with part-overgrown grass banks to river.'</p> <p>The shallowness of the arch necessitated later reinforcement to cope with additional traffic.</p>
Condition	Although it was not possible to conduct a comprehensive visual appraisal, the fabric that was visible appeared to be in good overall condition.
Possible future uses	Continued use as a bridge
Protected Structure	D154
Record of Monuments and Places	No
National Inventory of Architectural Heritage	12404314
Other notes	Very difficult to access around the bridge.


References / Further information	<p><a href="https://www.buildingsofireland.ie/buildings-search/building/12404314/granny-bridge-newrath-kilkenny">https://www.buildingsofireland.ie/buildings-search/building/12404314/granny-bridge-newrath-kilkenny</a></p> <p><i>Ferrybank Belview Local Area Plan 2017</i>, Kilkenny County Council</p> <p><i>2024 Kilkenny County RPS</i>, Kilkenny County Council</p>
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<p><b>4.</b></p> <p><b>Grannagh / Granny Railway Bridge / Suit Valley Viaduct</b></p> <p><b>D11</b></p>	 <p>Bridge in the distance from the east bank</p>
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	 <p>Looking east from the west bank</p>
Coordinates	52°16'29.1"N 7°08'35.0"W
Address	Granny
Description	Nine-span bridge, 1200 ft (367 m) in length, Viaduct. Of Pratt truss construction by Sir William Arrol of Glasgow, its spans are supported on twin cast-iron piers, the central span lifting to allow boats to pass through. Once part of the Rosslare-Mallow trainline.
Condition	Largely unknown. Viewing of bridge only possible from west end or from a distance. Central span removed from bridge and stored in nearby railway yard.
Possible future uses	Unknown. A Conservation Management Plan would be advisable to guide future use of the structure. Perhaps if reinstated, the line could be used by the Waterford Suir Valley Railway to bring passengers directly from Waterford Train Station to Kilmeaden and Mount Congreve.

Protected Structure	D11
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	Full visual appraisal not possible. Viewing of bridge only possible from a distance or from west end.
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council  <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<b>5. Crossing Guard's House  C674</b>	 <p>Front elevation</p>
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	 <p>Gable and rear elevation</p>
Coordinates	52°16'47.4"N 7°08'32.3"W
Address	Newrath
Description	<p>In the National Inventory of Architectural Heritage the building is described as a 'detached three-bay single-storey crossing guard's house, opened 1854, with square-headed open internal porch to centre. Part refenestrated. Hipped slate roof with clay ridge tiles, rendered chimney stacks, and iron rainwater goods on slightly overhanging rendered eaves. Painted rendered walls. Square-headed window openings with cut-limestone sills, and six-over-six timber sash windows having one replacement uPVC casement window. Square-headed door opening under square-headed open internal porch with glazed tongue-and-groove timber panelled door. Road fronted with sections of iron railings to front.' Building is associated with the Great Southern and Western Railway.</p>

Condition	The roof is in good condition. However, it is evident from looking at previous images that the site has been left to gradually degrade over time. Windows are boarded up. Render is beginning to fall off and the rainwater goods are in poor condition. When the building was surveyed in 2005 for the National Inventory of Architectural Heritage it was noted that the building had been reasonably well maintained. Regrettably, that is no longer the case.
Possible future uses	Site would benefit from focused Conservation Management Plan to chart its care and possible future use.
Protected Structure	C674
Record of Monuments and Places	No
National Inventory of Architectural Heritage	12404323
Other notes	Site only partially viewable.
References / Further information	<p><a href="https://www.buildingsofireland.ie/buildings-search/building/12404323/newrath-kilkenny">https://www.buildingsofireland.ie/buildings-search/building/12404323/newrath-kilkenny</a></p> <p><i>Ferrybank Belview Local Area Plan 2017</i>, Kilkenny County Council</p> <p><i>2024 Kilkenny County RPS</i>, Kilkenny County Council</p>

**6.  
Mullinabro  
House  
Remains  
C370**



Front elevation of larger outbuilding with basement



Rear elevation arcade of larger outbuilding with arcade



Smaller outbuilding with brick arch entrance

Coordinates	52°17'04.8"N 7°08'06.0"W
Address	Mullinabro
Description	<p>Ruined house and farm complex. C1800. Previously there was a three storey bowed end of the house remaining with exposed foundations. The three storey bowed end was not visible during the site visit. According to the 2017 LAP, the three storey bowed end was demolished in recent years.</p> <p>Two fine stone farm buildings still stand. The larger rendered single storey over basement building has a stone arcade to the rear. The arcade partially covers the basement level.</p> <p>To the immediate northwest, is a two storey stone outbuilding with an elegant brick arch entrance. It has a simple corrugated iron roof.</p>

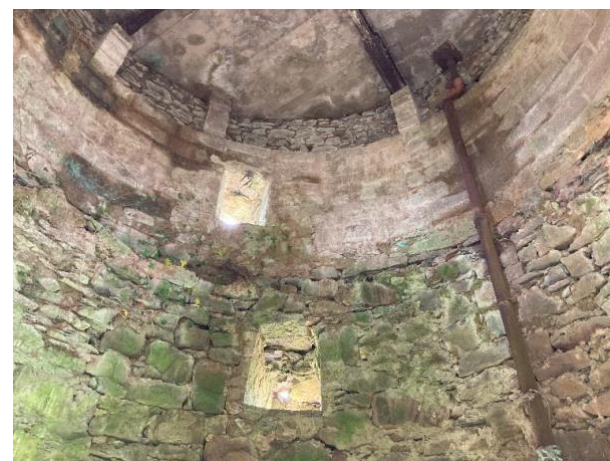


Condition	Larger building with arcade has partially collapsed roof. Wall heads are in disrepair. There is a partial at the east end of the building.  The smaller outbuilding benefits from an intact roof. As a result, it is in a reasonable condition.
Possible future uses	Store buildings. Larger building in particular would benefit from conservation management plan to chart its use and conservation.
Protected Structure	C370
Record of Monuments and Places	No
National Inventory of Architectural Heritage	<b>12404315</b>
Other notes	—
References / Further information	<a href="https://www.buildingsofireland.ie/buildings-search/building/12404315/mullinabro-house-mullinabro-kilkenny">https://www.buildingsofireland.ie/buildings-search/building/12404315/mullinabro-house-mullinabro-kilkenny</a>  <i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council  <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

**7.  
Turret  
C673**



Exterior of tower



Interior of tower


Coordinates 52°17'08.9"N 7°07'57.7"W

Address	Mullinabro
Description	<p>According to the 2017 LAP: 'this freestanding turret (pre-1840) is the most intact remaining element of the mid 18th century Mullinabro country house estate. It is composed of random rubble stone walls with rubble stone crow-stepped parapet. The openings consist of square-headed slit-style windows and a pointed-arch door opening with rubble stone voussoirs.'</p> <p>Likely folly. Concrete roof with steel supports. Concrete block infill.</p>
Condition	Reasonable condition. Requires some conservation to stone.
Possible future uses	Tower would benefit from a conservation management plan to guide long term conservation and use.
Protected Structure	C673
Record of Monuments and Places	No
National Inventory of Architectural Heritage	<b>12404315</b>
Other notes	–
References / Further information	<a href="https://www.buildingsofireland.ie/buildings-search/building/12404315/mullinabro-house-mullinabro-kilkenny">https://www.buildingsofireland.ie/buildings-search/building/12404315/mullinabro-house-mullinabro-kilkenny</a>


	<p><i>Ferrybank Belview Local Area Plan 2017, Kilkenny County Council</i></p> <p><i>2024 Kilkenny County RPS, Kilkenny County Council</i></p>
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<p><b>8.</b></p> <p><b>Newrath House</b></p> <p><b>C671</b></p>	 <p>View of side elevation and front elevation of house</p>
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	 <p>Front elevation</p>
Coordinates	52°16'16.4"N 7°07'52.5"W
Address	Newrath
Description	Attractive five bay, two story over basement country house overlooking the Suir. Associated walled garden and outbuildings. A substantial amount of its early fabric remains despite some alterations. According to the 2017 LAP 'it would appear that this house has been standing in its present form since the late 19th century, prior to this there was an 18th century house on the site, part of which may have been incorporated into the existing Newrath House. The front façade of this house is enhanced by the retention of features such as the timber sash sliding windows, the carved stone pediments above the ground floor windows and the decorative piers alongside the entrance staircase.'
Condition	In overall good condition and in use as a house. Wall of walled garden in need of conservation work.


Possible future uses	Continued use as house.
Protected Structure	C671
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	–
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<p><b>9.</b> <b>Mavis bank House</b> <b>C667</b></p>	
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	Front facade
Coordinates	52°16'23.4"N 7°07'44.3"W
Address	Newrath
Description	Late 19 <sup>th</sup> century two storey house with original sliding sash windows and cast iron rainwater goods. According to the 2017 LAP, 'the shouldered architrave to the dormer window and gabled breakfront adds interest to the façade of the house.'
Condition	Appeared to be in good condition.
Possible future uses	Continued use as house.
Protected Structure	C667
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	–
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<b>10. Woodside House 668</b>	 <p>Front facade</p>
Coordinates	52°16'24.1"N 7°07'41.9"W
Address	Newrath
Description	With Glendale House, one of a pair of structures. According to the 2017 LAP, 'Woodside House (late 19 <sup>th</sup> - early 20 <sup>th</sup> century) represents an attractive example of domestic architecture at the turn of the nineteenth century. The retention of original sliding sash windows, and the attractive entrance porch with its cat-slide roof, contributes to the appeal of this house. The projecting gable fronted bay elevates the appearance of this structure, adding variety and interest.'
Condition	Appeared to be in good condition.
Possible future uses	Continued use as house.
Protected Structure	C668

Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	–
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<b>11. Glendale House C669</b>	 <p>Front facade</p>
Coordinates	52°16'24.2"N 7°07'41.2"W
Address	Newrath

Description	With Woodside House, part of a pair of houses. Late 19 <sup>th</sup> -early 20 <sup>th</sup> century in date. Does not contain as much original details as its neighbouring house. Nonetheless, it does have at least one original sliding sash window and the original iron entrance gates.
Condition	Appeared to be in good condition.
Possible future uses	Continued use as house.
Protected Structure	C669
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	–
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<p><b>12. House C672</b></p>	 <p>House from a distance</p>  <p>Entrance gates</p>
<p>Coordinates</p>	<p>52°16'09.7"N 7°07'37.4"W</p>

Address	Newrath
Description	According to the 2017 LAP this is a 'late 19th – early 20th century house built in the Arts-and-Crafts-style. Notable features include the clay roof tiles and the red brick chimneys. The entrance to this house features an attractive set of iron gates.'
Condition	Good condition.
Possible future uses	Continued use as house.
Protected Structure	C672
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	–
References / Further information	<p><i>Ferrybank Belview Local Area Plan 2017</i>, Kilkenny County Council</p> <p><i>2024 Kilkenny County RPS</i>, Kilkenny County Council</p>



**13.  
Water Pump  
C666**



Pump on concrete platform



Looking out on to the road

Coordinates	52°17'17.3"N 7°06'56.3"W
Address	Mullinabro
Description	Free-standing cast-iron water pump, installed c.1900. Pump consists of a banded cylindrical shaft with moulded cylindrical head. Site shown as 'well' on 25 Inch OS map.
Condition	Although missing end of pump handle, overall, in good condition. Not in working order.
Possible future uses	Continued use as ornamental addition to public realm.
Protected Structure	C666
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	—
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council



14.  
Pair of  
watchtowers  
C456




Exterior of western tower





Interior of western tower



	<p>View towards eastern tower from western tower. The western tower is now hidden behind trees.</p>  <p>Western tower in middle of photo hidden behind trees</p>
Coordinates	Western tower 52°16'12.4"N 7°06'44.9"W. Eastern tower 52°16'20.5"N 7°06'15.4"W
Address	Ferrybank
Description	According to Record of Protected Structures entry: 'Two watchtowers, one located off the Rockshire Road and the second situated at the summit of Rockshire Hill. Both towers are two-storey, roofless and circular in shape and were constructed as watchtowers during the Napoleonic period.' Date from late 18 <sup>th</sup> -early 19 <sup>th</sup> century. Interior of tower to west of Rockshire Road is rendered and has remains of internal fireplaces at multiple levels.
Condition	Only the western tower off Rockshire Road was accessible. The eastern tower at the top of Rockshire Hill was only viewable from a distance. Western tower used as a place for anti-social behaviour. Overall, in

	reasonable condition although serious cracking observable at upper levels which need urgent repair. Condition of eastern tower is unknown, although it still is standing to a height of several levels.
Possible future uses	Viewing platforms. Would benefit from conservation management plan to chart care and possible reuse of the towers.
Protected Structure	C456
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	Eastern tower not accessible.
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<b>15. Rockshire House C374</b>	 <p>View of house from distance</p>
	 <p>Rear elevation</p>
	Coordinates 52°16'11.4"N 7°06'20.1"W
	Address Rockshire

Description	According to its entry on the National Inventory of Architectural Heritage Rockshire House is a 'detached seven-bay two-storey over part basement house, extant 1837, on a symmetrical plan including two-bay (three-bay deep) two-storey bow-ended wings. Adapted to alternative use, 2001'. House now used for apartments. Surrounding lands have been heavily remodelled.
Condition	Good condition.
Possible future uses	Use as offices or accommodation.
Protected Structure	C374
Record of Monuments and Places	No
National Inventory of Architectural Heritage	<b>12404605</b>
Other notes	House within a gated compound. Access was not possible during visit.
References / Further information	<a href="https://www.buildingsofireland.ie/buildings-search/building/12404605/rockshire-house-rockshire-road-rockshire-ferrybank-kilkenny">https://www.buildingsofireland.ie/buildings-search/building/12404605/rockshire-house-rockshire-road-rockshire-ferrybank-kilkenny</a> <i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

**16.  
Brothers of  
Charity  
Complex –  
originally  
Belmont  
House  
C665**



Front elevation



Front elevation with modern extension




Looking across the front elevation towards the church




Rear elevation





	 <p>Rear elevation</p>
Coordinates	52°16'23.4"N 7°05'34.7"W
Address	Belmont
Description	According to the 2017 LAP: 'the Brothers of Charity complex appears to have been built on the site of Belmont House (c.1800), with modern agricultural buildings associated with the Charity occupying the site of the original walled garden'... 'The house became a hospital in the mid 19th century (known as St. Patrick's Institution). However, little remains of Belmont House today, with most of the building having been gutted by a fire in the early 20th century'... 'Many of the buildings retaining much of their early fabric. However, a number of new buildings have been added to the complex, with many of these being inappropriate in design and character. The church (c.1920) in particular contributes to the architectural significance of this site, displaying a fine roundel window.'
Condition	Large complex that although they appear in overall reasonable condition are gradually degrading due to lack

	of care. Most of the historic structures appear now longer in use. This is not conducive to their long-term preservation.
Possible future uses	A conservation management plan charting the care and reuse of the historic elements of the complex is advisable.
Protected Structure	C665
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	–
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council



<b>17. Rockland House C473</b>	 <p>Front elevation with entrance piers</p>
Coordinates	52°15'38.5"N 7°05'52.1"W
Address	Christendom
Description	<p>According to the 2017 LAP: 'a middle-size house incorporating pleasing proportions with a centrally placed Classically- detailed doorcase. Despite having been extensively renovated and extended, the house still retains a substantial quantity of historic fabric. There is also an outbuilding range to the rear of the house. Although now disused, this outbuilding range contains some attractive features such as the elliptical headed carriage ways to the ground floor'. The prominent outbuilding was previously a coach house cum stable building.</p> <p>According to the National Inventory of Architectural Heritage, the house was constructed c.1810. Building extended in 1999 for likely hotel use. Now a nursing home.</p>


Condition	Overall good condition. At least one outbuilding – the former coach house – in need of some conservation work.
Possible future uses	Continued use as nursing home. Alternatively, hotel use or office use.
Protected Structure	C473
Record of Monuments and Places	No
National Inventory of Architectural Heritage	12404601
Other notes	–
References / Further information	<p><a href="https://www.buildingsofireland.ie/buildings-search/building/12404601/rockland-house-christendom-ferrybank-kilkenny">https://www.buildingsofireland.ie/buildings-search/building/12404601/rockland-house-christendom-ferrybank-kilkenny</a></p> <p><i>Ferrybank Belview Local Area Plan 2017</i>, Kilkenny County Council</p> <p><i>2024 Kilkenny County RPS</i>, Kilkenny County Council</p>

<b>18.</b> <b>Two storey house</b> <b>C661</b>	 <p>Front elevation and side elevation</p>
	 <p>Front elevation with neighbouring increasingly dilapidated single storey house</p>
	Coordinates    52°16'32.2"N 7°04'55.5"W
	Address        Slieverue

Description	According to the 2017 LAP: 'it is a good example of a vernacular house, retaining much of its early fabric and displaying an informal fenestration pattern.'
Condition	Overall, reasonable condition. Roof appears in good condition. However, house appears to no longer be occupied. This is not conducive to its long-term preservation. With a collapsing roof, the neighbouring single storey house is in a state of disrepair.
Possible future uses	House
Protected Structure	C661
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	–
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<b>19. Terrace of single storey houses C662</b>	 <p>Front elevation</p>
	 <p>Front elevation and side elevation</p>
	Coordinates 52°16'33.1"N 7°04'51.6"W
Address	Slieverue

Description	This terrace of single storey houses represents an example of traditional vernacular architecture in a village setting. They remain reasonably intact and retain much of their early fabric. The most eastern house has brick window dressings.
Condition	Most of the terrace appears to be in reasonable condition. Although missing some slates, overall, the roofs are in reasonable condition. However, the terrace is gradually degrading. The windows are boarded up. The rainwater goods are in poor condition. Vegetation growth at the west end of the terrace is severe and likely causing damage to the structure. None of the houses are occupied. Lack of use is not conducive to the long-term preservation of the terrace.
Possible future uses	Housing
Protected Structure	C662
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	–
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council  <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<b>20. Postbox C664</b>	
Coordinates	52°16'33.9"N 7°04'49.9"W
Address	Slieverue
Description	Wall mounted cast iron post box. "VR" indicates installed during the reign of Queen Victoria.
Condition	Overall, good condition. Requires removal of rust and appropriate painting.
Possible future uses	Continued use as post box.
Protected Structure	C664
Record of Monuments and Places	No


National Inventory of Architectural Heritage	No
Other notes	–
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council  <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<b>21. "Power", Former Public house / bar C663</b>	 <p>Front elevation</p>
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	 <p>Side elevation with recent extension</p>
Coordinates	52°16'34.0"N 7°04'48.8"W
Address	Slieverue
Description	Previously a pub. Between April and September 2009, the structure was gutted by fire. According to the 2017 LAP: 'the upper floor was used for residential purposes and that entry to the pub was through the porch. This porch contains pleasing decorative details such as the sash windows, bargeboard, iron finials and simple signage.'
Condition	Previously derelict and gutted by fire, it has been sensitively rebuilt for use as a home.
Possible future uses	Continued use as a house.
Protected Structure	C663

Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	–
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<b>22.</b> <b>Kilmurry Castle</b> <b>C435</b>	 <p>Tower and church, now used as a family home</p>
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Outbuilding, tower and former church



	South facing elevation of tower
Coordinates	52°16'29.1"N 7°04'22.1"W
Address	Kilmurry, Slieverue
Description	Modest medieval tower house with adjoining medieval church. There is also a range of 19 <sup>th</sup> century outbuildings to the immediate northwest. The church has been sensitively converted for use as a house. It retains much of its original features, including window openings. The tower house has a high degree of intactness. The ground floor stone vault has had supports sensitively installed. There is also a simple roof installed to protect the structure. The stone staircase and window openings are still in position. However, the tower is now in danger of partial collapse.
Condition	The church section of the structure is in excellent condition. In previous decades the tower has had some works done to protect its fabric (i.e. simple roof installed and shoring of ground floor stone vault). However, serious cracking was observed. These cracks have widened in recent years to such an extent that the structure is now in danger of partial collapse. Outbuilding appears in reasonable condition, although needs some stonework repairs.
Possible future uses	Continued use as a home. Eventual expansion of home into the tower or use of the tower for tourist accommodation.
Protected Structure	C435


Record of Monuments and Places	KK046-028----, KK046-028001-
National Inventory of Architectural Heritage	No
Other notes	—
References / Further information	<a href="https://www.archaeology.ie/archaeological-survey-ireland/historic-environment-viewer-application">https://www.archaeology.ie/archaeological-survey-ireland/historic-environment-viewer-application</a> <i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<b>23.</b> <b>Larkfield House and outbuildings</b> <b>C655</b>	 <p>Larkfield House front elevation from road</p>
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	 <p>Front elevation</p>
Coordinates	52°15'57.0"N 7°04'17.6"W
Address	Slieverue
Description	According to the 2017 LAP: 'although this house has been substantially refurbished with a new roof, render, entrance porch and new windows, it appears to retain its original form and setting... There are a number of stone outbuildings to the rear, which along with the fine entrance avenue and entrance gates, add character to the setting of this house.'
Condition	Appeared to be in good condition.
Possible future uses	Continued use as a home.
Protected Structure	C655
Record of Monuments and Places	No




National Inventory of Architectural Heritage	No
Other notes	—
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council  <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<p><b>24.</b> <b>Gyles Quay – house and outbuildings</b> <b>C656</b></p>	 <p>Main entranceway</p>
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 <p>House, previously likely servants' quarters as part of Gyles Quay House</p>  <p>Farmyard with outbuildings</p>
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	 <p>Grain processing equipment in one of the outbuildings</p>
Coordinates	House 52°15'34.7"N 7°04'07.5"W. Outbuildings 52°15'38.1"N 7°04'11.8"W
Address	Rathculliheen
Description	<p>The remaining two storey house appears to be the only upstanding remains of what was once Stonehaven House. Local knowledge indicates that the remaining house were servant's quarters. Flagstones for adjacent rooms are visible to the immediate south of the standing house. All the windows have been replaced. The decorative cut stone gates to the house remain.</p> <p>The farmyard to the north has a high degree of intactness. It retains grain processing equipment, and barn stalls for feeding and milking cows. Entry is through an elegant arch.</p>
Condition	House in good condition. Outbuildings in need of conservation work.


Possible future uses	House continued to be used as a home. Outbuildings conserved and brought back into use for agriculture.
Protected Structure	C656
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	—
References / Further information	<p><i>Ferrybank Belview Local Area Plan 2017</i>, Kilkenny County Council</p> <p><i>2024 Kilkenny County RPS</i>, Kilkenny County Council</p>

<p><b>25.</b></p> <p><b>Terrace of two houses</b></p> <p><b>C657</b></p>	
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	<p>Front elevation of houses</p>  <p>Setting of the houses with sewage infrastructure in foreground</p>
Coordinates	52°15'31.5"N 7°04'14.3"W
Address	Rathculliheen
Description	<p>According to the 2017 LAP: terrace of two houses (late 19th century), retaining much of their early fabric... Both houses feature exposed stone walls to the front, with iron gates to entrance. Notable features include the intact timber sash windows and the iron bars to the ground floor windows.'</p> <p>Although it has been previously put forward that the houses were built to serve a function associated with the nearby Beacon Quay, local knowledge indicates that they may have been associated with the railway.</p>
Condition	Good condition.



Possible future uses	Continued use as housing.
Protected Structure	C657
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	–
References / Further information	<p><i>Ferrybank Belview Local Area Plan 2017</i>, Kilkenny County Council</p> <p><i>2024 Kilkenny County RPS</i>, Kilkenny County Council</p>

<p><b>26.</b></p> <p><b>Mill and cottage</b></p> <p><b>C658</b></p>	
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	<p>Front elevation of mill</p>  <p>Mill cottage with mill in the background</p>
Coordinates	52°15'34.9"N 7°03'49.0"W
Address	Rathculliheen
Description	<p>According to the 2017 LAP: 'both these structures appear on the first edition Ordnance Survey maps. The flour mill has undergone extensive renovation, having been inappropriately refenestrated. It also appears that the crenelations above the string course are a later addition. Despite the fact that the original appearance of this mill has been greatly altered, it is an important reminder of the industrial heritage which was once associated with the surrounding area. The mill cottage has also been refurbished, retaining few of its original features.'</p>

Condition	Both mill and cottage appear to be in good condition. For mill, some window repair and ivy management needed. Mill now used as a house.
Possible future uses	Continued use as a house for cottage. Housing or offices for mill.
Protected Structure	C658
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	–
References / Further information	<p><i>Ferrybank Belview Local Area Plan 2017</i>, Kilkenny County Council</p> <p><i>2024 Kilkenny County RPS</i>, Kilkenny County Council</p>





<b>27. Prospect House C481</b>	 <p>Site from main entranceway</p>  <p>Outbuildings from road</p>
	Coordinates
	Address

Description	<p>According to the 2017 LAP: 'remains of walled garden and outbuildings that originally served Prospect House (18th century, now demolished). The walled garden, now in a ruinous state and overgrown with greenery in parts, comprises random coursed stone walls with brick dressings to openings. The outbuildings, although in very poor condition, are reasonably intact. The remains of a single storey house, possibly once a gate lodge, can be seen at the entrance to the site.'</p> <p>Current condition of the structures is unknown.</p>
Condition	A comprehensive appraisal was not possible. However, buildings viewable from a distance were in need of significant conservation work.
Possible future uses	Continued use as farm with outbuildings conserved and brought back into use.
Protected Structure	C481
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	Site not accessible.
References / Further information	<p><i>Ferrybank Belview Local Area Plan 2017</i>, Kilkenny County Council</p> <p><i>2024 Kilkenny County RPS</i>, Kilkenny County Council</p>



<b>28. Farmhouse C660</b>	<div data-bbox="434 229 1014 667" data-label="Image"> </div> <p data-bbox="392 691 568 715">Front elevation</p> <div data-bbox="427 791 1021 1238" data-label="Image"> </div> <p data-bbox="392 1262 678 1286">House and entranceway</p>
<b>Coordinates</b>	52°16'41.7"N 7°03'50.2"W

Address	Slieverue
Description	According to the 2017 LAP: 'a middle-size farmhouse of modest architectural aspirations retaining its original composition attributes. Set in its own grounds, with an attractive entrance lane and a low wall to the front of the house... There appear to be the remains of a walled garden in the field adjacent to the house.' Significant window replacement sensitively done with timber sliding sash. Fanlight over main entrance door.
Condition	Good condition.
Possible future uses	Continued use as house
Protected Structure	C660
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	–
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council  2024 <i>Kilkenny County RPS</i> , Kilkenny County Council

<b>29. Springfield House</b>  <b>C482</b>	 <p>Front elevation looking out towards the Suir</p>
	 <p>Springfield House in its wider setting</p>
	Coordinates 52°15'37.2"N 7°03'04.3"W
	Address Gorteens

Description	<p>According to the 2017 LAP: 'ruins of Springfield House (18th century). The original setting of the house is now lost and a wastewater treatment plant has been constructed on the site. Only the shell of the house remains, with all the openings now blank. Despite its ruinous condition, it is still an impressive structure, with the bows to either end of the façade.'</p> <p>According to the Record of Protected Structures the house is mid 18<sup>th</sup> century.</p>
Condition	<p>Largely unknown condition. Site fenced and covered in ivy. Structure is now roofless. Likely to be in poor to very condition. Possible risk of main walls collapsing.</p>
Possible future uses	<p>Site would benefit from a conservation management plan to chart its future.</p>
Protected Structure	<p>C482</p>
Record of Monuments and Places	<p>No</p>
National Inventory of Architectural Heritage	<p>No</p>
Other notes	<p>Site only viewable from a distance.</p>
References / Further information	<p><i>Ferrybank Belview Local Area Plan 2017</i>, Kilkenny County Council</p> <p><i>2024 Kilkenny County RPS</i>, Kilkenny County Council</p>



**30.  
Bellevue  
House  
C480g**



Southwest elevation



Northeast elevation




Northeast elevation

Coordinates	52°15'43.1"N 7°02'32.5"W
Address	Gorteens
Description	Substantial ruins of Bellevue House (18th century), walled garden and outbuildings. Although it retains much of its impressive fabric and scale, much of the site is in a serious state of disrepair.
Condition	Overall poor to very poor condition, although some walling is in reasonable condition.
Possible future uses	Would benefit from conservation management plan to chart future care. Given its location, conservation as a ruin is likely long-term scenario.
Protected Structure	C480g


Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	—
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<b>31.</b> <b>Gorteens Castle</b> <b>C659</b>	 <p>Front elevation</p>
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	 <p>Side elevation</p>
Coordinates	52°16'13.3"N 7°02'41.6"W
Address	Slieverue
Description	The gate house is the only remaining upstanding element to larger medieval castle. According to the 2017 LAP: 'the upstanding ruin of this gate house is composed of random coursed stone walls with sandstone quoins to the corners. It is in a reasonably intact state and makes a strong visual impact on the surrounding landscape... The site at which it is located contains the ruins of a domestic house and farm-buildings.'
Condition	Poor condition. Missing stone, cracking and severe vegetation growth observed.
Possible future uses	Conserved ruin with roadside interpretation.
Protected Structure	C659




Record of Monuments and Places	KK047-001----
National Inventory of Architectural Heritage	No
Other notes	Only viewable from a distance.
References / Further information	<a href="https://www.archaeology.ie/archaeological-survey-ireland/historic-environment-viewer-application">https://www.archaeology.ie/archaeological-survey-ireland/historic-environment-viewer-application</a> <i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<b>32.</b> <b>Glass House</b> <b>C483</b>	 <p>Looking towards the severely degraded ruins of Glass House</p>
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	 <p>Wall with shoring</p>
Coordinates	52°16'04.8"N 7°01'55.4"W
Address	Gorteens
Description	<p>According to the 2017 LAP: 'the Glasshouse, an early 18th century house, was occupied until the early 1990s, but has since fallen into a state of neglect. The Port of Waterford is now located in direct proximity to this house; hence much of its original setting has been obliterated. Apart from a couple of sash windows, there are few remaining intact features, with many of the openings having been blocked up in recent years.'</p> <p>According to the Record of Protected Structures it is 'the site of an early eighteenth-century glass-making factory established by John Head (b. c.1680-1739) with the produce sold by John Morris in nearby Waterford City.'</p> <p>The site was only partially accessible. Although some conservation work was visible, given the level of</p>

	vegetation, it is likely that the structure has degraded further since 2017.
Condition	Accessing the site was difficult. Only a partial appraisal could be made. Regardless, the former Glass House appears to be a severely degraded ruin.
Possible future uses	Preserved ruin and associated park for use by workers and locals. Would benefit from a conservation management plan with a focus on possible creation of park.
Protected Structure	C483
Record of Monuments and Places	No
National Inventory of Architectural Heritage	No
Other notes	Site only partially accessible.
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

<b>33. Grain Mill D136</b>	 <p>Google Maps image with ruined mill in the centre</p>
Coordinates	52°16'18.1"N 7°01'34.3"W
Address	Gorteens
Description	According to the Record of Protected Structures it is a 'ruinous shell of 5-storey flour mill, formerly with two waterwheels, but now devoid of machinery.'
Condition	From satellite imagery, the structure looks like it is in serious state of disrepair. In the 2017 LAP the building was recorded as being overgrown with trees and in a very dilapidated condition.
Possible future uses	Conservation management plan needed to ascertain future care and possible use.
Protected Structure	D136
Record of Monuments and Places	No

National Inventory of Architectural Heritage	No
Other notes	Site not accessible.
References / Further information	<i>Ferrybank Belview Local Area Plan 2017</i> , Kilkenny County Council <i>2024 Kilkenny County RPS</i> , Kilkenny County Council

## 4 Sustainable Infrastructure Audit

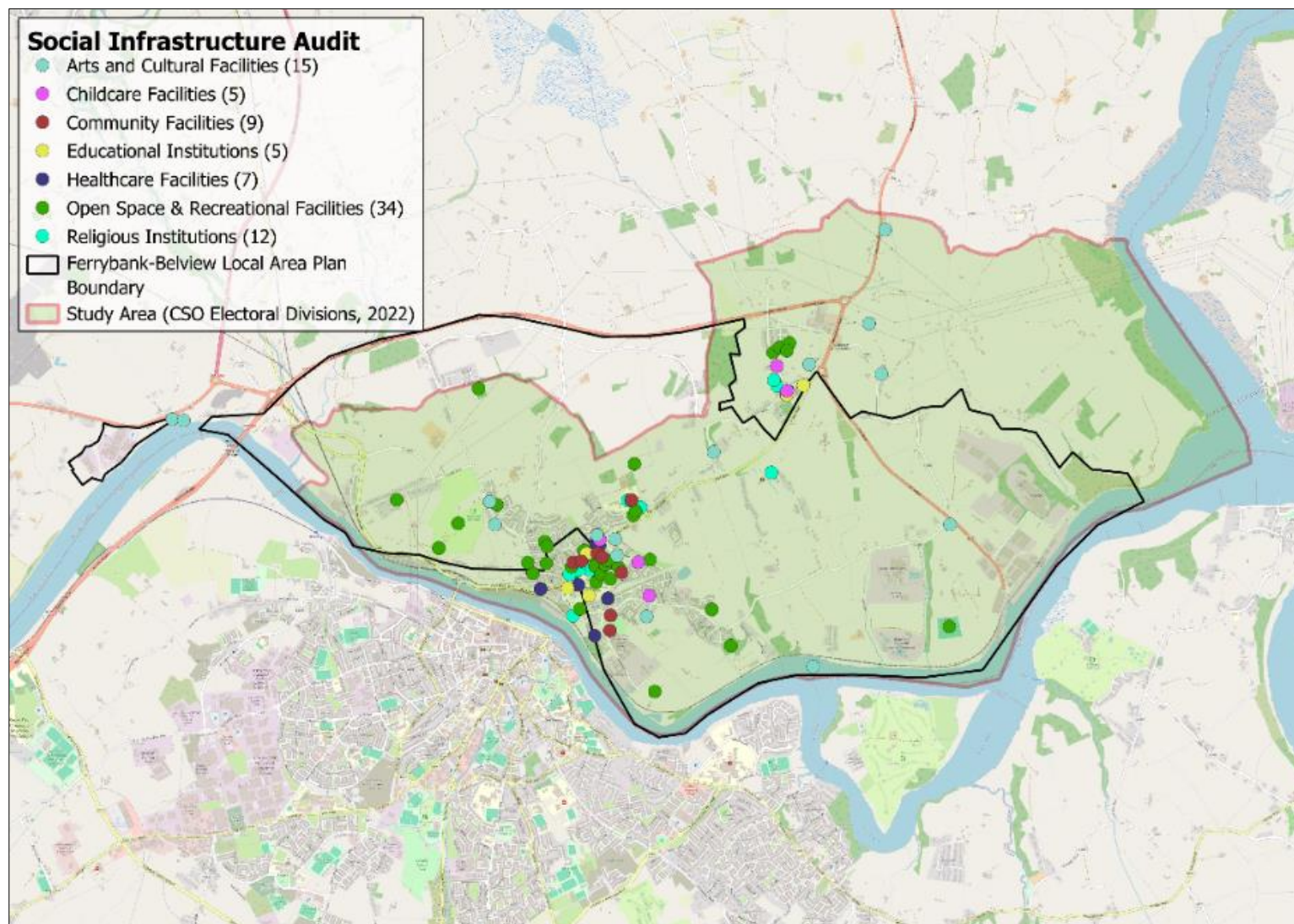
### 4.1 Introduction

Community and Social Infrastructure includes a wide range of services and facilities that contribute to quality of life within an area. It is part of the key fabric of an area, not just in terms of wellbeing, but also in terms of creating a sense of place for the population within an area and forms part of the local identity. An array of services and facilities have been considered for the purpose of this Plan and considered as essential to supporting both current and future population of the area. The study area for this community and social infrastructure assessment covers the same extent as defined in Section 1.3 of the Plan and comprises of ED Kilculiheen, ED Ferrybank and ED Rathpatrick.

The extent of facilities and services identified, therefore, falls outside of the Plan boundary into the Ferrybank central area within the Co. Waterford administrative boundary (see *Figure 5-1*).



Figure 5-1 Existing Community and Social Infrastructure within the Plan Study Area



As noted, majority of the social and community infrastructure is concentrated closer to the Ferrybank central area, and a portion of this area falls within the Co. Waterford administrative boundary. There is another small cluster of services and facilities to the north east of the Plan boundary (in Slieverue), which consists of a mix religious, childcare, arts and culture facilities alongside open space and recreational facilities. However, these are all located outside the Plan boundary. The Plan area does not contain dedicated spaces for arts performance activities, such as music, dance, or drama.

The Plan area, albeit somewhat dispersed, has a certain mix of facilities, including, art and cultural facilities, childcare facilities, several open space and recreational facilities, community, education, and religious facilities.

## 4.2 Community Facilities

Community facilities are an important part of any local area, as they provide the space for people from different age groups and backgrounds the opportunity to socialise, learn and participate in local / community activities. It is essential to the well-being and functioning of populated areas. Community facilities include healthcare facilities, libraries, churches, libraries, educational facilities, community centres, burial grounds, etc. The Plan area has a total of 26 facilities that broadly fall within these categories and 87 facilities overall. The Kilkenny CDP identifies that the primary role of the Planning Authority is to reserve sufficient lands within the settlement centres to meet likely future demands for community infrastructure.

1	Diamond Hill Country House	Tourist accommodation	Arts & Cultural Facilities
2	Rosewood Bed & Breakfast	Tourist accommodation	Arts & Cultural Facilities
3	Rathpatrick Ringfort	Tourist accommodation	Arts & Cultural Facilities
4	Rhu Glenn Country Club Hotel	Tourist accommodation	Arts & Cultural Facilities
5	Rathpatrick Church Ruin	Tourist attractions	Arts & Cultural Facilities
6	The Suir Triangle	Tourist attractions	Arts & Cultural Facilities

7	Gorteens Castle	Tourist attractions	Arts & Cultural Facilities
8	Round Tower	Tourist attractions	Arts & Cultural Facilities
9	El Roi Guesthouse	Tourist accommodation	Arts & Cultural Facilities
10	Rockshire Residence	Tourist accommodation	Arts & Cultural Facilities
11	Shari's Shells & Crafts	Tourist attractions	Arts & Cultural Facilities
12	Belmont House Bed & Breakfast	Tourist accommodation	Arts & Cultural Facilities
13	Ferry Fun Kilkenny	Tourist attractions	Arts & Cultural Facilities
14	Grannagh Castle	Tourist attractions	Arts & Cultural Facilities
15	Grannagh Boatclub Slipway	Tourist attractions	Arts & Cultural Facilities
16	Bumbles Bees Creche	Full Day, Part Time, Sessional	Childcare Facilities
17	FerryFun Childcare & Afterschool Centre	Full Day, Part Time, Sessional	Childcare Facilities
18	Nurture and Grow	Full Day, Part Time, Sessional	Childcare Facilities
19	Green Acres Slieverue Community Play Group Ltd.	Full Day, Part Time, Sessional	Childcare Facilities
20	Abbey Community College	Part Time, Sessional	Childcare Facilities
21	Jonah Special School	Post-primary	Educational Facilities
22	OUR LADY OF GOOD COUNSEL GNS	Primary (special)	Educational Facilities
23	S N MUIRE AN PORT MOR	Primary (mainstream)	Educational Facilities
24	SLIEVERUE MIXED N S	Primary (mainstream)	Educational Facilities
25	Hillsfield Community Centre	Community Centres and Meeting Halls	Community Facilities
26	Brothers of Charity Services, Kilkenny	Senior and Youth Centres	Community Facilities
27			

28	Abbeylands Community Centre	Community Centres and Meeting Halls	Community Facilities
29	Ferrybank Men's Shed	Senior and Youth Centres	Community Facilities
30	Clover Field Social Centre	Community Centres and Meeting Halls	Community Facilities
31	Ferrybank Garda Station	Civic Services	Community Facilities
32	Ferrybank Library	Libraries/Book Clubs	Community Facilities
33	Kilkenny County Council, Ferrybank Area Office	Civic Services	Community Facilities
34	Ferrybank Post Office	Civic Services	Community Facilities
35	Mulligans Pharmacy	Pharmacies	Healthcare Services
36	Ferrybank Primary Care Centre	Health Centres	Healthcare Services
37	Mulligan's Pharmacy Ferrybank	Pharmacies	Healthcare Services
38	The Keogh Practice	Doctors and Specialty Clinics	Healthcare Services
39	St. Joseph's Nursing Home	Nursing Homes	Healthcare Services
40	SignaCare Nursing Home	Nursing Homes	Healthcare Services
41	Gmax Massage Waterford	Mental Health services and other therapy providers	Healthcare Services
42	Abbey Community College Sports Pitch	Playing Pitches	Open Space & Recreational Facilities
43	Ferrybank GAA Club Kilkenny	Sports centres and Clubs	Open Space & Recreational Facilities
44	Ferrybank GAA Club Pitch	Playgrounds	Open Space & Recreational Facilities
45	Ferrybank GAA Club Pitch	Playing Pitches	Open Space & Recreational Facilities
46	Ferrybank AFC Kilkenny	Sports centres and Clubs	Open Space & Recreational Facilities
47	Ferrybank AFC Pitch	Playing Pitches	Open Space & Recreational Facilities
48	Ferrybank AFC Pitch	Playing Pitches	Open Space & Recreational Facilities

49	Ferrybank AFC Pitch	Playing Pitches	Open Space & Recreational Facilities
50	Bellfield Green	Parks	Open Space & Recreational Facilities
51	Abbey Woods	Parks	Open Space & Recreational Facilities
52	Abbey Road Gardens	Parks	Open Space & Recreational Facilities
53	Bishops Grove Green	Parks	Open Space & Recreational Facilities
54	Ferrybank Pitch and Putt	Playing Pitches	Open Space & Recreational Facilities
55	Ferrybank Neighbourhood Park	Parks	Open Space & Recreational Facilities
56	Ferrybank Neighbourhood Playground	Playgrounds	Open Space & Recreational Facilities
57	Waterford Golf Club Kilkenny	Sports centres and Clubs	Open Space & Recreational Facilities
58	Waterford Golf Pitch	Playing Pitches	Open Space & Recreational Facilities
59	Blackthorn Hills Playground	Playgrounds	Open Space & Recreational Facilities
60	Fairways Green	Playing Pitches	Open Space & Recreational Facilities
61	Fairways Green	Playing Pitches	Open Space & Recreational Facilities
62	Castle Oaks Green	Parks	Open Space & Recreational Facilities
63	Rockenham Green	Parks	Open Space & Recreational Facilities
64	Tennis Pitch	Playing Pitches	Open Space & Recreational Facilities
65	St Mary's Boys NS Sports Pitch	Playing Pitches	Open Space & Recreational Facilities
66	St Mary's Boys NS Sports Pitch	Playing Pitches	Open Space & Recreational Facilities
67	Ferrybank Allotments Community Garden	Parks	Open Space & Recreational Facilities
68	Slieverue GAA Club	Sports centres and Clubs	Open Space & Recreational Facilities

69	Slieverue GAA Club Sports Pitch	Playgrounds	Open Space & Recreational Facilities
70	Slieverue GAA Club Sports Pitch	Playgrounds	Open Space & Recreational Facilities
71	Slieverue GAA Club Sports Pitch	Playgrounds	Open Space & Recreational Facilities
72	Belview House	Parks	Open Space & Recreational Facilities
73	Majicafit	Gyms and Training Facilities	Open Space & Recreational Facilities
74	Mullinabro Woods	Parks	Open Space & Recreational Facilities
75	Tailblazers Dog Park	Parks	Open Space & Recreational Facilities
76	Abbeylands Church	Church	Religious Institutions
77	Church of the Sacred Heart	Church	Religious Institutions
78	St. Killian's Cemetery	Burial sites	Religious Institutions
79	Ferrybank Church Graveyard	Burial sites	Religious Institutions
80	Brothers of Charity Community Cemetery	Burial sites	Religious Institutions
81	Kilmurry Graveyard	Burial sites	Religious Institutions
82	Church of the Assumption	Church	Religious Institutions
83	Rathpatrick Graveyard	Burial sites	Religious Institutions
84	Ferrybank Parish Centre Kilkenny	Church	Religious Institutions
85	St. Michael's Catholic Church	Church	Religious Institutions
86	John O'Donovan Parish Centre	Church	Religious Institutions
87	RCCG - Sanctuary Parish	Church	Religious Institutions

## Community Centres

There are currently three facilities that can be termed as a community centre or meeting hall. This includes the Hillsfield Community Centre, the Ferrybank Library in the Ferrybank District Centre, Ferrybank Parish Centre.

**Hillsfield Community Centre:** Hillsfield Community Centre is located off Belmont Road, in the Ard Daire estate opposite the Ferrybank District Centre. This space was developed as a community centre for all residents and group activities, contributing and creating a sense of identity within Ferrybank. The community centre also has a childcare centre 'Ferryfun Childcare' on the ground floor, which was opened in 2008. Moreover, the meeting room has a capacity of no more than 50 people and lacks capacity for larger events and gatherings.

**Ferrybank Library:** Kilkenny County Council opened the library in the Ferrybank District Centre in 2012 and includes a community room of c. 50 sq. metres, with a seating capacity to accommodate around 30 people. This space is primarily used for community and library events within the local area. These include craft groups, book clubs, short courses and workshops.

**Ferrybank Parish Centre:** The Ferrybank Parish Centre, run by Ferrybank and Slieverue Parishes has a hall for small groups and activities, however this needs renovation, and does not provide sufficient capacity for events and a range of activities.

A further facility is located at Abbeylands Youth & Community Centre, however this is located in two converted houses and is fully occupied by the [PACT Youth Justice Project](#) which works with young people between the ages of 12 and 18 who are at risk of or are involved in offending behaviour. As such this does not function as a community centre.

In addition to the analysis above, discussions with the local community and the public workshop held to inform this Plan highlighted the urgent need for a dedicated community centre to enable community gatherings as well as to facilitate local group meetings, acting as a hub and meeting place for the local community. It would be ideal if such a facility could cater for large



gatherings, provide space for multiple workshops and classes, and a place for youth activities.

This community centre, which could be located with a leisure centre might also function as a 'Social Inclusion Hub' which could be used for a variety of purposes such as a business incubation centre, wellness and community café. A facility such as this must be centrally located and easily accessible to as much of the community as possible.

### **Healthcare Facilities**

At present the Plan area is serviced by a total of seven healthcare facilities, and this includes two nursing homes – St Joseph's and SignaCare Waterford. St. Joseph's Home on Abbey Road is run by the Little Sisters of the Poor and comprises of a 48-bed nursing home and 22 apartments for the elderly. SignaCare Waterford, located in Rocklands, Ferrybank, has a maximum occupancy of 64 residents. Engagement to inform this plan suggested that extensive waiting lists existed for nursing homes places, and that nursing homes were providing services to a larger catchment area outside of Plan.

Given this level of demand, and the closure of the Rockshire Care Centre in 2022, the provision of eldercare will need to be addressed. Furthermore, demographic analysis suggests that the Plan area population has been ageing over the last intercensal period. Between 2016 and 2022 the experienced a significantly higher increase (approx.30%) of the older age population (older than 65) between 2016 and 2022, compared to c.21% in both Co. Waterford and Co. Kilkenny.

The 2017 LAP laid emphasis on the fact that there was a lack of health and medical facilities for the area and that the HSE were investigating the development of a primary care centre in Ferrybank. This has since been delivered and is now the Ferrybank Primary Care Centre.

The HSE suggest that a standard primary care centre can serve a population of 10,000 to 20,000 people, dependent on resourcing. The CDP

core strategy targets that the Plan area's population will increase from 5,766 people in 2022, to 7,608 by 2027.

Within the Ferrybank/Belview area the Keogh Practice usually have around three GPs working in the Ferrybank Primary Care Centre with capacity for 1-2 additional GPs. The area is also served by two pharmacies.

### **Brothers of Charity**

The Brothers of Charity is a large complex located in the grounds to the north of Belmont Road. There is also a protected structure, 'Belmont House' (Ref. C665) which was designed in 1789 and purchased by the Brothers of Charity in 1883 to run as a hospital. By 1908 the hospital was licensed to have 73 patients. The chapel was opened in 1927 and is still operational. Currently there is a community-based group home on site which was opened in 1982 and provides residential and day services to persons with intellectual disability. This day service operates under the umbrella group of Cairdeas Services, with Parkside Services managing day services at a site in Waterford City and at Belmont. Parkside Day Services provide supports for people with varying needs, some of whom can present with behaviour which challenges. [Parkside Day Services](#) consists of a farm, a wholesale garden centre, allotment, training and crafts and a resource centre. The site is of central importance to the Ferrybank area, containing a variety of community uses and has an attractive landscaped setting. Lands in the ownership of the Brothers of Charity have been zoned for Residential use in this plan.

### **Religious Facilities**

A total of twelve religious facilities have been identified within the study area, with around four facilities located within the Plan area. This includes two cemeteries – Brothers of Charity Community Cemetery and Kilmurphy Cemetery and two religious' facilities – a Parish and St. Michael's Catholic Church. Kilkenny County Council estimate that there are approximately 262 burial plots remaining in Mooncoin cemetery. Based on engagement with Ferrybank Parish, it is estimated that capacity for burials will likely be

reached within the next ten years, and that a space for future burials should be identified.

### 4.3 Educational and Childcare facilities

Childcare and education facilities are considered a strategic social infrastructure requirement to enhance children's early learning experiences and encourage participation within society, specifically enabling access to employment, education, and social networks.

#### Childcare Facilities

National policy on childcare facilities is set out in the *Childcare Facilities Guidelines for Planning Authorities*<sup>11</sup>, with an aim to enhance the quality of childcare services for the community.

The Kilkenny CDP (section 6.13) provides detail on childcare and the policy of the Council with regards to facilitating the provision of childcare and early childhood facilities in a sustainable manner in appropriate locations

There are presently a total of five childcare facilities serving the Plan area, with a maximum enrolment of around 292 as per the latest TUSLA record in 2023.

Development Management requirements for childcare facilities are set out in Section 6.13.1.1 page 84 of the Kilkenny CDP. This plan supports the Waterford Learning City Plan.

#### Educational Facilities

The study area has a total of three schools – which includes two Primary and one Post Primary school. The Plan area has only one school, which is the Post Primary School – Abbey Community College. Two Primary Schools – St Mary's Boys National School (Scoil Mhuire) and the Good Counsel

School for Girls are within the Ferrybank area, albeit both schools fall within the Co. Waterford administrative boundary.

Provision has previously been made for the expansion of the St Mary's Boys National School, with a zoning of c. 0.9 hectares immediately to the east of the existing school for community facilities. This site is in the ownership of Waterford City and County Council. Facilitating the expansion of St Mary's BNS at this location would provide additional capacity, and an opportunity to link the site to the Primary Health Care facility and care park to the east.

Abbey Community College was previously granted planning permission for a two-storey extension and redevelopment of the site, leading to an increase in its capacity to accommodate c. 1000 students. It is noted that this college is now over-subscribed and with high demand for within Ferrybank and surrounding areas.

**Primary:** Extra school capacity could be provided through the extension of existing facilities where possible. In the case of St Mary's Boy's School, an adjacent site of 0.9ha has been zoned for this purpose. In the context of potential and significant long term population growth materialising beyond the lifetime of this Plan, the DOE has identified the potential need for a further two new primary schools. It is noted that if playing fields are included, the approximate size of each site could be 1.6 hectares.

**Post primary:** Extra school capacity could be provided through the extension of existing facilities, where possible. In the context of identified projected growth in the Plan and potential and significant long term population growth materialising beyond the lifetime of this Plan, the DOE has identified the potential need for a further post-primary school. (This would require a site of approximately 4.5ha.) This school should be centrally located, while avoiding generating additional town centre traffic.

**This Plan has provided zoning for a new 4.5ha co-located post primary and primary school, which is near the urban village, Bus Connects**

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<sup>11</sup> [gov - Childcare Facilities Guidelines \(www.gov.ie\)](http://gov.ie)

**route corridors, and the future Ferrybank Relief Road.** This would be developed in tandem with new significant new residential development. (see Figure 5-4 Draft Ferrybank/Belview Zoning Map).

A further primary school site would be located at the future Newrath Neighbourhood Centre, which would be developed in conjunction with future residential development at that location.

### Further Education and Training

Kilkenny-Carlow Education and Training Board (KCETB) operate the Local Training Initiative Ferrybank within the Plan area. KCETB Training Services offer a Healthcare Traineeship in Ferrybank. This is a QQI level award in Healthcare Support which runs for 28 weeks. The Brothers of Charity, based in Ferrybank, support the work experience element of this programme.

KCETB also engage with Amarach Nua Ferrybank, the Ferrybank Library, and Slieverue Active Retirement to provide programmes. Programme subjects include exercise, art and self-expressions through art, feltwork classes, and Tai Chi. KCETB have also provided adult literacy classes in the Ferrybank Library.

## 4.4 Open Space and Recreational Facilities

A key aim of this Plan, as described in Chapter 5: Vision and Chapter 10: Heritage and Environment, is to protect the environmental character and the long-term provision of open space. This strategy prioritised the protection of the Rockshire Hill ridgeline and the River Suir setting. Accordingly, this Plan has zoned these areas Passive Open Space/Green Links/Biodiversity Conservation. This zoning ensures the preservation of these lands for possible future development as publicly accessible open space.

<sup>12</sup> To include LAP's: Local Areas for Play, aimed at very young children, LEAPs: Locally Equipped Areas for Play, aimed at children who can go out to play independently; and NEAPs: Neighbourhood Equipped Areas for Play (NEAPs) aimed at older children.

### Hierarchy of Open Space in Ferrybank/Belview

Recreational space is provided in parks of various sizes throughout the Plan area ranging from local parks down to smaller pocket parks, private gardens, as well as intensive recreational, amenity and community facilities. This Plan aims to achieve a hierarchy of high quality, attractive and secure public and private open spaces that will provide for the current and envisaged population growth of Ferrybank/Belview.

### Guidance for open space and play provision

Guidance developed by Fields in Trust based in the UK and considered applicable to Ireland, indicate metrics of benchmarking for formal outdoor space as illustrated in Table 5-6, and informal outdoor space in Table 5-7.

*Table 5.6 Recommended Benchmark Guidelines for formal outdoor space (Source Fields in Trust)*

Open space typology	Quantity Guidelines (hectares per 1,000 population)	Walking Guidelines (walking distance: metres from dwellings)
Playing pitches	1.20	1,200
Equipped/designated play areas <sup>12</sup>	0.25	LAPs – 100m LEAPs – 400m NEAPs – 1,000m
Other outdoor provision (MUGAs <sup>13</sup> and skateboard parks)	0.30	700m

<sup>13</sup> Multi Use Games Areas

Table 5-7 Recommended Benchmark Guidelines for informal outdoor space (Source Fields in Trust)

Open space typology	Quantity Guidelines (hectares per 1,000 population)	Walking Guidelines (walking distance: metres from dwellings)
Parks and Gardens	0.80	710m
Amenity Green Space	0.60	480m
Natural and semi-natural	1.80	720m

### Public parks and Playgrounds

KCC has recently completed the development of the Ferrybank Neighbourhood Park which includes a playground. The lack of a child/toddler area within the park was highlighted as an issue at the public consultation meeting for the preparation of this Plan. Only one housing development (Blackthorn Hills, Rockshire) in the plan area has a purpose-built playground. This Plan recommends the provision of equipment for younger children within the Ferrybank Neighbourhood Park.

With a step change in the scale of residential development within the study area comes an essential requirement for recreational facilities including parks and playgrounds. In the context of facilitating 10-minute neighbourhoods then each neighbourhood needs provision of local play facilities, sports facilities and access to open space. To serve the existing and new neighbourhoods several locations for provision of informal and formal outdoor space have been identified.

This includes:

- **Rockshire Road, the former Pitch and Putt site.** Development of this site as a public park could include formal play facilities as well as the provision of playing pitches and/or MUGA/skatepark facilities subject to site acquisition and a feasibility study. This site is 0.29ha.
- **Abbeylands to the north-east of Ross Abbey Neighbourhood Centre,** and to the south of the greenway corridor, which includes a public open space with opportunity for play facilities, linking to the Belmont Road via a linear Park. This site is 4.42ha.
- **Abbey Road,** an existing informal green space which could be developed as a pocket park or playing pitch. This site is 2.1ha.

### Playing Pitches and Sports facilities

Existing sports facilities in the Ferrybank area include Ferrybank A.F.C.'s soccer grounds located in Abbeylands, Ferrybank G.A.A. club are in Waterford's administrative area, adjoining the Plan boundary, this site is zoned as Open Space within Waterford CDP. As part of a recent planning permission for the Abbey College site, a condition was included to set aside provision for a future pedestrian/cycle link between the school property and adjoining Ferrybank GAA lands. This link remains an objective of this Plan. Existing facilities also include Waterford Golf Club located at Newrath, and this forms a significant land user with an area of 48.16ha.

The Clover Social Centre is in Christendom. With transfer of ownership to Kilkenny County Council, the redevelopment of the overall site for sports and amenity uses is being explored. A masterplan for the site has been commissioned and the first round of public consultation on potential uses has occurred.

Active recreational infrastructure must be developed in tandem with large scale residential development to ensure public facilities are provided commensurate with population growth. Such population growth will in turn provide a business case for investment in such facilities.

The Department of education has indicated that an additional secondary school will be required to cater for an expanded Ferrybank which would



ideally be co-located with a primary school, and with provision of public playing pitches.

As indicated above, a site has been indicated for a new 4.5ha co-located post primary and primary school (shaded purple on Figure 9-2. Lands to the south of this location, shaded dark green on Figure 5-2, have been zoned for Active Open Space, and which are envisaged to be public playing pitches. This location means the pitches will be accessible from the school, public transport, existing and new residential areas, and the new greenway.

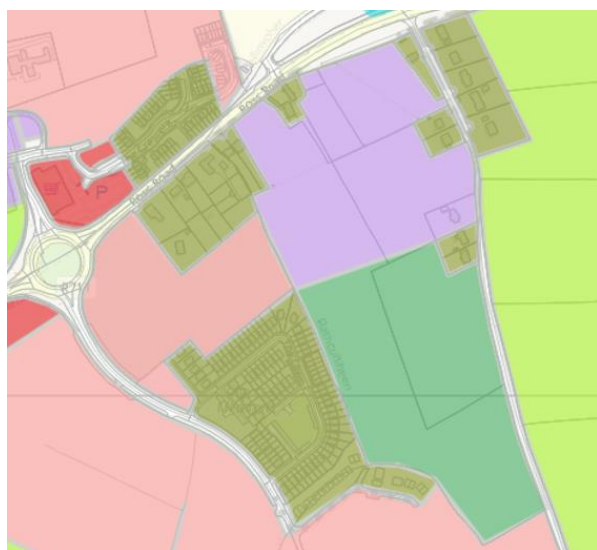


Figure 5-2 Proposed location of new secondary school and public playing pitches

Existing sports pitches at Ferrybank A.F.C. and Ferrybank G.A.A comprise 3.47ha. The Clover Social site is 3.0ha, while lands zoned for active open space next to the proposed school site (Figure 5-2) comprise 5.5ha.

Given the strategic nature of the Ferrybank/Belview Plan study area and the need to provide recreation facilities commensurate with a balanced concentric city, it is considered prudent to identify sites for future recreational development over the next 10-15 years i.e. to 2040. There are

several sites which could effectively contribute to the provision of additional sport pitches including provision of pitches at the Rockshire Road former Pitch and Putt site, the site discussed above at Abbey Road, and lands adjacent to the Clover Social site, which have all been zoned for Active Open Space. Further development of active recreational infrastructure is envisaged to be developed in tandem with future residential development.

### Informal Open Space

A significant amount of additional open space has been zoned as part of this Plan, with specific objectives indicated for different areas.

The Waterford Blue Green Infrastructure Strategy (Waterford BGI Strategy) indicated the potential for four strategic projects that will provide additional open space within the Plan study area:

- Greening North Quays (Strategic Project WCCC).
- Ferrybank Park (Strategic).
- Grannyferry pNHA (Strategic KCC).
- Ard Ri Park (Strategic KCC and WCCC).

Currently access to the River Suir is constrained with few public access points. Development of a River Suir Blueway, as indicated above, should include consideration of access for angling and active water sports such as kayaking.

## 4.5 Social Infrastructure Requirements

Table 5-8 Ferrybank Belview Framework Plan Social Infrastructure Requirements (Source KPMG Future Analytics analysis)

Themes	Zoning	Land use	Requirements over Plan Period	Potential Location	Delivery Mechanisms

Community					
Community Centres	Community Services /Facilities	Community and Education	Large space which could cater for gatherings, workshops, classes, and arts / culture.	Ferrybank Shopping Centre North Quays Development (Phase 2)	KCC Private developer-led.
Healthcare					
Primary Care Centres	Community Services /Facilities	Health Centre	Review of existing Ferrybank Primary Care Centre capacity with population growth.	On existing primary care centre site.	KCC coordinating with HSE.
General Practitioners	Community Services /Facilities	Medical Consultant	Target of 12 GPs per 10,000 population.	Within Ferrybank Primary Care Centre, or as part of Newrath Neighbourhood.	Private developer-led.
Age-friendly services / facilities	Community Services /Facilities	Nursing home	Additional nursing home spaces and/or age-friendly housing.	TBC subject to private sector provision	Private-developer led. KCC
Educational and childcare facilities					
Childcare	Refer to zoning matrix	Childcare Facility	Approximately an additional 1,000 to 1,500 square	Within proposed core	Private developer-led.

			metres of childcare facility space. To be developed in tandem with new residential developments.	Ferrybank neighbourhood area, and as part of Newrath neighbourhood.	
Primary	Community Services /Facilities	Education	4.5ha zoned for co-located post-primary and primary school near urban village on Ferrybank Relief Road. Extension to St.Mary's at 0.9ha site.	Existing St. Mary's Boys School extension New primary co-located with secondary to the south of R711 and east of Clover Meadows. Future primary school site at Newrath.	Department of Education.
Post-primary	Community Services /Facilities	Education	4.5ha zoned for co-located post-primary and primary school near urban village on Ferrybank Relief Road.	South of R711 and east of Clover Meadows.	Department of Education.
Open Space and Recreation					

Public Parks and Playgrounds	Active Open Space	Public and Open Spaces	Two-three additional neighbourhood parks.	Rockshire Road at the former Pitch and Putt site.  Abbeylands, with link from to Belmont Road across the new Greenway.  Abbey Road site	KCC
Public Open Space	Passive Open Space	Public and Open Spaces	Feasibility study to consider future regional park location near Christendom.	Lands currently in private ownership to at Christendom.	KCC
Sport and Leisure Facilities	Active Open Space	Open Space and Amenity	Feasibility study for leisure centre with community centre.	Lands near Ferrybank Shopping Centre which are adjacent to Ferrybank A.F.C.	KCC
Playing Pitches	Active Open Space	Playing pitches	Develop active recreational infrastructure in accordance with agreed	Clover Social Club	KCC

			masterplan for Clover Social Club lands and facilitate public use of the associated open space.  Develop active recreational infrastructure at new municipal play pitches site lands adjacent to the new co-located primary and secondary school site.	South of R711 and east of Clover Meadows.	
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## 5 Settlement Capacity Audit

### 5.1 Introduction

This report aids in the development of the Ferrybank/Belview Framework Plan 2025-2027 (the Plan), focusing on infrastructure delivery and suitable land zonings as per the National Planning Framework (NPF<sup>14</sup>). The NPF outlines a tiered method for land zoning:

- Tier 1: Serviced Zoned Land includes areas that can connect to existing services with available capacity, thus capable of supporting new development; and
- Tier 2: Serviceable Zoned Land encompasses areas not yet fully serviced but have potential to be within the plan's duration.

For Tier 2 lands, the NPF requires the planning authority to detail how necessary services will support new developments in both draft and final local area plans (while noting that the Ferrybank/Belview Plan will be a Framework Plan rather than a Local Area Plan due to the transition between Planning Acts).

An Infrastructural Assessment must align with investment programmes from relevant delivery agencies or have written commitments from these agencies to provide the needed infrastructure within the plan's timeline. Alternatively, the planning authority might deliver the infrastructure through its own funding programme.

### 5.2 Methodology

Further detail on the requirements for, and approach to the Settlement Capacity Audit (SCA) is provided in "Development Plan Guidelines for Planning Authorities", which notes that the SCA must:

- "...include an examination of the capacity for new residential development within the built-up footprint of existing settlements in line with compact growth priorities of national planning policy".
- Identify "Broad assumptions regarding the residential yield to be delivered on substantial individual sites...together with estimates of smaller-scale infill housing growth, such that a robust estimate of overall development potential can be formulated".
- "provide data on development sites within settlements including service status, i.e. whether classified as 'Tier 1 Serviced Lands' or 'Tier 2 Serviceable Lands', as well as potential housing yield estimates".

The guidance further notes that the SCA will comprise:

(i) a table providing, for each settlement >1500 people, or where lands are zoned in settlements of <1,500, existing population, potential housing estimates for (a) Tier 1 Serviced Lands (b) Tier 2 Serviceable Lands

(ii) accompanying maps that identify Tier 1 and Tier 2 lands or sites with potential for residential development in the individual settlements, with the existing built-up footprint (CSO Built Up Area boundary has been used for the purposes of this SCA) also indicated.

This report provides detailed assessment of residential and employment development potential in accordance with the Development Plan Guidelines.

This report:

- Identifies sites with residential potential.
- Assesses infrastructure needs for servicing these sites.
- Evaluates site suitability for future development based on compact growth priorities of national planning policy.
- Grades each site's planning and infrastructure readiness to allocate a Tier.

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<sup>14</sup> Project Ireland 2040: National Planning Framework, Appendix 3 (2018) Department of Housing, Planning and Local Government.



- For Tier 1 or Tier 2 lands, specifies necessary development services and provide an indicative timeframe for delivery (short, medium, or long term).<sup>15</sup>

Discussions were held with the Transportation Department, Water Services Department, Environment Department and Community Department within Kilkenny City and County Council, as well as with Uisce Éireann and the ESB. This consultation has informed the assessment and infrastructural needs within the plan area. Both the Council's internal departments and Uisce Éireann were requested to identify the specific delivery services required to service the lands, relevant to their respective areas of responsibility. In addition, they were requested to:

- (i) confirm if funding for service delivery has been identified in relevant budgets and is aligned with the local area plan period; and
- (ii) consider a reasonable estimate for the full cost of delivery of these services.

The Transportation Department of Kilkenny City and County Council has given reasonable cost estimates.

Data from Kilkenny City and County Council, Uisce Éireann and ESB were analysed to understand the underlying conditions and infrastructural issues. The findings are detailed in Section 6 of this report.

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<sup>15</sup> These are identified in "Development Plan Guidelines for Planning Authorities" as road access, footpath access, cycle access (including public lighting provision for each) and for foul sewerage drainage, water supply, surface water drainage (in terms of capacity for the settlement and network access).

### 5.3 Areas for Review in Settlement Capacity Audit

To support the preparation of the Plan, KPMG Future Analytics assessed lands currently zoned for residential and employment development, along with potential residential and employment development lands for zoning suitability.

The sites that were assessed for residential development are illustrated in Map 3.1 and listed in Table 3.1 below.

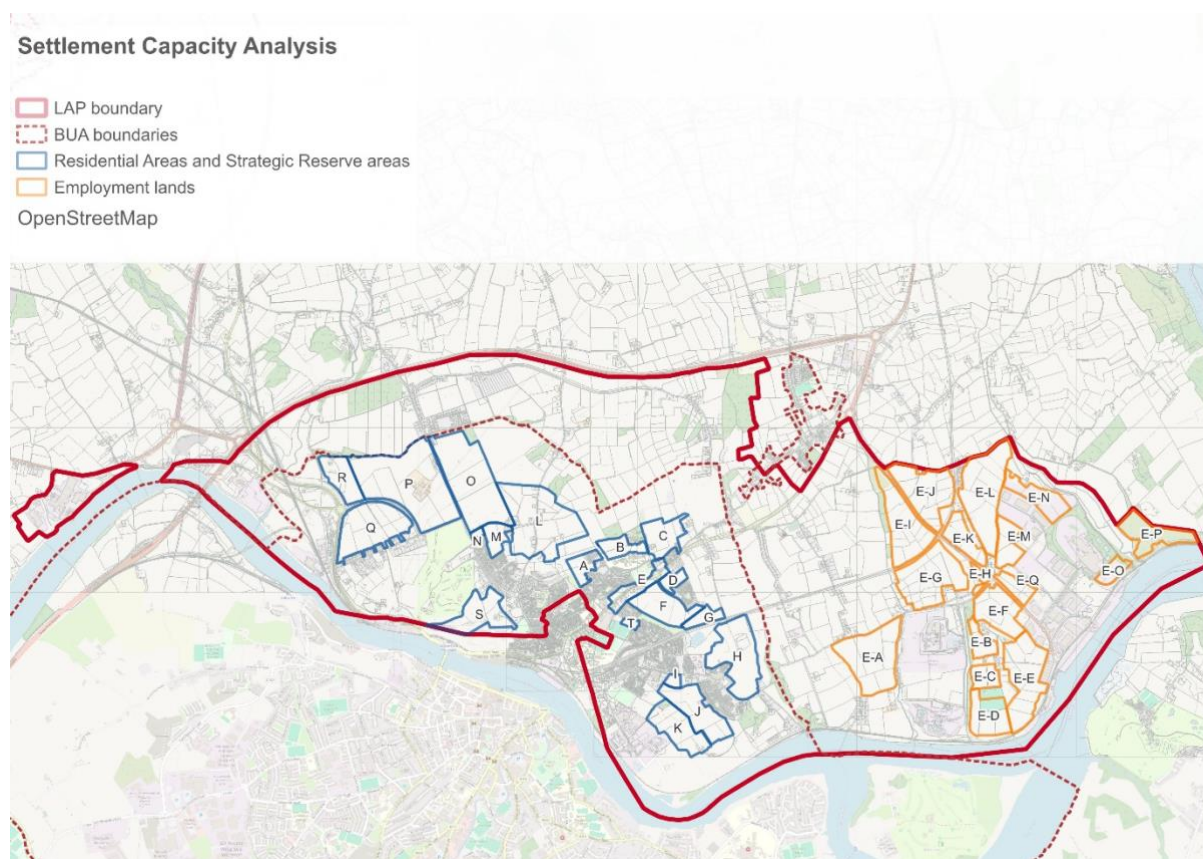


Figure 3-1 Residential Settlement Capacity Analysis Sites

Table 3-1 Areas for Review for Residential Settlement Capacity Audit

Site ID	Site Reference	Size (ha)
A	West of Willow Grove	5.3
B	Brothers of Charity area	5.36
C	North of Aldi	10.29
D	Clover Avenue north east	2.91
E	District Centre	5.21
F	Clover Meadows	11.45
G	North of Greenway corridor	3.93
H	Abbeygate	22.67
I	Abbey Road	1.51
J	Christendom	15.55
K	Christendom	14.1

L	Rockshire north east	34.13
M	Rockshire	5.18
N	Rockshire Road	0.94
O	Newrath north	35.8
P	Newrath west	41.19
Q	Newrath road north	23.09
R	Newrath northwest	7.75
S	Ard Ri site (residential)	14.7
T	East of Ferrybank Shopping Centre	0.48

The sites that were assessed for employment development are illustrated in Map 3.2 and listed in Table 3.2 below.

*Table 3-2 Areas for Review for Residential Settlement Capacity Audit*

Site ID	Site Reference	Size (ha)
E-A	IDA site	24.51
E-B	Site to the east of Tirlan	5.3
E-C	Site to south east of Tirlan	5.06
E-D	Site adjacent to River Suir	12.18
E-E	Site to south-west of Belview Port	22.59
E-F	Site to south of Gorteens Castle and adjacent to N29	13.88
E-G	Site north of Tirlan	23.93
E-H	Corner site to the northwest of Gorteen castle	1.96
E-I	Site north of greenway corridor and west of N29	20.83
E-J	Site south west of Drumdowney and east of N29	20.04
E-K	Site to the north of Gorteens castle	8.51
E-L	Site to south east of Drumdowney	27.88
E-M	Site to south west of Suir Shipping	7.4
E-N	Site to north east of Suir Shipping	9.04
E-O	Site to south east of Smartply	3.98
E-P	Site to east of Smartplay and adjacent to River Suir	10.45
E-Q	Site to north west of Marina Point	4.8

## 5.4 Infrastructural Overview

### Water services

Uisce Éireann were contacted regarding the capacity of the water services infrastructure in Ferrybank/Belview and ongoing or planned projects required to improve services and facilitate future growth. Details were provided on provision or proximity of water and wastewater networks for specific sites and are included in Appendix 1. Uisce Éireann highlight the following points:

1. This is a desktop study for new residential sites and strategic reserve sites based on PDF provided by KPMG and based on available GIS data at the time of the study and is indicative only and subject to change.
2. Capacity of the network to serve the site must still be validated through hydraulic model analysis, etc. The extent of works required, if any, will depend on the size, type and location of the development and the exact requirements will be determined as part of Uisce Éireann's Pre-Connection Enquiry process. Sites have been assessed on an individual rather than cumulative basis. If multiple sites are developed in the same area, this increases the likelihood network reinforcements will be required.
3. Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed Uisce Éireann projects in place to progress such works.
4. There are proposed zoned sites in which Uisce Éireann assets are present. In these instances, Uisce Éireann assets must be protected and access maintained, and where an Uisce Éireann asset is altered or diverted a Diversion Agreement is required. Details on this process can be found at <https://www.water.ie/connections/developer-services/diversions/>.
5. Given the long lead-in time to programme Uisce Éireann works, continued early engagement with regard to planned public realm schemes is essential in order to minimise disruption to the public.
6. There are areas with no or incomplete GIS data. We will follow up with Kilkenny County Council/Uisce Éireann Operations and revert if we get any updates.
7. Third-party agreement will be required where it is proposed to service a new development via private property or private water services infrastructure e.g. via estates not yet taken in charge.

### Water Supply

Uisce Éireann is responsible for the delivery of water service infrastructure. The Ferrybank and Belview area is served by the South Kilkenny Water Resource Zone (WRZ). Currently it is envisaged that capacity is available in the WRZ to cater for growth.

**Residential sites:** Uisce Éireann data indicates that eleven of the residential sites have an existing connection to the public water mains (A, C, D, E, F, G, H, I, L, S, T), while six residential sites are located immediately adjacent to or near public water mains (B, J, M, O, P, Q). Two residential sites (K and R) do not have public water mains connections within the site or nearby.

**Employment sites:** Uisce Éireann data indicates that one of the employment sites (E-I) has an existing connection to public water mains, while nine employment sites are located immediately adjacent to or near<sup>16</sup> public water mains (E-A, E-E, E-F, E-G, E-H, E-J, E-K, E-M, E-Q). Seven employment sites (E-B, E-C, E-D, E-L, E-N, E-O, and E-P) do not have public water mains connections within the site or nearby.

Uisce Éireann advises that capacity assessment will be required for all sites where existing watermain connections are available within the site or nearby – see notes above in relation to Uisce Éireann's Pre

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<sup>16</sup> Sites in the review that are either referenced as 'Short extension required' or 'Extension required' (which might be up to 150m).



Connection Enquiry Process. Uisce Éireann advises that this initial assessment is indicative only and based on a desktop exercise to identify the location of adjacent local network.

## Wastewater

Uisce Éireann is responsible for the delivery of wastewater service infrastructure. Ferrybank / Belview is served by the Waterford City Wastewater Treatment Plant (WWTP) in the townland of Gorteens, Belview. The WWTP serves Waterford City and its environs, including Belview and Slieverue. Currently it is envisaged that capacity is available in the WWTP to cater for growth.

The ongoing Waterford City Drainage Area Plan (DAP) will assess existing network capacity in the city plus the Ferrybank/Belview area and identify any local network upgrades required to cater for particular sites. All such work would be developer funded in accordance with the UE Connections Charging Policy. The DAP is currently at Stage 3. UÉ part funded the Ferrybank Wastewater Pumping Station (WWPS) upgrade project, which involved the relocation and upgrading of the Ferrybank WWPS which is sized to cater for growth in the Ferrybank area.

**Residential Sites:** Uisce Éireann data indicates that eight of the residential sites have an existing connection to the public water mains (A, C, D, E, F, J, K, T) while four residential sites are located immediately adjacent to or near public water mains (B, G, H, S). Eight residential sites (I, L, M, N, O, P, Q, and R) do not have public water mains connections within the site or nearby.

**Employment Sites:** Uisce Éireann data indicates that two of the employment sites (E-B, E-D) have an existing connection to public sewers, while eleven employment sites (E-A, E-C, E-E, E-F, E-G, E-H, E-J, E-K, E-L, E-M, E-Q) are located immediately adjacent to or near public sewers<sup>17</sup>. Four sites (E-I, E-N, E-O, and E-P) do not have public sewer connections within the site or nearby.

Uisce Éireann advises that capacity assessments will be required for all sites where existing wastewater connections are available within the site or nearby – see notes above in relation to Uisce Éireann's Pre Connection Enquiry Process. Uisce Éireann advises that this initial assessment is indicative only and based on a desktop exercise to identify the location of adjacent local network.

## Drainage/SuDs/Flooding

Local surface water management is the responsibility of Kilkenny City and County Council. Any drainage works on site will generally be developer led.

**Residential Sites:** There is a constraint on the combined drainage system in Ferrybank that runs from the Rockshire Road through the general vicinity of residential sites A, B, D, E and F to a pump station on the Abbey Road beside the Clover Road Junction. A separate combined sewer that runs along Abbey Road from Co. Waterford leads to the same pumping station. This frequently backs up, leading to frequent flooding of the area and frequently resulting in road closures and occasionally flooding property. A small, dedicated surface water system in the area has very limited capacity.

There has been recent flooding of the stream that flows westwards along the BUA (Built Up Area) line to the northeast of site L. There have been pluvial floods where this stream crosses the Ballyrobin Road (that runs through site L) and further flooding that affected houses in the Mullinabro Woods Housing Estate, immediately north of site O. These areas were badly affected on 23/10/2023. Houses forming ribbon development further north of Mullinabro Woods and on the Cloone Road (outside of the BUA line) all rely on individual septic tanks, many of which frequently flood. Pluvial floods have affected houses to the south of site Q. Runoff arose on from higher ground to the south of these houses.

A full reliance on infiltration could require significant areas for percolation to cope with the emerging increased rainfall intensity, which could impact on densities on these plots. The scope for positive

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<sup>17</sup> Sites in the review that are either referenced as 'Short extension required' or 'Extension required' (which might be up to 150m).

drainage systems that avoid existing drainage systems should be explored to provide resilience for more extreme rainfall events.

#### **Employment Sites:**

A. Attenuation facilities installed through private development works – IDA Business Park west of E-B and Smartply, north of E-O.

B. Flooding history where two properties at Ballyvalla (Eircode X91 W8X4 and X91 C6Y6) were flooded. The latter occurred most recently on 23/10/23, when the residents had to be rescued and evacuated by the Fire Service. The Local Primary Road LP3412 flooded frequently to the west of these properties. The bridge on the LP3412 between the two properties was replaced in early 2024 with a larger flow capacity, which may alleviate the risk. Local residents held the view that works on Plot E-I and E-J contributed to the flood events.

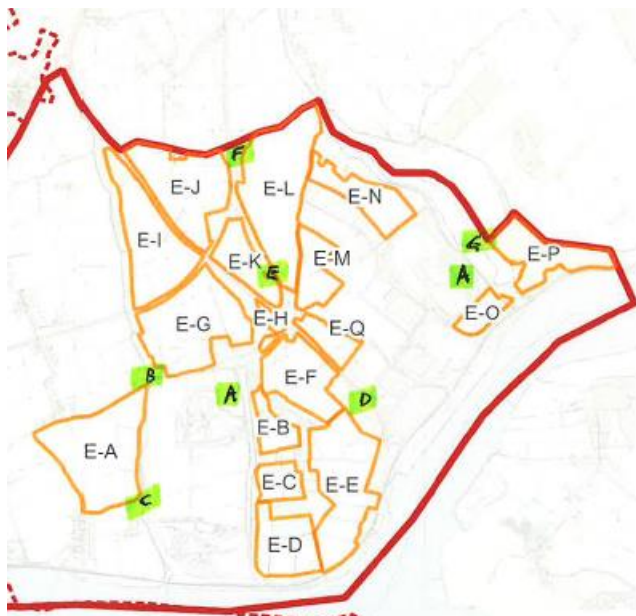
C. The bridge on the Local Secondary Road LS7476 was repaired in early 2024 and appears to have ample capacity.

D. The N29 positive drainage system can become overwhelmed at its junction with the LS7582 leading to Smartply. Spilled fertiliser from Port operations and mud from illegal truck parking along the N29 verges exacerbate the issue.

E. Eircode X91 W2VO in Gorteens flooded extensively on 23/10/23 from water emerging from plot E-L. Works were carried in 2024 on in that land (open drain behind roadside boundary ditch) and at the flooded property (kerbing and ramps to divert water along the road and to existing drainage system) to reduce the flood risk.

F. Run off from lands to the north of Plot E-J flowed through railway bridge on LP3415, entering Eircode X91 HX09 in Drumdowney Lower, destroying boundary walls and flooding several properties. Works to reshape the LP3415 to convey water further along the LP3415 and avoid the affected properties was completed in 2024.

G. These reclaimed lands are prone to flooding. The landowner believes this was a result of the development of the Port, but 25" maps indicate "liable to floods".



Future development should provide for areas of nature-based solutions to surface water management. Sites identified as potential locations for Nature-Based Management Areas should be incorporated into open spaces reserved to ensure development does not hinder implementation of the areas.

UÉ encourages the inclusion of policies and objectives on the use of Sustainable Urban Drainage Systems and Green-Blue Infrastructure in new developments including the public realm and retrofitted in existing developed areas, in line with NPO 57 of the National Planning Framework. These measures can provide a cost effective and sustainable means of managing stormwater and water pollution at source, keeping surface water out of combined sewers (thus increasing capacity for foul drainage from new developments), while providing multiple benefits for example, improved air quality, amenity and noise reduction.

UÉ would be happy to discuss potential opportunities to collaborate on projects that would remove stormwater from combined sewers. To maximise the capacity of existing collection systems for foul water, the discharge of additional surface water to combined (foul and surface water) sewers are not permitted. The removal of stormwater from combined sewers as part of roads, public realm, residential or other developments is strongly encouraged; this is particularly relevant to the achievement of compact growth objectives.

Drainage works on site will be developer led. There are no planned works associated with an approved infrastructural investment programme.

### **Electricity Supply**

The Ferrybank area is currently supplied from Mount Misery 38kv substation. There is currently no issue with capacity. There is no option to expand this substation due to site constraints.

To advise on capacity limitations then ESB can only respond to definite planning applications. Waterford North Quays will require 4.5MW of capacity for Phase 1 and 1A (current phases). ESB advised future phase 2 and 3, together with phase 1 & 1A would require 10MW, which is not currently available and would require a new 38KV substation. ESB have advised that Phase 2 and phase 3 cannot proceed without a new substation.

The quantum of new residential development envisaged over the lifetime of the Plan would mean that a new Ferrybank 100Kv sub station would be required to supply power to the Ferrybank area. While development in the order of under 500 units could be supplied from the existing substation, new development of 500-1,000 units + would require additional capacity. ESB are now seeking a new site for a substation. ESB need a site within the built-up area of Ferrybank. This is due to the need for proximate transmission i.e. low voltage lines need to be close to large new supply areas. An approximate timeline, from site acquisition would be 1 year for planning consent, and three years for construction and operation.

Belview is supplied from a separate substation fed from Great Island Power Station. There is no issue with current of future capacity there, and it would be relatively easy to upgrade supply there from Great Island in tandem with future off shore wind generation.

### **Active Travel and Transport Infrastructure**

Kilkenny City and County Council is responsible for the delivery of local road infrastructure. To support Ferrybank/Belview's sustainable growth, ongoing investment in active travel and transport infrastructure is essential. The National Transport Authority has funded walking and cycling projects, progressing during the Plan's timeframe. The Ferrybank Relief Road, crucial for improving connectivity and reducing congestion, will open prime development land. Funded by both local and national sources, including the Urban Regeneration and Development Fund, the Council will work with landowners to deliver the Relief Road. Additionally, localised investments in footpaths, cycle paths, junctions, and public lighting will support new developments identified through the Development Management process.

The study area and key locations need better connectivity to promote walking, cycling, and public transport. Ferrybank/Belview's Local Transport Plan aims to solve this. Vulnerable road users face infrastructure gaps, especially in cycle lanes. The Ferrybank/Belview Local Transport Plan prioritises walking, cycling, public transport, and road upgrades to create a connected network, reduce congestion,

enhance safety, and support green travel. Improvements works along Belmont Road and Abbey Road (c.3km of works) has funding of €2.5m for footpaths, cycle tracks, lighting.

Most sites have existing road access from the adjoining public roads, apart from sites J and M. All sites would require provision of internal road infrastructure including provision for footpaths and cycle paths, which in general would be developer-led.

Development of significant residential development at sites O, P, Q and R would result in a negative impact on increased road traffic on Rockshire Road. Development should follow implementation of Bus Connects and construction of the Ferrybank Relief Road. Road improvement works comprising of footpaths and cycle paths are required at each of these sites.

## **Parks and Recreation**

### **Responsibility for Delivery**

Public open spaces are managed by Kilkenny City and County Council. The Social Infrastructure Audit (SIA) carried out as part of the preparation of the Plan considered the parks and recreation facilities required to meet the needs of the future population. Recreational space is provided in parks of various sizes throughout the Plan area ranging from local parks down to smaller pocket parks, private gardens, as well as intensive recreational, amenity and community facilities. This Plan aims to achieve a hierarchy of high quality, attractive and secure public and private open spaces that will provide for the current and envisaged population growth of Ferrybank/Belview.

This Plan recommends the provision of additional play components that would cater for junior children within the Ferrybank Neighbourhood Park.

To serve the existing and new neighbourhoods several locations for provision of informal and formal outdoor space have been identified in the draft Plan. This includes:

- The Clover Social Centre is in Christendom. With transfer of ownership to Kilkenny County Council, the redevelopment of the overall site for sports and amenity uses, with retention of the social centre, is being explored. Kilkenny County Council has commissioned a masterplan for the future development of a high quality, community centred and multifunctional local park on the 9.5 acre site in Christendom. The joint Waterford Blue and Green Infrastructure Strategy indicates a strategic project to develop a “Ferrybank Park” in the Christendom Area. The masterplan can address the points made in the BGI Strategy including the focus on responding to community needs.
- A site has been indicated for a new 4.5ha co-located post primary and primary school, as indicated above. Lands to the south of this location have been zoned for Active Open Space, and which are envisaged to be public playing pitches. This location means the pitches will be accessible from the school, public transport, existing and new residential areas, and the new greenway.

Existing sports pitches at Ferrybank A.F.C. and Ferrybank G.A.A comprise 3.47ha. The Clover Social site is 3.0ha, while lands zoned for active open space next to the proposed school site (Figure 8-2) comprise 5.5ha.

Delivery of projects may also be secured through funding opportunities and / or local authority delivery (i.e. via the Development Contributions Scheme).

## **Social Infrastructure**

Public bodies (Health Service Executive, Department of Education), Kilkenny City and County Council and developers are responsible for the delivery of social infrastructure.

### **Schools**

A total of seven education and training facilities were identified in the Plan study area. This included two primary schools, one post-primary school and one further education facility. There are presently a total of five childcare facilities serving the Plan area, with a maximum enrolment of around 292 as per



the latest TUSLA record in 2023. It is essential that childcare facilities are provided in tandem with new residential developments within the study areas during the lifetime of the plan.

The DoE have indicated that to cater for the envisaged growth at post primary level there would be a requirement for an additional post primary school. This would require a site of approximately 4.5ha. This school should be centrally located, while avoiding generating additional town centre traffic.

To cater for envisaged population growth at primary level, some new capacity could be provided by an extension to the existing St Mary's Boy's School, for which an adjacent site of 0.9ha has been zoned for this purpose, with playing pitches already available on the existing school site. The DoE have indicated that to cater for the envisaged long-term growth two new primary schools would be required, with each site approximately 1.6ha including playing fields.

This Plan has provided zoning for a new 4.5ha co-located post primary and primary school, which is near the urban village, Bus Connects route corridors, and the future Ferrybank Relief Road. This would be developed in tandem with new significant new residential development.

### **Healthcare**

At present the Plan area is serviced by a total of seven healthcare facilities, and this includes the Ferrybank Primary Care Centre, and two nursing homes – St Joseph's and SignaCare Waterford. St. Joseph's Home on Abbey Road is run by the Little Sisters of the Poor and comprises of a 48-bed nursing home and 22 apartments for the elderly. SignaCare Waterford, located in Rocklands, Ferrybank, has a maximum occupancy of 64 residents. Engagement to inform this plan suggested that extensive waiting lists existed for nursing homes places, and that nursing homes were providing services to a larger catchment area outside of Plan.

The area is also served by two pharmacies, one speciality clinic and one mental health service / therapy provider. The Brothers of Charity as noted above run a centre in Belmont Park, Ferrybank for people with intellectual disabilities, providing a range of day and residential services designed to meet the needs of adults and children.

Given this level of demand, and the closure of the Rockshire Care Centre in 2022, the provision of eldercare will need to be addressed. Furthermore, demographic analysis suggests that the Plan area population has been ageing over the last intercensal period. Between 2016 and 2022 the experienced a significantly higher increase (approx.30%) of the older age population (older than 65) between 2016 and 2022, compared to c.21% in both Co. Waterford and Co. Kilkenny.

### **Childcare**

There are presently a total of five childcare facilities serving the Plan area, with a maximum enrolment of around 292 as per the latest TUSLA record in 2023. It is essential that childcare facilities are provided in tandem with new residential developments within the study areas during the lifetime of the plan. The Kilkenny County Childcare Committee (Kilkenny CCC) suggest that there is a clear need for additional Early Learning and Care (ELC) services within the area. Considering Kilkenny CCC's overall assessment of a present need for more childcare spaces, and the estimated growth in the population of 0 to 6 years old, there is a clear need for increased childcare capacity in the Plan area.

### **Community Centres**

There are currently three facilities that can be termed as a community centre or meeting hall. This includes the Hillsfield Community Centre, the Ferrybank Library in the Ferrybank District Centre, Ferrybank Parish Centre. A further facility is located at Abbeylands Youth & Community Centre, however this is located in two converted houses and is fully occupied by the PACT Youth Justice Project which works with young people between the ages of 12 and 18 who are at risk of or are involved in offending behaviour. As such this does not function as a community centre.

There is an urgent need for a dedicated community centre to enable community gatherings as well as to facilitate local group meetings, acting as a hub and meeting place for the local community. It would

be ideal if such a facility could cater for large gatherings, provide space for multiple workshops and classes, and a place for youth activities. This community centre, which could be located with a leisure centre might also function as a 'Social Inclusion Hub' which could be used for a variety of purposes such as a business incubation centre, wellness and community café. A facility such as this must be centrally located and easily accessible to as much of the community as possible.

Costings for the delivery of social infrastructure is dependent upon planning consent and will be achieved through State/Local Government allocations alongside private sector delivery and new residential or commercial development.

## 5.5 Criteria and Assessment Scoring

### Infrastructure Availability

#### Categorising Lands as Tier 1 or Tier 2

Tier 1 lands are serviced areas with necessary transport and water infrastructure, typically within or adjacent to Ferrybank's built-up footprint<sup>18</sup>.

Tier 2 lands need infrastructure investment for development. Some large land parcels reviewed may only partially need additional infrastructure depending on the proposed development's nature and scale.

A traffic light matrix indicates infrastructure deficiencies:

**Green:** Infrastructure/services available.

**Amber:** Further investment required, likely within the Plan's duration.

**Red:** Infrastructure/services unavailable and unlikely during the Plan's duration.

This is indicated on the first part of Assessment tables below for the following criteria:

Criteria	Assessment
Access to roads and active travel options	Existing and planned road access, footpath access, cycle access (including public lighting provision for each)
Access to water supply services	Existing or planned servicing of the site, and proximity of existing public water main
Access to wastewater services	Existing or planned servicing of the site, and proximity of existing public wastewater network

### Site Suitability Considerations

The NPF acknowledges that infrastructure availability is not the only criteria in determining the suitability of a site for development. Other factors include location, proximity to and availability of services and amenities, accessibility to transport, and environmental issues such as flooding.

All the sites (both Residential and Employment) within the study area were identified and analysed against a set of site suitability criteria. Taking this into account it was decided to merge the infrastructure assessment with a land use evaluation to provide a more coherent overview of the suitability of lands for development in each settlement.

A matrix setting out the criteria that each site is to be assessed against was prepared. These criteria are as follows:

- Proximity to District Centre or existing neighbourhood centre
- Contribution to the delivery of consolidated, compact growth
- Proximity to social infrastructure including schools, and healthcare facilities
- Proximity to parks and recreation facilities
- Drainage and Flood Risk

The scoring for each of the criteria is as follows:

Criteria	Assessment	Scoring
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<sup>18</sup> It is noted that the [RZLT Guidelines](#) provide a definition of Serviced Land' as '...the land must have access to or be connected to relevant services. This includes lands which already have made connections to services, or where provision has been made in existing infrastructure for connection to the land'. On this basis sites that have existing roads, water and waste water services within and/or adjacent to the site are included in Tier 1.

Proximity to District Centre or existing neighbourhood centre	Based on walking distance and connectivity with district and neighbourhood centres	1 point allocated for each 500 metres from district centre or neighbourhood centre										
Contribution to the delivery of consolidated, compact growth	If development of the lands would result in a more compact, sustainable settlement.	A score ranging between 1 and 5 is allocated to each category with 1 being the most optimal and 5 being the least optimal score.  Legend: <table><tr><td></td><td>1</td></tr><tr><td></td><td>2</td></tr><tr><td></td><td>3</td></tr><tr><td></td><td>4</td></tr><tr><td></td><td>5+</td></tr></table>		1		2		3		4		5+
	1											
	2											
	3											
	4											
	5+											
Availability of public transport	Location of the lands along a public transport corridor, proximity to bus/rail stops, and location on planned Bus Connects corridor											
Proximity to social infrastructure including schools, and healthcare facilities	Distance of the lands to existing schools and services and the likely mode of transport used.											
Proximity to parks and recreation facilities	Proximity to existing public park/recreation facility, and whether development would impact on existing open space provision											
Drainage and Flood Risk	Whether lands are at risk of flooding and ability of site to deliver nature-based drainage solutions											

Figure 5-1 Scoring Criteria

The tables below detail the Settlement Capacity Audit, including Site Suitability Assessment for the lands reviewed as part of this evaluation.

## Residential Sites

Table 5-2 Site Assessment for residential sites A-J

Site Number	A	B	C	D	E	F	G	H	I	J
<b>Infrastructure Criteria</b>										
Access to roads and active travel options										
Access to water supply services										
Access to wastewater services										
<b>Tier 1 or Tier 2 or not suitable for development (-)</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>
<b>Site Suitability Assessment Criteria</b>										
Proximity to District Centre or existing neighbourhood centre	1	1	1	1	1	1	1	1	1	4
Contribution to the delivery of consolidated, compact growth	1	1	1	1	1	1	1	1	1	2
Availability of public transport	2	2	1	1	1	1	1	1	1	1
Proximity to social infrastructure including schools, and healthcare facilities	1	1	1	1	1	1	2	2	2	3
Proximity to parks and recreation facilities	1	1	1	1	1	1	2	2	3	1



Flood Risk	2	2	1	2	2	2	1	1	1	1
<b>Total</b>	8	8	6	7	7	7	8	8	9	12

Table 5-3 Site Assessment for residential sites K-S

Site Number	K	L	M	N	O	P	Q	R	S	T
<b>Infrastructure Criteria</b>										
Access to roads and active travel options										
Access to water supply services										
Access to wastewater services										
<b>Tier 1 or Tier 2 or not suitable for development (-)</b>	2	-	2	1	-	-	-	-	1	1
<b>Site Suitability Assessment Criteria</b>										
Proximity to District Centre or existing neighbourhood centre	2	2	3	4	5	6	6	6	4	1
Contribution to the delivery of consolidated, compact growth	1	2	4	3	4	4	4	4	3	1
Availability of public transport	2	3	4	3	2	2	4	4	2	1
Proximity to social infrastructure including schools, and healthcare facilities	2	2	3	3	4	5	5	5	2	1
Proximity to parks and recreation facilities	1	3	4	2	2	2	3	3	1	1
Flood Risk	1	3	1	1	1	1	1	1	1	1
<b>Total</b>	9	15	19	16	18	20	23	23	13	6

## Employment Sites

Table 5-4 Site Assessment for employment sites E-A to E-J

Site Number	E-A	E-B	E-C	E-D	E-E	F-F	E-G	E-H	E-I	E-J
<b>Infrastructure Criteria</b>										
Access to roads and active travel options										
Access to water supply services										
Access to wastewater services										
<b>Tier 1 or Tier 2 or not suitable for development (-)</b>	1	-	-	-	-	1	1	1	-	2
<b>Site Suitability Assessment Criteria</b>										
Proximity to District Centre or existing neighbourhood centre	5	5	5	5	5	5	5	5	5	5
Contribution to the delivery of consolidated, compact growth	5	5	5	5	5	5	5	5	5	5

Availability of public transport	5	5	5	5	5	3	3	3	3	3
Proximity to social infrastructure including schools, and healthcare facilities	5	5	5	5	5	5	5	5	5	5
Proximity to parks and recreation facilities	5	5	5	5	5	5	5	5	5	5
Flood Risk	1	1	1	1	1	1	3	2	3	3
<b>Total</b>	26	26	26	26	26	26	28	27	28	28

Table 5-5 Site Assessment for employment sites E-K to E-Q

Site Number	E-K	E-L	E-M	E-N	E-O	E-P	EQ			
<b>Infrastructure Criteria</b>										
Access to roads and active travel options										
Access to water supply services										
Access to wastewater services										
<b>Tier 1 or Tier 2 or not suitable for development (-)</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>			
<b>Site Suitability Assessment Criteria</b>										
Proximity to District Centre or existing neighbourhood centre	5	5	5	5	5	5	5			
Contribution to the delivery of consolidated, compact growth	4	4	3	3	2	2	2			
Availability of public transport	3	3	3	4	3	3	3			
Proximity to social infrastructure including schools, and healthcare facilities	5	5	5	5	5	5	5			
Proximity to parks and recreation facilities	5	5	5	5	5	5	5			
Flood Risk	1	3	1	1	1	2	2			
<b>Total</b>	26	28	26	26	26	27	27			

## 5.6 Findings

### Categorisation

Sites identified for the SCA are assessed against the following tier-based objectives:

- Lands with strong planning and serviceability levels are classified as Tier 1, able to connect to existing services and support new development.
- Lands with medium levels of planning and infrastructure, or potential for future upgrades, are Tier 2, not yet ready but can be fully serviced within the plan's timeline.
- Lands not fitting Tier 1 or 2 are not planned for development.

### Residential Sites

The site assessment findings for sites with potential for residential development are summarised in Table 6-1.

Table 6-6 Site Assessment Findings

Site Reference	Site Description	Size (ha)	Estimated capacity based on minimum 40 units per ha.	Site Category (Tier 1 or Tier2)	Proposed Zoning <sup>19</sup>
A	West of Willow Grove	5.3	212	Tier 1	Resi 1
B	Brothers of Charity area	5.36	214	Tier 2	Resi 2
C	North of Aldi	10.29	412	Tier 1	Resi 1
D	Clover Avenue north east	2.91	116	Tier 1	Resi 1
E	District Centre	5.21	208	Tier 1	DC
F	Clover Meadows	11.45	458	Tier 1	Resi 1
G	North of Greenway corridor	3.93	157	Tier 1	S/R
H	Abbeygate	22.67	907	Tier 1	Resi 1
I	Abbey Road	1.51	60	Tier 1	Resi 1
J	Christendom	15.55	622	Tier 2	Resi 2
K	Christendom	14.1	564	Tier 2	S/R
L	Rockshire north east	34.13	1365	N/A	S/R
M	Rockshire	5.18	207	Tier 2	S/R
N	Rockshire Road	0.94	38	Tier 1	Resi 1
O	Newrath north	35.8	1432	N/A	S/R
P	Newrath west	41.19	1648	N/A	S/R
Q	Newrath road north	23.09	924	N/A	S/R
R	Newrath northwest	7.75	310	N/A	S/R
S	Ard Ri site (residential)	14.7	588	Tier 1	OS

<sup>19</sup> Proposed zoning in the Draft Ferrybank/Belview Framework Plan, taking account of the Settlement Capacity Audit and strategic considerations.

T	East of Ferrybank Shopping Centre	0.48	19.2	Tier 1	Resi 1
---	-----------------------------------	------	------	--------	--------

All 19 residential sites have been extensively examined and appraised. Whilst it is acknowledged that all the sites could potentially present strategic opportunities for development in the long term, the assessment indicates that 14 sites are suitable to potentially deliver housing over the lifetime of the plan, including the Opportunity site at Ard Ri.

If all Tier 1 sites to be developed during the lifetime of the Plan this would provide 3,156 units were 100% of the site to be developed. Accounting for net developable area the figure would be nearer 2,050 units.

It is noted that site H is a brownfield site, as is part of site C and G. There are no other significant brownfield sites in the study area. The opportunity for infill development, on sites other than those identified above, is considered limited in scale.

As a result of the findings of this Settlement Capacity Audit, 10 sites are deemed Tier 1, and 4 sites are deemed Tier 2. The remaining 5 sites are deemed to not be suitable for development during the lifetime of the Plan, considering their serviceability and assessment against sustainable planning principles. This primarily relates to lands at Newrath, north of Rockshire Road, which, while capable of providing significant numbers of residential units, require provision of water and wastewater servicing, and completion of the Ferrybank Relief Road before development is considered appropriate.

It is recommended that sites are zoned 'Residential Tier 1', 'Residential Tier 2', and 'Opportunity Site', with remaining sites zoned Strategic Reserve.

### Employment Sites

The site assessment findings for sites with potential for employment development are summarised in Table 6-2.

Site Reference	Site Description	Size (ha)	Estimated capacity based on minimum 50 sq. m per employee and 80% net developable area	Site Category (Tier 1 or Tier2)	Proposed Zoning <sup>20</sup>
E-A	IDA site	24.51	392	Tier 1	BETP
E-B	Site to the east of Tirlan	5.3	85	-	Agri
E-C	Site to south east of Tirlan	5.06	81	-	Agri
E-D	Site adjacent to River Suir	12.18	195	-	Agri
E-E	Site to south-west of Belview Port	22.59	361	-	Agri
E-F	Site to south of Gorteens Castle and adjacent to N29	13.88	222	Tier 1	PFI
E-G	Site north of Tirlan	23.93	383	Tier 1	BETP

<sup>20</sup> Proposed zoning in the Draft Ferrybank/Belview Framework, taking account of the Settlement Capacity Audit and strategic considerations.



E-H	Corner site to the northwest of Gorteen castle	1.96	31	Tier 1	BETP
E-I	Site north of greenway corridor and west of N29	20.83	333	-	Agri
E-J	Site south west of Drumdowney and east of N29	20.04	321	Tier 2	PFI
E-K	Site to the north of Gorteens castle and east of N29	8.51	136	Tier 1	BETP
E-L	Site to south east of Drumdowney	27.88	446	Tier 2	PFI
E-M	Site to south west of Suir Shipping	7.4	118	Tier 1	PFI
E-N	Site to north east of Suir Shipping	9.04	145	Tier 1	PFI
E-O	Site to south east of Smartply	3.98	64	Tier 1	PFI
E-P	Site to east of Smartplay and adjacent to River Suir	10.45	167	Tier 1	PFI
E-Q	Site to north west of Marina Point	4.8	77	Tier 1	PFI

All 17 employment sites have been extensively examined and appraised. Whilst it is acknowledged that all the sites could potentially present strategic opportunities for development in the long term, the assessment indicates that 12 sites are suitable to potentially deliver employment over the lifetime of the plan.

As a result of the findings of this Settlement Capacity Audit, 10 sites are deemed Tier 1, and 2 sites are deemed Tier 2. The remaining 5 sites are deemed to not be suitable for development during the lifetime of the Plan, considering their serviceability and assessment against sustainable planning and sequential development principles. This primarily relates to agricultural lands adjacent to the River Suir, and to lands north of the Greenway corridor.

It is recommended that:

- Sites E-A, E-G, E-H, E-K is zoned 'Business Enterprise and Technology Park (BETP)'.
- Sites E-F, E-M, E-N, E-O, E-P, E-Q, E-J and E-L are zoned 'Port Facilities and Industry (PFI)'.
- Sites E-B, E-C, E-D, E-E and E-I are zoned 'Agriculture'.

This Settlement Capacity Audit assesses the transportation, water management, electricity and social infrastructure, and utility needs to support land use zoning and future development. The success of the Ferrybank/Belview Framework Plan relies on timely infrastructure delivery. It is critically important that a suitable site is identified for a new 100Kv electricity substation within the built up area.

### Funding Sources

This Settlement Capacity Audit outlines the strategic and local infrastructure needed for development in the Plan area. Funding sources include:

- **Developer:** Provides or funds the infrastructure directly.
- **State:** LIHAF, Urban/Rural Regeneration Development, Smarter Travel, Uisce Éireann, TII, NTA, OPW, Department of Education, LEADER/SICAP, other government departments.
- **Kilkenny City and Council:** Development Contribution Schemes and the KCC Capital Works Programme.

### Implementation

A significant element in implementing the Ferrybank/Belview Framework Plan is securing the necessary funding and partnerships to achieve key objectives such as infrastructure projects. Kilkenny City and

County Council is committed to taking a proactive approach to advance the Plan's objectives. Consequently, an Implementation and Delivery Schedule will be included in the Written Statement of the Plan, outlining the essential infrastructure required for the designated zoned sites based on this audit.

The development of new residential and employment areas under this Plan relies on Core Strategy housing allocations associated with population growth. The Settlement Capacity Audit assesses the necessary infrastructure for developing lands suitable for residential and employment purposes. This Audit informs the decisions that will be established through the preparation of the written statement of the Ferrybank/Belview Framework Plan.

# Ferrybank-Belview Draft LAP

Uisce Éireann - Initial review of potential New Residential and Strategic Reserve zoned sites in the Settlement Capacity Audit as provided by Consultants preparing the Draft LAP for Kilkenny CC  
December 2024

**Note: This review needs to be read in conjunction with the notes plus the map provided below this table.**

Site	Water Network Comments	Wastewater Network Comments
A	150mm dia watermain located within the site, near the southern boundary. This watermain connects to a 150mm dia watermain in the adjacent site to the west and a (potentially) abandoned watermain to the east, which is also located within the site. 100mm dia and 100mm dia watermain located in the eastern part of the site. Capacity assessment required.	225mm dia gravity sewer located in the eastern part of the site. Capacity assessment required.
B	Two 100mm dia watermain located in the road to the west of the site (Willow Grove). The western boundary of site B does not appear to abut Willow Grove; therefore, an extension of approx 40m may be required as well as access via third party land. Capacity assessment required.	225mm dia gravity sewer located in the road to the west of the site (Willow Grove). The western boundary of site B does not appear to abut Willow Grove; therefore, an extension of approx 40m may be required as well as access via third party land. Capacity assessment required.
C	150mm dia watermain located within the site, near the southern boundary. Also, 100mm dia watermain appears to be just within the eastern boundary of the site. Capacity assessment required.	150mm dia gravity sewer appears to be just within the eastern boundary of the site. The sewer is located in private properties and does not appear to connect to a sewer within the public road. GIS information may be incomplete in this area - there is potential that network exists but this cannot be confirmed since it is not on GIS. Capacity assessment required.
D	100mm and 200mm dia watermain located within the site. Capacity assessment required. GIS indicates that an abandoned watermain may run through the site.	Gravity sewers (unknown size ) located within the site. To the southeast the sewers connect to a 225mm gravity sewer. Capacity assessment required.
E	100mm and 200mm dia watermain located within the site. Capacity assessment required. The R711 runs through the site - there is a 200mm dia watermain within this road. An abandoned watermain runs through the site.	225mm gravity sewer located in the western part of the site. Gravity sewers (unknown size ) located in the eastern part of the site. Capacity assessment required.
F	150mm and 100mm dia watermain located within the site. Capacity assessment required.	300mm dia gravity sewers and 375mm/225mm gravity sewers located within the site. Capacity assessment required.
G	200mm dia watermain located in the western part of the site. Capacity assessment required. Also, GIS indicates an abandoned watermain is located near the northern boundary of the site - may be within the site.	Available GIS information does not show a sewer in nearby public roads. 225mm dia gravity sewer located in the road (Clover Meadows) to the north of the site, approx. 130m away. Also, 225mm sewer located in the adjacent site to the east (site F), approx. 110m away. Access may be required via third party land to both sewers. Capacity assessment required.
H	200mm dia watermain located in the western part of the site. Also, 150mm dia watermain in the road (Abbeygate) to the west of the site. Capacity assessment required.	225mm gravity sewer located at the junction of Abbey Road and an unnamed road that leads to Beacon Quay Pump Station - approx. 30m distance. Also, 375mm/450mm combined sewer located approx. 15m to the southwest of the site, on the opposite side of Abbey Road. Access may be required via third party land. Capacity assessment required.
I	50mm dia watermain located within the site, near the western boundary of the site. Capacity assessment required.	Available GIS information does not show a sewer in nearby public roads. 225mm combined sewer located within site J. Capacity assessment required.
J	125mm dia watermain located in the road to the east of the site. Also, AIB Meats Reservoir located in the adjacent site to the east, which may be privately owned.	225mm combined sewer located in the northern part of the site. Capacity assessment required.
K	Available GIS information does not show any watermain in public roads or private land near the site.	1350mm trunk sewer located within the site, near the eastern boundary, connecting to 400mm and 700mm rising mains, in the northern part of the site. Capacity assessment required.
L	Watermain located in the public road running through the site. 50mm and 100mm dia watermain are in the road at the southern end of the site, and a 3/4" watermain is in the road at the northern end of the site. Capacity assessment required. Available GIS information shows a gap in the water network in this road.	Available GIS information does not show a sewer nearby. The closest sewer appears to be in the road, approx. 220m south of the site (near the junction of the road running through the site and Arbourmount). Capacity assessment required.
M	100mm dia watermain located to the south of the site, in Arlington Grove. Access may be required via third party land. Capacity assessment required.	Available GIS information does not show a sewer nearby, although there is an existing housing area to the south of the site. Network connectivity to be confirmed. Potential that network exists but cannot be confirmed since not on GIS. Third party agreement likely to be required. Capacity assessment required.
N	200mm dia water trunk main runs along the western boundary of the site in Rockshire Road. 100mm dia watermain located in the housing area adjacent to the southern boundary of the site. Capacity assessment required. Rockshire WPS appears to be within the site.	Available GIS information does not show a sewer nearby, although there is an existing housing area to the south of the site. Network connectivity to be confirmed. Potential that network exists but cannot be confirmed since not on GIS. Third party agreement likely to be required. Capacity assessment required.


O	200mm dia watermain runs along the western boundary of the site in Rockshire Road. 100mm dia watermain located in the housing area adjacent to the northern boundary of the site, which connects to the watermain. Access may be required via third party land. Capacity assessment required. Rockshire WPS is located approx. 20m south of the site.	Available GIS information does not show a sewer nearby. Capacity assessment required.
P	125mm dia watermain in Newrath Road adjacent to the southern boundary of the site. Also, 200mm dia water trunk main in Rockshire Road adjacent to the eastern boundary of the site. Capacity assessment required.	Available GIS information does not show a sewer nearby. Capacity assessment required.
Q	125mm dia watermain in Newrath Road, adjacent to the southern boundary of the site. Capacity assessment required.	Available GIS information does not show a sewer nearby. Capacity assessment required.
R	Available GIS information does not show a watermain nearby. Capacity assessment required.	Available GIS information does not show a sewer nearby. Capacity assessment required.
S	150mm dia watermain located in the northern part of the site. Capacity assessment required. Mount Sion Reservoir is adjacent to the northern boundary of the site, incl. 450mm and 300mm dia water trunk mains	225mm gravity sewer, connecting to a 100mm dia pumping main at the junction of Hollybrook and Rockshire Road. Access may be possible via an existing access road - third party permission may be required. Capacity assessment required.

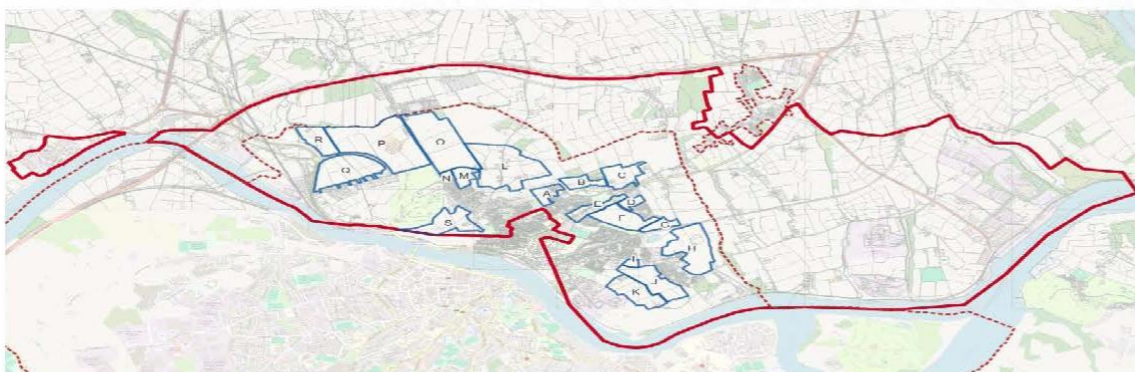
**Notes:**

1. This is a desktop study for new residential sites and strategic reserve sites based on PDF provided by KPMG and based on available GIS data at the time of the study and is indicative only and subject to change.
2. Capacity of the network to serve the site must still be validated through hydraulic model analysis, etc. The extent of works required, if any, will depend on the size, type and location of the development and the exact requirements will be determined as part of Uisce Éireann's Pre-Connection Enquiry process. Sites have been assessed on an individual rather than cumulative basis. If multiple sites are developed in the same area, this increases the likelihood network reinforcements will be required.
3. Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed Uisce Éireann projects in place to progress such works.
4. There are proposed zoned sites in which Uisce Éireann assets are present. In these instances, Uisce Éireann assets must be protected and access maintained, and where an Uisce Éireann asset is altered or diverted a Diversion Agreement is required. Details on this process can be found at <https://www.water.ie/connections/developer-services/diversions/>.
5. Given the long lead-in time to programme Uisce Éireann works, continued early engagement with regard to planned public realm schemes is essential in order to minimise disruption to the public.
6. There are areas with no or incomplete GIS data. We will follow up with Kilkenny County Council/Uisce Éireann Operations and revert if we get any updates.
7. Third-party agreement will be required where it is proposed to service a new development via private property or private water services infrastructure e.g. via estates not yet taken in charge.

Map provided by KPMG:

**Settlement Capacity Analysis**

 LAP boundary  
 BUA boundaries  
 Residential Areas and Strategic Reserve areas  
 OpenStreetMap





## 6 Belmont Road Ross Abbey Masterplan



# Belmont Road Ross Abbey Masterplan

## Masterplanning and Urban Design Guidance

DRAFT

**STW**  
Scott Tallon Walker  
ARCHITECTS

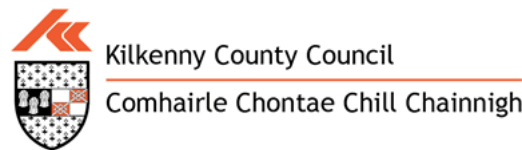
Belmont Road Ross Abbey Masterplan - Guiding Principles

Project Information

Client Name                      **Kilkenny County Council**

Project Team

Design Team Lead                      **KPMG Future Analytics**  
Urban Design                      **Scott Tallon Walker Architects (STW)**



Rev	Status	Initials	Date
A			24.06.25
B			04.07.25
C			15.07.25



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03 Examples .....14





# 01

Introduction

# Background

This masterplan was prepared by Scott Tallon Walker Architects to set out design principles for the development of Ross Abbey and Belmont Road lands. The masterplan is done in conjunction with Ferrybank Belview Framework Plan. The development strategy in the Framework Plan embraces the concept of a concentric city, with a balanced and compact growth north and south of the River Suir, as set out in the Waterford Metropolitan Area Strategic Plan.

The future concentric city approach recognises that urban neighbourhoods and their radial routes are connected by orbital routes. These radial and orbital routes create a connected concentric city network which promotes active travel and public transport connections. This approach guides the urban design and future development in Ferrybank.

The framework plan identifies two neighbourhoods, Ross Abbey and Belmont Urban Village area, as part of existing with new infrastructure planned for delivery within the timeframe of the framework plan. A new link road, South–North Access Road between the neighbourhoods is being progressed with part 8 approval. It will create a new access between the existing access road serving the Clover Meadows Housing Estate and the existing access road serving the Abbeygate Housing estate/Abbeygate Shopping Centre.

In preparation of this plan, an exercise with landowners was done to reflect ideas for the areas and further demonstrate the goals of placemaking set out in the Framework plan. This led to consensus to maintain a flexible approach in the plan, whilst keeping the core principles of design embedded in the plan.

# Existing Character

Analysis of the existing areas in Ferrybank Belview Framework Plan describe Ross Abbey as a modern residential cul-de-sac development located on lands along Abbey Road. Walls and roads between residential estates lead to impermeability and car-dependency. Proximity of industrial sites appears incongruous with the high-quality landscape, small-scale residential and quiet country lanes. Character of Ross Abbey needs improved sense of place and better local identity.

The analysis noted that there is opportunity for densification of residential zoned lands and potential to improve walking and cycling access to urban centre. Proposed bridge leading to Waterford Hospital would introduce valuable connections to surrounding areas of Ross Abbey, improving its potential as a location for employees in the area to reside.

The analysis of existing Belmont Road and environs describes it being primarily designed around vehicular movement where the wide main road, roundabouts and car-parking separate residential clusters. The area is an established central point with mix of services, schools, church, creche, limited retail and open space. Belmont Road is the main vehicular route into city centre (R711) with numerous vacant sites along wide main road with large roundabouts. The street frontage along Belmont Road is blank with Ferrybank shopping centre being largely empty and most of the residential areas facing their backs to the road.

There is potential to improve pedestrian network and reduce car dependency by redesigning the main road R711 as an urban boulevard through the central area with active street frontages, urban scale and mix of uses as a ‘main street’. Also improved bus connections and promotion of active travel would reduce the use of vehicles.

# Aim

This masterplan is underpinned by guiding principles and informed by examples of precedents. To ensure a high quality of the design, all proposals should align with guidelines such as the Design Manual for Urban Roads and Streets (DMURS), Urban Nature-based Solutions, and Urban Design Manual - A best practice guide.

The design principles for the lands between Ross Abbey and Belmont Road promote a well-connected, inclusive, and vibrant development that integrates into its natural and local context. Key priority is to provide high-quality, safe, and accessible pedestrian and cyclist infrastructure that links to surrounding neighborhoods, schools, bus stops, and the Greenway. This should also foster the a coherent connection between the two neighbourhoods.

The layout should support legibility through a clear street hierarchy, visual landmarks, and varied building forms. A mix of non-residential uses, such as community facilities, shops, cafés, and green spaces, should be introduced to enhance vibrancy and social interaction.

The design should celebrate existing heritage elements, trees, and green areas, which would also support biodiversity and maintain landscape character.

## Links

[South-North Access Road Report](#)

[Design Manual for Urban Roads and Streets](#)

[Urban Design Manual - A best practice guide Part 1](#)

[Urban Design Manual - A best practice guide Part 2](#)

02

Masterplan

# Guiding Principles

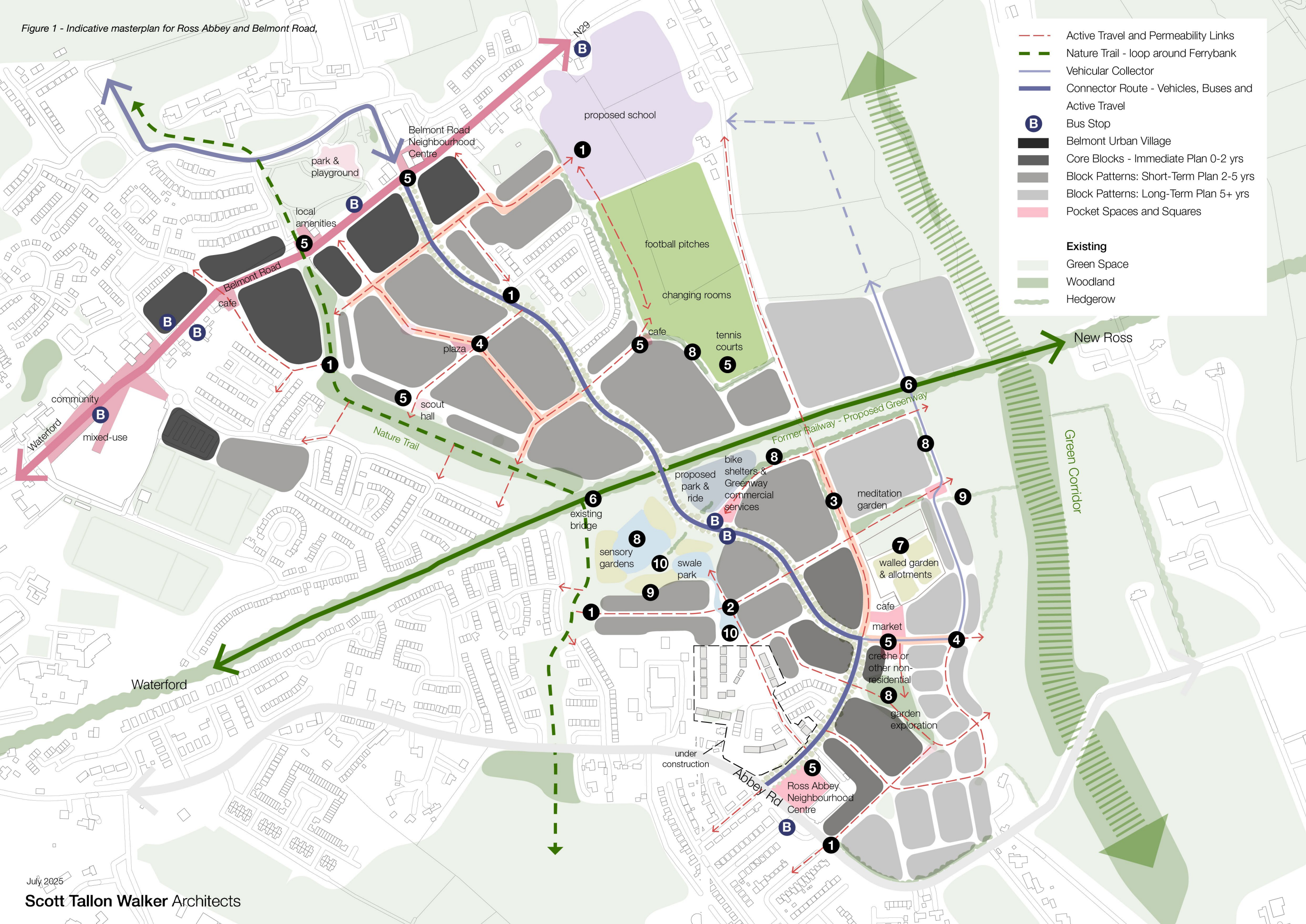
The following checklist is to help a design team (including urban designers, architects, engineers, landscape architects, e and other specialists) to meet the design principles for Ross Abbey and Belmont Road area. The points in the checklist should be applied throughout the development. However, example locations/solutions to the points 1-10 are illustrated in 'Figure 1 - Indicative Masterplan for Ross Abbey and Belmont Road' on page 7.

## Checklist of design principles for Ross Abbey and Belmont Road lands:

- |  |   |   |
|--|---|---|
| <p><b>1</b> Ensure smooth connections in and out the new development. For example, pedestrians and cyclists should have comfortable access points to Nature Trail, existing street network of surrounding neighbourhoods, local amenities, and bus stops.</p> <p><b>2</b> Design high-quality pedestrian/cyclist infrastructure that support active travel, encourage the use of the Greenway, and consider desire lines.</p> <p><b>3</b> Provide safe routes for children to walk and bike to schools, e.g., by minimising the number of crossing points.</p> <p><b>4</b> Ensure the street network, layout, and design of the blocks support legibility and navigation, e.g., through intermediate landmarks, sightlines, street hierarchy, identifiable building design and variety in heights.</p> <p><b>5</b> Provide a range of non-residential uses and mixed-use components to enhance vibrancy, inclusivity, and liveliness of the neighbourhoods. For example, shops, cafés, creches, community centres, maker spaces, community gardens, scout halls, play areas, shared gardens, outdoor gyms, sports fields, community facilities, nature walk routes, water features etc.</p> <p><b>6</b> Explore the opportunity to utilise the existing crossing points over the Greenway.</p> | <p><b>7</b> Preserve and celebrate local heritage elements; improve integration of natural and historical features in layout, e.g., integrate the Walled Garden into the design.</p> <p><b>8</b> Integrate the existing green spaces, hedgerows, trees, and nature in the plan to support biodiversity and existing ecology. These are, for example, existing hedgerows defining field patterns, along with the trees and vegetation around the walled garden and triangular area south from it. Careful consideration should be given to the removal of existing nature.</p> <p><b>9</b> Design the development boundaries carefully to integrate the new development with the existing landscape and character. Assess visual impact of views to the development as the new townscape created by the development should be of high quality.</p> <p><b>10</b> Provide water management solutions that enhance sustainability without compromising architectural quality: e.g., green roofs, rain gardens, permeable paving, and swales.</p> <p><b>11</b> Design the surface materials and paving to enhance the quality of public realm. For example, differentiate the different street hierarchies by using different materials, use materials that support pedestrians rather than vehicles, and/or identify focal points by surface treatment.</p> | <p><b>12</b> Create well-defined streets, avoiding building setbacks unless it adds to the urban realm quality and architectural character.</p> <p><b>13</b> Provide adaptable building design for people's changing needs throughout their lifetime.</p> <p><b>14</b> Diminish vehicular dominance on the streetscape by offering a range of parking solutions, for example on-curtilage spaces or those integrated to the building footprint. Both on-street and off-street parking should be softened with trees or planting in between the spaces to enhance street frontage and public realm quality.</p> <p><b>15</b> Create variety and diversity in architectural form, design, heights, and material palette through a considered approach that relates to place and visual appearance.</p> <p><b>16</b> Create supervised and animated spaces, e.g., through passive surveillance, window orientation and nearby activities.</p> <p><b>17</b> Ensure the design team is multi-disciplinary and has received input from urban designers, architects, engineers, landscape architects, ecologists and/or other specialists.</p> <p><b>18</b> Ensure the design answers all the 12 criteria in the 'Urban Design Manual – A best practice guide' (a companion document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas). The criteria are: context, connections, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking and detailed design.</p> |
|--|---|---|



Figure 1 - Indicative masterplan for Ross Abbey and Belmont Road,





# Masterplan

The essence of the masterplan is in promoting active travel, weaving into existing and creating a sense of a place. Permeable links ensure smooth connections in and out the neighbourhood. This provides easy navigation and enjoyable routes within the area.

Vistas and end views are also considered, highlighting key landscapes landscape or focal points to enhance the quality of public realm. For example, route alignments from the South-North Access Road open up views toward the high-quality landscape in the east (Green Corridor).

The active travel links connect the proposed Nature Trail with the neighbourhoods, offering enjoyable and active routes for people to use. The links ensure variety in walking and cycling routes and prevent limitations caused by cul-de-sacs.

A local vehicular collector route leads northeast toward adjacent lands and its character is distinguished from that of the Connector Route (South-North Access Road). The collector route serves local streets only, and it should not function as a bypass, would undermine the role of the Connector Route and reduce visitor traffic to the Belmont Urban Village.

The masterplan respects existing green spaces by incorporating them into the design. Also development boundaries follow field patterns and preserves existing hedgerows. New landscaping and green spaces, including gardens, swales, and allotment gardens, support different uses supporting inclusivity.

The masterplan identifies potential block patterns for both the long and short term. Core blocks locate areas of higher density, stronger urban feel and more community oriented uses. However, this does not constrain a developer from placing those elements outside of core blocks: it is encouraged that spaces for the local community are provided throughout the neighbourhood.

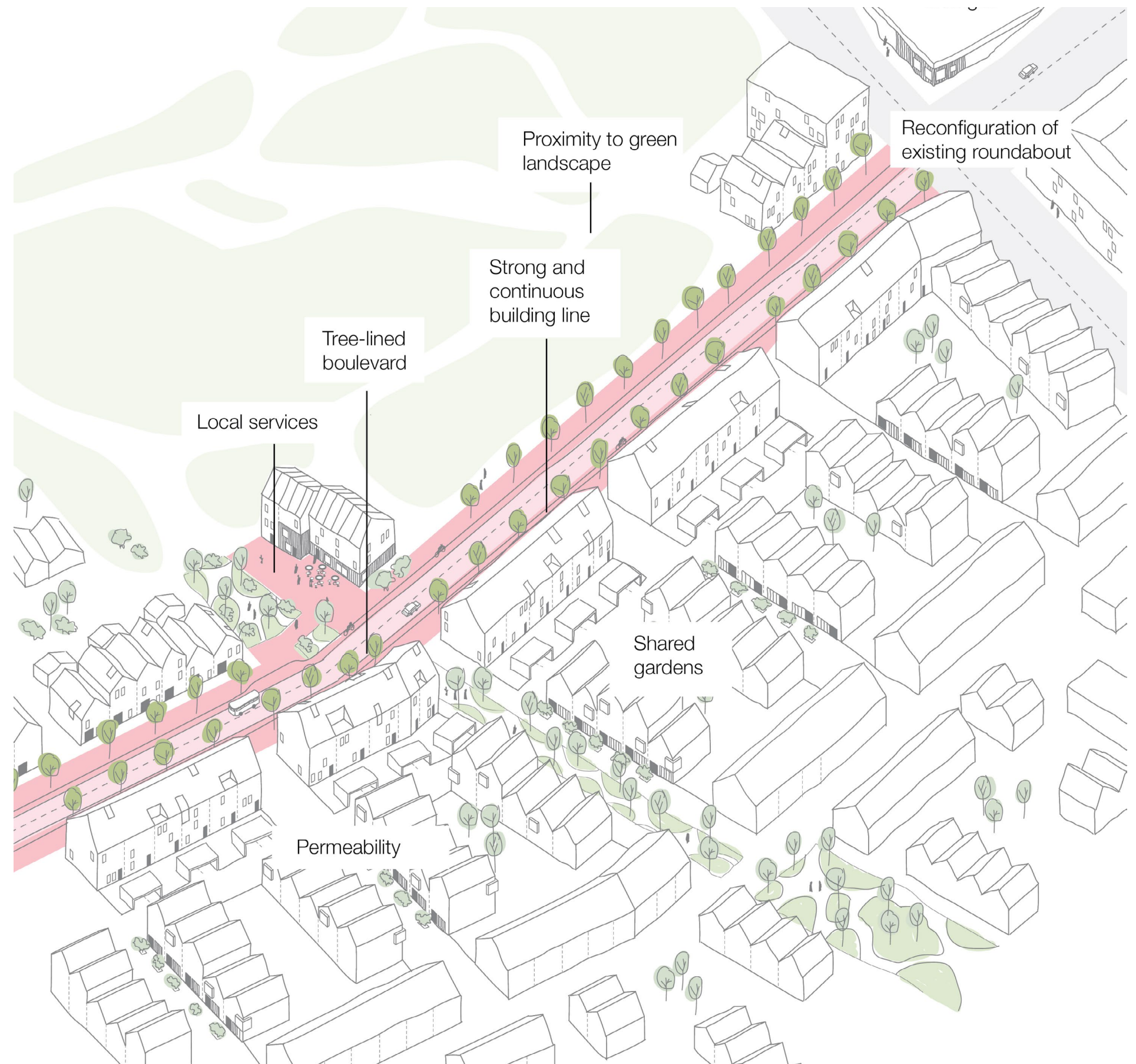


Figure 2 - Artist's impression of suggested Belmont Urban Village

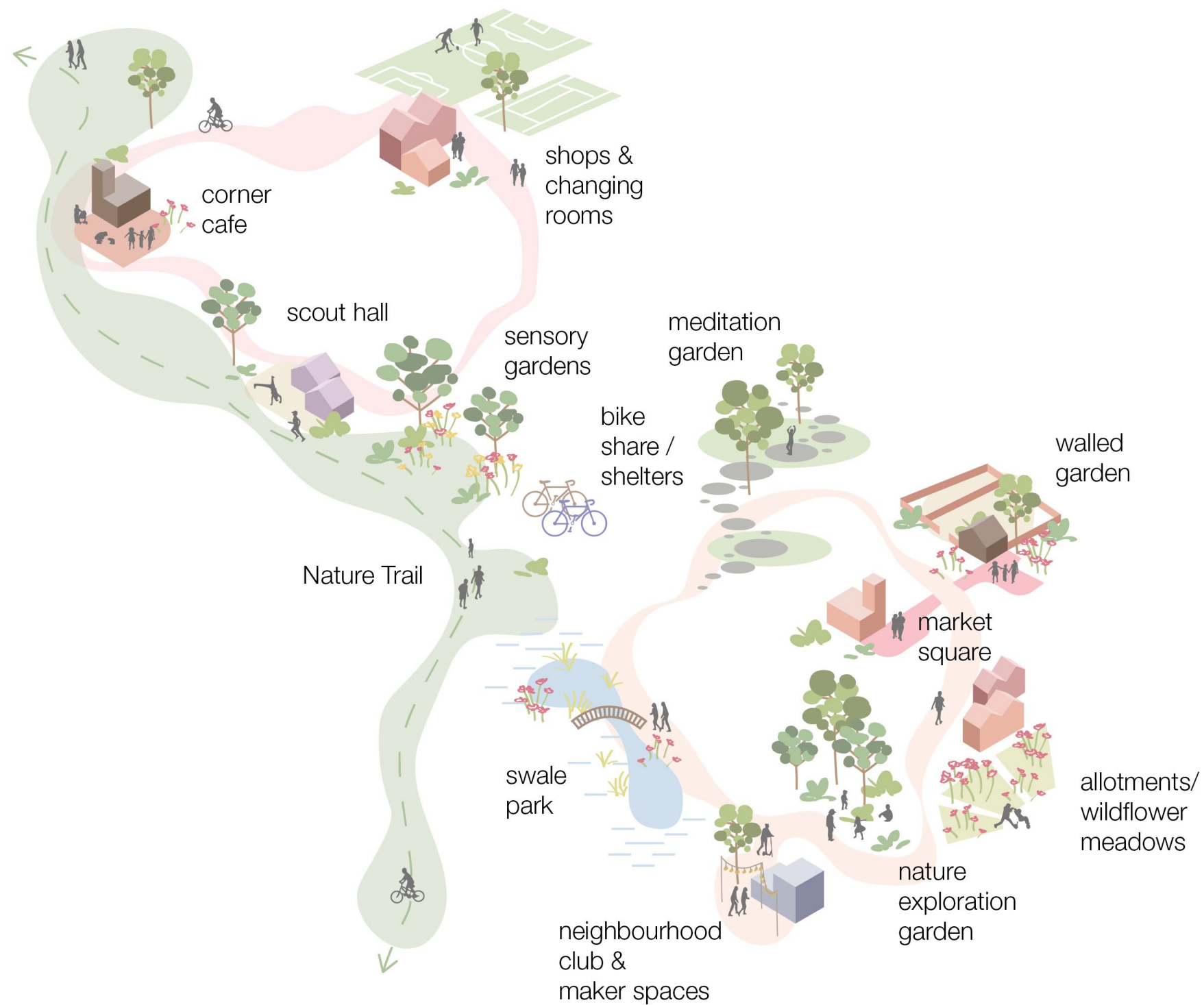


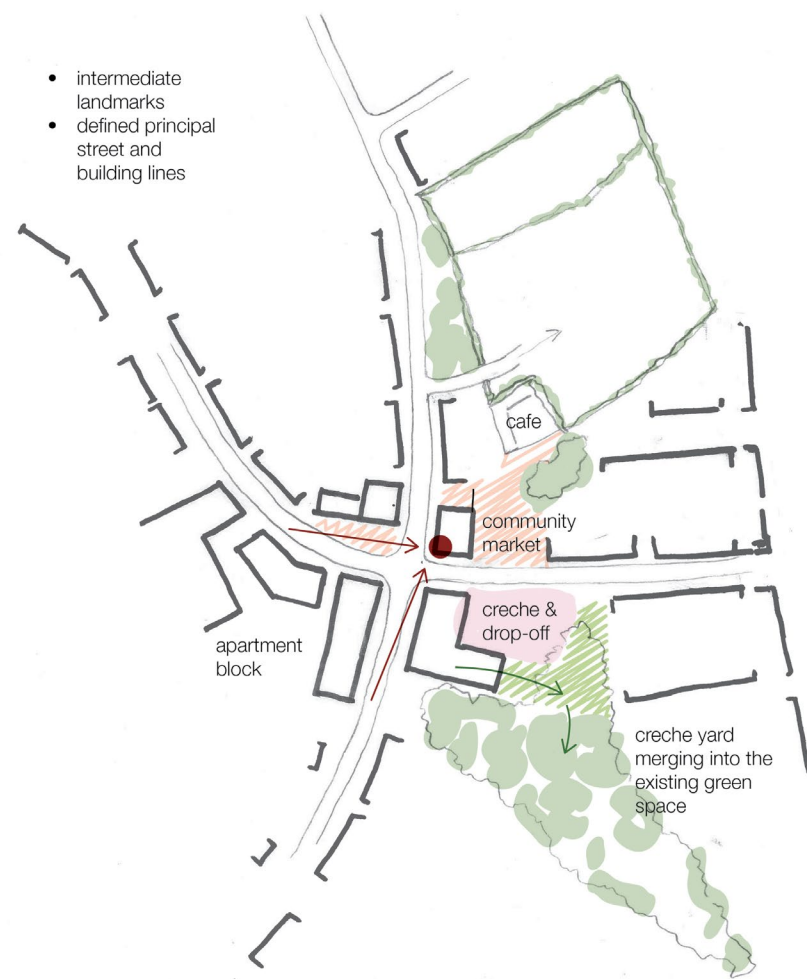
Figure 3 - A sense of a place: an abstract illustration imagining potential activities in the neighbourhood

## Sense of a Place

The illustration in 'Figure 3' (left) provides an idea bank for various activities within the Ross Abbey and Belmont Road neighbourhoods. It is based on the concept of active travel - encouraging people explore the area by foot or bicycle and discover exciting elements along the way. Both neighbourhood loops connect to the Nature Trail, which ultimately weaves together the neighbourhoods and town centres within Ferrybank - supporting the strategy of a concentric city.



# Urban Design Studies



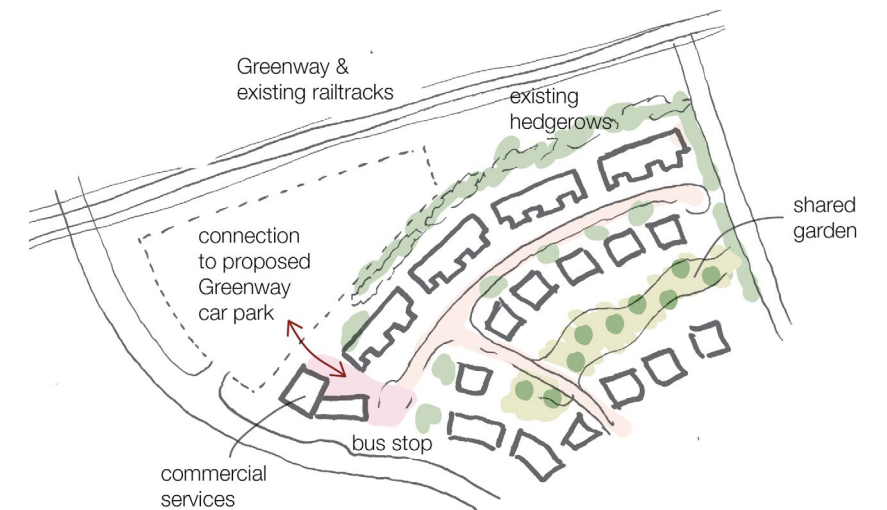
## Design Study A

This design study focuses on the junction of Abbeygate and new South-North Access Road, where the space is defined by strong building lines and end views. Activities, such as community market help create a sense of a place and provide places for meeting. The existing natural and cultural heritage is considered by integrating the walled garden and green areas into the design.



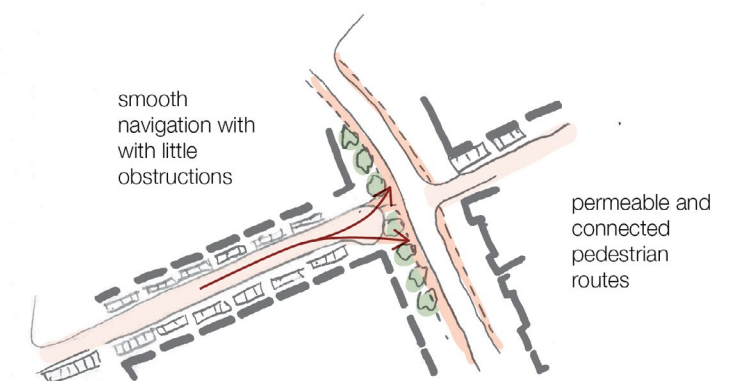
## Design Study B

This study examines the edge of a new residential area, which follows existing field patterns and adds variety to the rhythm of building lines. Street alignment from the South-North Access Road opens up views to the surrounding landscape.



## Design Study C

This design study connects a commercial service to the Greenway and the adjacent car park. Existing hedgerows and natural features help defining the residential areas. The study also explores the concept of a shared garden connecting the backyards of houses. Alternatively, the space could function as a non-private meandering route or green space.



## Design Study D

This proposal ensures that parking spaces do not obstruct pedestrian permeability. This creates a smooth connection for pedestrians moving inside the area.

# 03

## Examples



Marmalade Lane, Cambridge by Mole Architects



*Variety in materials and architectural language*



*Pedestrian-friendly streets*



*Shared courtyard and garden*

Wilkinsons Brook, Dublin by Proctor & Matthews Architects



*Permeability within the development for pedestrians*



*Parking integrated in the building footprint*



Horsted Park, Kent by Proctor & Matthews Architects



*Intersection between  
the buildings and  
existing fields*



*New development  
overlooking the existing  
landscape with a  
harmonious palette of  
colours and materials*

Knights Park, Eddington, Cambridge by Pollard Thomas Edwards



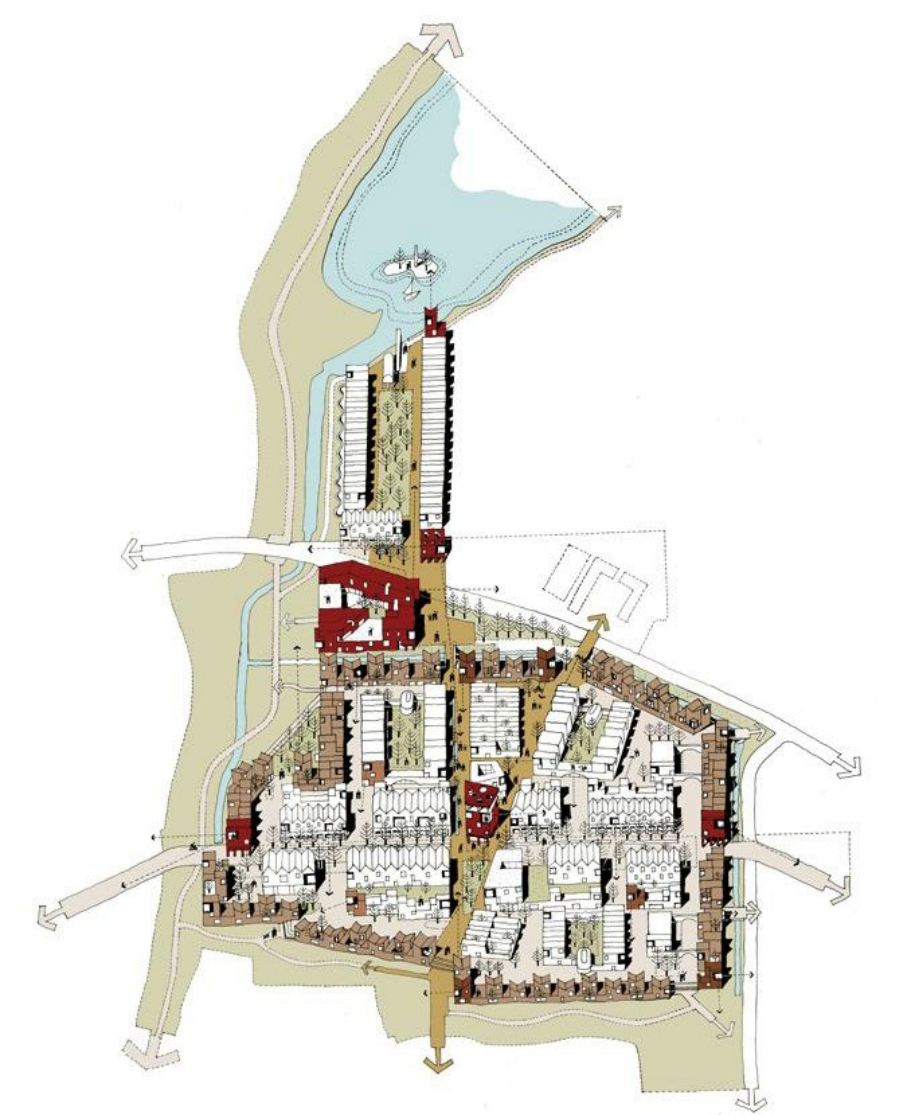
*Permeable  
paving*



*Swales and trees  
as part of water  
management*



Marmalade Lane, Cambridge by Mole Architects



*Differentiated nature of streets and routes within the neighbourhood*

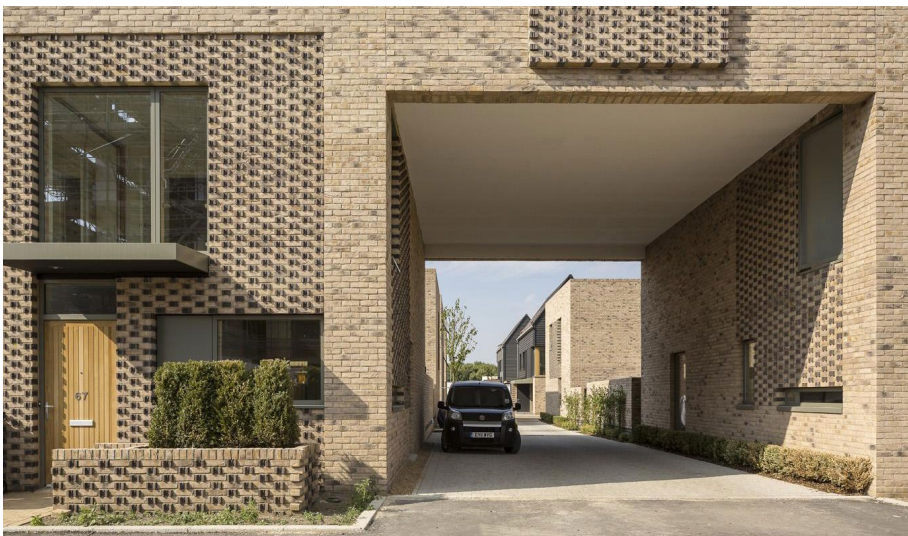


*Intermediate landmarks to guide orientation*

Abode at Great Kneighton, Cambridge by Proctor and Matthews Architects



*Permeability within the development*



*Human-scale design*





*Colcough Walled Garden in Tintern Abbey, Wexford*



*Sustainable drainage solution in Täby Park, Sweden by Funkia Landscape Architects*



*Colcough Walled Garden in Tintern Abbey, Wexford*



*Green Zone in Park van Buijsen project in Pijnacker-Nootdorp, Netherlands*



*The Kent Community Oasis Garden*



*Water management and attenuation in Bellway Homes, Abingdon-on-Thames, Oxfordshire*



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