

Kilkenny City and County Development Plan 2021-2027

PROPOSED Variation no. 7 Rezoning of 3 parcels of land in Kilkenny City

1.0 Introduction

Proposed Variation no. 7 is a proposal to change the zoning of 3 no. parcels of land in Kilkenny City as follows;

Site 1 – Upper Patrick St. / Jacob St in Kilkenny city (area of 145m²).

Proposal is to zone 145m² of land currently part of the public realm as Existing Residential.

Site 2 – Leggettsrath West in Kilkenny city.

Proposal to change the zoning of this site from ‘Existing Residential’ to ‘Agricultural’, as part of the implementation of the Residential Zoned Land Tax.

Site 3 – Kilcreene in Kilkenny city.

Proposal to change the zoning of this site from ‘New Residential’ to ‘Open Space’ as part of the implementation of the Residential Zoned Land Tax.

1.1 RZLT process

As part of the process for producing maps of land in scope for the Residential Zoned Land Tax (RZLT), Ministerial Planning Guidelines (the RZLT Guidelines) were issued under Section 28 of the Planning and Development Act 2000 (as amended), regarding requests to change zoning of land subject to existing economic activity¹ in December 2024. Landowners were afforded an opportunity to request the rezoning of their land.

Policy and Objective 1(a) of the RZLT Guidelines state that “*where an owner of land which is:-*

- *subject to an existing bona fide economic activity other than to serve the purposes of residential development;*
- *zoned for the purposes of residential development in a development plan or local area plan;*

submits a request to a local authority under Section 653I of the Taxes Consolidation Act 1997 (as amended) seeking an alternative zoning of their land, stating that they wish the economic activity to continue for the duration of the life of the development plan, such a request should be facilitated by the planning authority under the provisions of Section 13 of the Planning and Development Act 2000 (as amended)”.

¹ Residential Zoned Land Tax, Change in zoning of lands subject to existing economic activity; Guidelines for Planning Authorities, December 2024

On foot of the submissions received to this process, two determinations were made on the 25th June 2025, recommending the rezoning of the two sites as referenced in Submissions [KK-C304-1 \(Site A\)](#) and [KK-C304-5 \(Site B\)](#). The full text of the submissions are available on the consult.kilkenny.ie website.

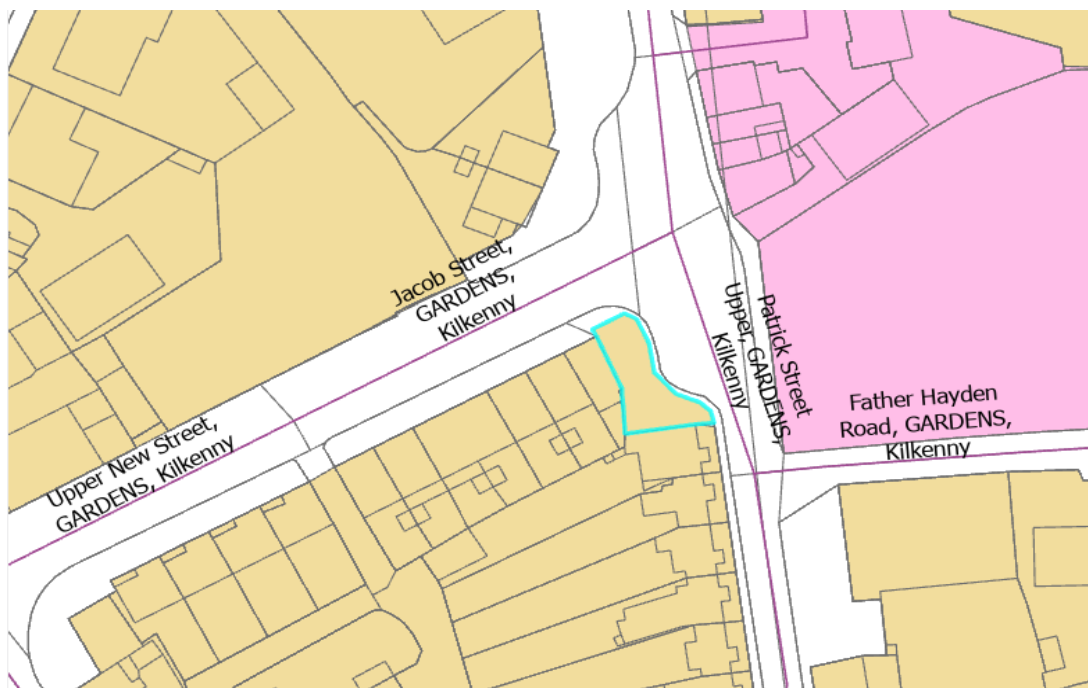
In line with these determinations, and the requirements of the *Residential Zoned Land Tax, Change in zoning of lands subject to existing economic activity; Guidelines for Planning Authorities*, December 2024, Sites 2 and 3 are now proposed for rezoning.

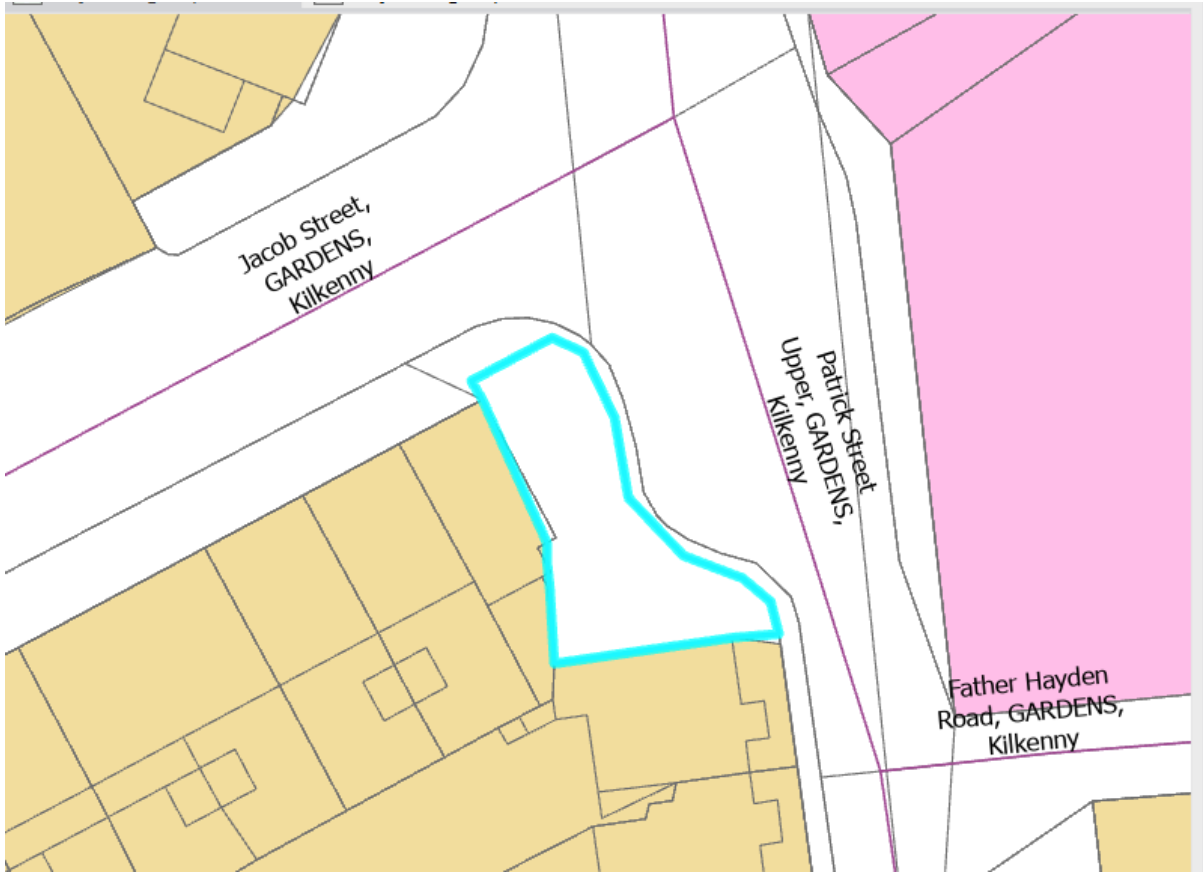
1.2 Jacob Street

Kilkenny County Council's Housing department have been working to identify suitable sites for housing within the urban area of Kilkenny City. They identified a 145m² site at the Upper Patrick Street/Jacob Street junction. The area remained after housing was constructed in the late 60s and further phased works were not carried out. The adjacent areas are zoned Existing Residential, however this area was outside of that zoning and was part of the public realm. In line with national policy and the County Development Plan's target of compact growth and reusing 'brownfield' and infill sites, it is considered that this site is suitable for housing and seek for it to be zoned Existing Residential.

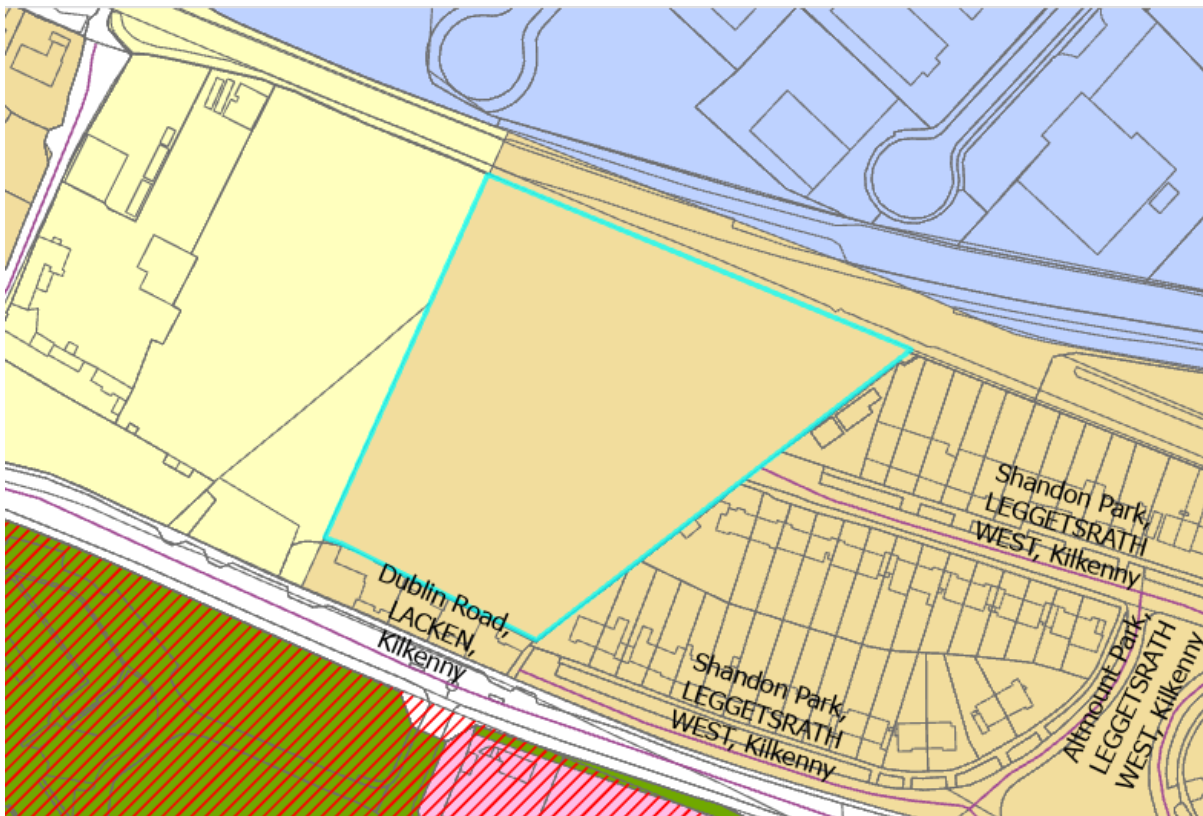
1.3 Maps for each land parcel

Site 1 at Upper Patrick St. / Jacob St. (outlined in blue)

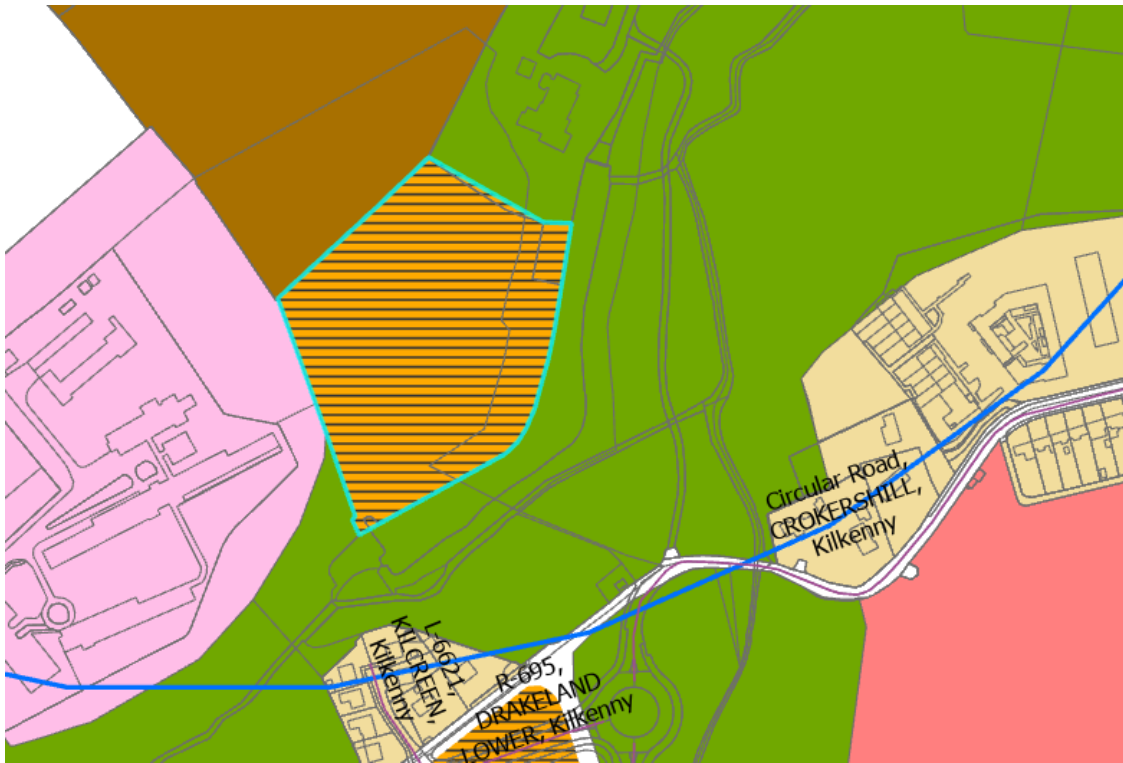




Site 2 at Leggettsrath West (outlined in blue)



Site 3 at Kilcreene (outlined in blue)



Planning Department
Kilkenny County Council

November 2025