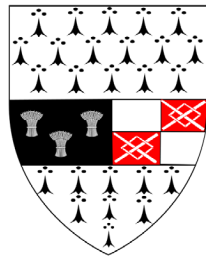


Kilkenny County Council
Draft Ferrybank Belview Framework Plan

Updates to Maps



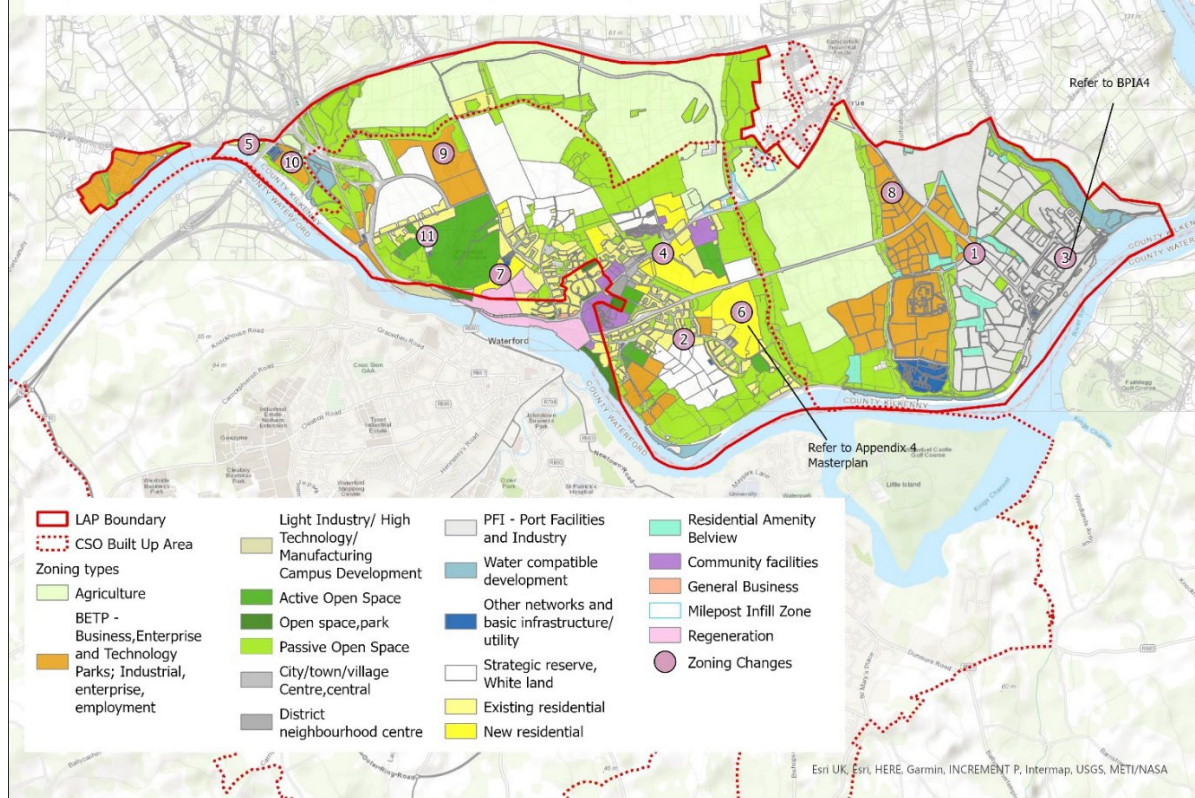
January 2026

Appendix 4 Maps

Summary of Zoning Map Amendments:

1. Rezone Gorteens Castle to Open Space **(KK-C330-61)**
2. Change zoning for lands at Christendom from Strategic Reserve to New Residential **(KK-C330-6)**
3. Amend zoning from Residential Amenity Belview to Port Facilities and Industry (PFI) **(KK-C330-12)**
– Includes associated change of zoning at Knockmullan House and Glass House to PFI **(KK-C330-67)**
4. Apply Neighbourhood Centre zoning (1.4ha) at the Belmont Road / Clover Avenue roundabout corner **(KK-C330-13)**
5. Rezone row of houses at Grannagh to Existing Residential **(KK-C330-61) (KK-C330-18)**
6. Rezone lands around Abbey Road / Ross Abbey Neighbourhood to New Residential **(KK-C330-40)**
7. Change zoning at Mount Sion lands from Regeneration to New Residential **(KK-C330-38) (KK-C330-60)**
8. Rezone Port Site E-I from Agriculture to Business, Enterprise and Technology Parks (BETP) **(KK-C330-19)**
9. Amend zoning on the western portion of Mullinabro lands from Strategic Reserve to BETP **(KK-C330-65)**
10. Correct GIS error to change Road Stone Newrath zoning from Passive Open Space to BETP
11. Add a Strategic Reserve area adjacent to Waterford Golf Course as a result of motion from KCC
12. Update zoning at Aldi near Belmont and Ross Abbey roads from dark grey district neighbourhood centre zoning to light grey city / town / village centre zoning
13. Update zoning to align with MyPlan.ie categories. Certain zoning types are bespoke to the Ferrybank–Belview area and have been retained where direct national alignment is not possible **(KK-C330-41)**

Proposed Material Alteration from Draft (27.01.2026)



Explanation of Zoning Types Retained Specifically for Ferrybank

For the purposes of the updated zoning map and the revised Framework Plan, we are retaining several zoning categories that are specific to the Ferrybank–Belview area. These zoning types remain unchanged from the existing draft plan because they reflect local planning context, established land-use patterns, and area-specific objectives that do not align directly with the standard MyPlan zoning suite.

The zoning types being retained from the existing draft are as follows:

1. Mile Post Infill
 - A unique local zoning applied to small-scale infill development opportunities in the Mile Post area.
2. Residential Amenity Belview
 - Retained due to its specific relevance to residential interface areas within Belview.
3. Passive Open Space (light green)
 - Reflects areas intended for low-intensity recreational or environmental functions.
4. Active Open Space (dark green)
 - Represents sports, recreation, and other higher-intensity outdoor community uses.
5. Water Compatible Development (blue)
 - Specific to waterfront and port-adjacent land parcels where only water-compatible or water-dependent uses are appropriate.
6. Business, Enterprise and Technology Parks (BETP) (brown orange)
 - Retained to support economic development consistent with the Belview port-related economic zone.
7. PFI – Public / Future Infrastructure (grey)
 - Relates to infrastructure lands and sites requiring protection for future public or strategic infrastructure purposes.

Alignment of Remaining Zoning Types with National MyPlan Standards

All other zoning categories not retained specifically for the Ferrybank–Belview context have been updated to align with the National MyPlan zoning types and associated colour scheme. This ensures consistency with national planning standards, improves compatibility with regional and national datasets, and supports clearer interpretation of zoning information across different plans and platforms.

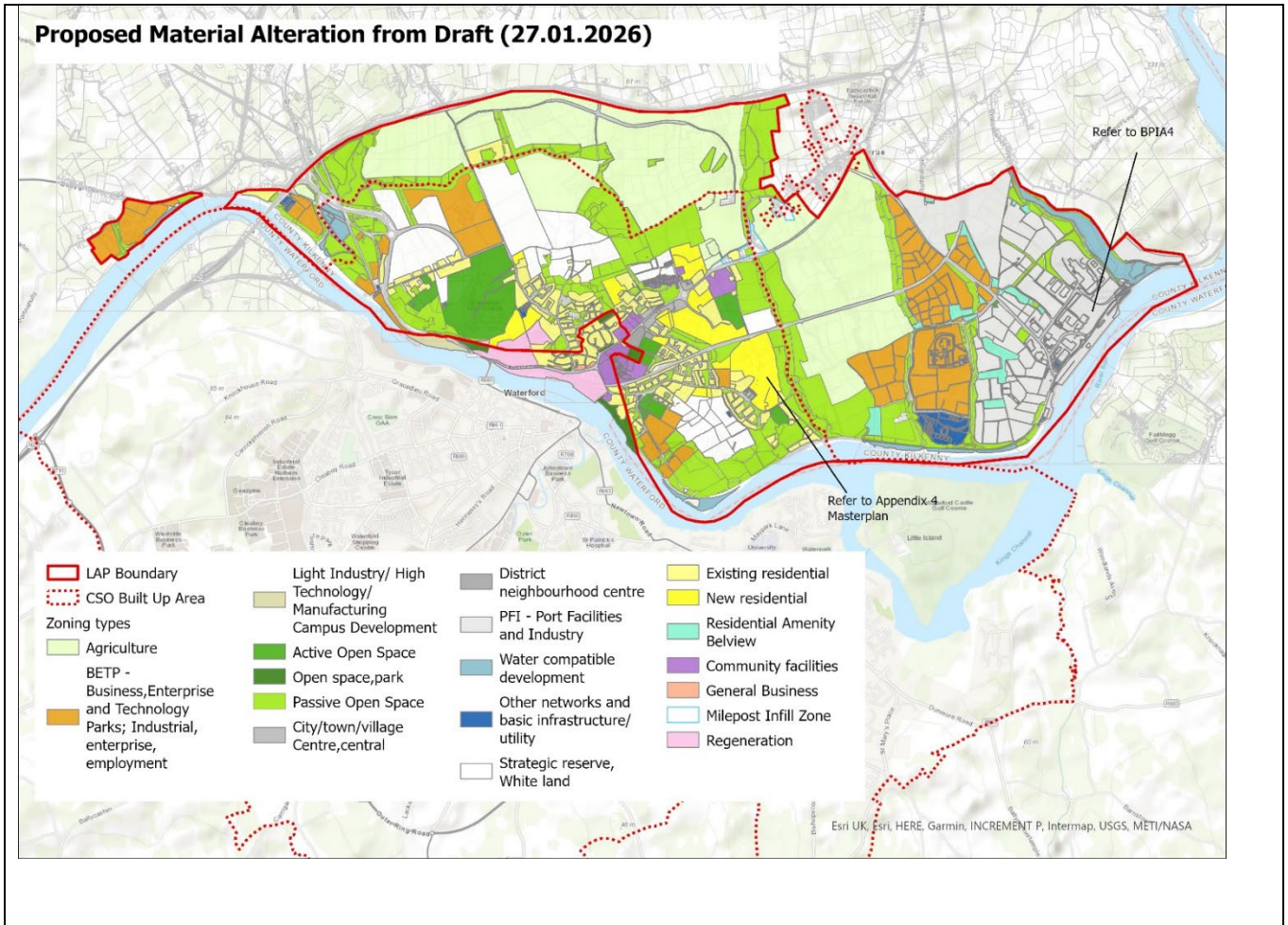
The revisions include:

- Replacing local or legacy zoning labels with the closest equivalent MyPlan zoning type.
- Updating colours to match the official MyPlan colour palette, ensuring uniformity with national mapping conventions.
- Improving clarity and usability for both planners and the public by adopting a recognised national standard.

These updates ensure the Ferrybank–Belview zoning map integrates seamlessly with the wider MyPlan system, while still retaining the locally specific zoning categories listed earlier where they are uniquely relevant.

Summary:

The items listed above represent all zoning changes that have been applied to the updated Zoning Map as part of the Ferrybank–Belview Framework Plan review. These changes incorporate Section 28 recommendations, councillor-requested amendments, site-specific objectives, and updates required to align with the MyPlan national zoning standards. Locally specific zoning categories have been retained where appropriate, while all other zoning types and colours have been standardised in line with national guidance.



Addition of overlay of flood zone, future scenario mapping, and adopted land use zoning in final adopted plan **(KK-C330-5)**

Overlays to be added to final adopted Framework Plan.

Amendment to **Heritage Review List of Protected Structures** to add Glasshouse **(KK-C330-67)**

