

# KKCDP Variation 8A Kilkenny City

## Appendix 2: Infrastructure Assessment

This Infrastructure Assessment was carried out to inform Variation 8A to the Kilkenny City and County Development Plan 2021.

The *National Planning Framework First Revision* (NPF) requires that the zoning of undeveloped lands is carried out in accordance with a standardised methodology, termed a Tiered Approach to Zoning (TAZ)<sup>1</sup>. This is intended to improve the coordination of zoning and infrastructure and service provision.

National Policy Objective 101 states as follows:

*Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan.*

The NPF requires that where lands are identified as Tier 2 lands, requiring investment in service infrastructure, planning authorities, will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages.

As stated in Section 10.2 The Planning System of the NPF, there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc.

The considerations above and an analysis of the servicing of subject lands, have been compiled into an Assessment Matrix.

### Traffic Light Rating System

To inform the matrix, a traffic light rating system has been developed for both Infrastructure and Land Use evaluation that rates the status of the lands.

For infrastructure, the categories are as follows:

**Table A: Infrastructure Rating System**

Legend	Tier
Infrastructure/services available	
Further investment required	
Provision of infrastructure/services unlikely during period of Plan	

<sup>1</sup> National Policy Objective 101 of the *National Planning Framework First Revision*, 2025

The land use evaluation takes account of compact growth and physical suitability considerations in terms of built and natural heritage and flood risk. In this regard, the traffic light rating system also reflects a score rating of 1 to 3 for land use evaluation, with 1 being the most optimal and 3 being the least optimal score.

**Table B: Land Use Evaluation Score**

<b>Legend examples</b>	<b>Tier</b>
1 Centrally located, physically suitable, accessible to transport services	
2 Edge of centre, not physically unsuitable, not inaccessible to transport services	
3 Outer location/physically unsuitable/inaccessible to transport services	

Assessment Matrix

The Assessment for Kilkenny City is set out in table form below. All lands that have been examined are identified in the table with individual reference numbers. These reference numbers can be used to identify the lands on the accompanying map. Uisce Éireann were consulted in this process, and their input is recorded as relevant.

### Infrastructure Assessment Matrix – Kilkenny City Variation 8A

Tier	Map Ref.	Location	Zoning in KCCDP 2021	Land Use evaluation			Proposed Zoning Variation 8A	Area (ha)	Within CSO boundary <sup>2</sup>	Justification Rationale
				Infrastructure & services <sup>3</sup>	Compact Growth <sup>4</sup>	Physical Suitability <sup>5</sup>				
T1	SR1	Ballyfoyle Road	Strategic Reserve				New Residential	6.2	No	Located within the Ring Road, serviced by water, footpaths, public lighting
	SR1	Ballyfoyle Road	Strategic Reserve				Existing Residential	0.3	No	
T1	SR2	New Orchard Road /Bonnetstrath Road	Strategic Reserve				New Residential	3.7	No	Located within the Ring Road, serviced by water, footpaths, public lighting
T1	SR3	New Orchard Road	Strategic Reserve				General Business	0.5	Partial	Located within the Ring Road, serviced by water, footpaths, public lighting
	SR3	New Orchard Road	Strategic Reserve				Existing Residential	0.7	Partial	
	SR3	New Orchard Road	Strategic Reserve				New Residential	6.4	Partial	
T1	SR4	Loughmacask	Strategic Reserve				New Residential	3.7	No	Located within Loughmacask planned neighbourhood, adjacent to CBC secondary school.

<sup>2</sup> 2022 CSO boundary

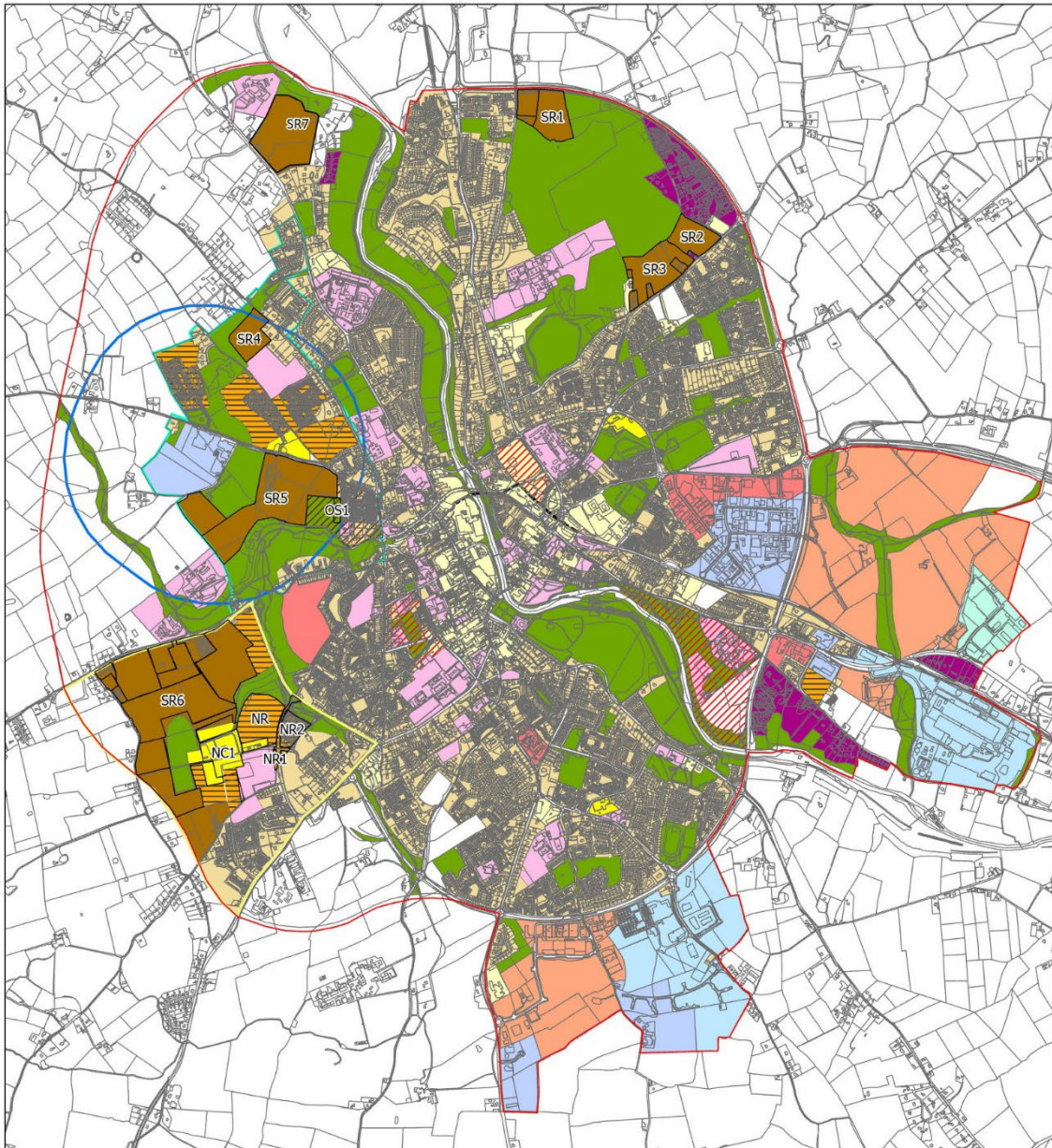
<sup>3</sup> This includes water supply, wastewater capacity, roads/footpath/cycle and surface water

<sup>4</sup> Factors considered here include the extent to which the site: would be infill/consolidation, proximity to town centre, promotes sustainable mobility, has access to community facilities

<sup>5</sup> Factors considered here include topography, flood risk and built & natural heritage context

T1	SR5	Loughmacask	Strategic Reserve				New Residential	20.3	Partial	Located within Loughmacask planned neighbourhood, adjacent to Dicksboro GAA grounds and The Butts.
T1	OS1	The Butts	Open Space				New Residential	0.5	Yes	Located adjacent to The Butts, will provide for overlooking of open space.
T1	SR6	Breaghagh Valley	Strategic Reserve				New Residential	34.5	No	Located within Breaghagh Valley planned neighbourhood.
T1	NC1	Breaghagh Valley	Neighbourhood Centre				New Residential	3.2	No	Located within Breaghagh Valley planned neighbourhood.
T1	NR1	Breaghagh Valley	New Residential				Community Facilities	0.16	No	Change from NR to CF to reflect permission for educational facilities.
T1	NR2	Breaghagh Valley	New Residential				Existing Residential	2.1	No	Change from NR to Existing Residential as site is built out.
T2	SR7	Freshford Road	Strategic Reserve				Strategic Reserve	10.8	No	Not serviced by water.

**Note: This matrix has been prepared to assist the preparation of this Variation. The criteria listed are not considered to be exhaustive.**



Kilkenny City and County Development Plan 2021-2027 - Variation 8A  
 Sites subject to Infrastructural Assessment



<ul style="list-style-type: none"> <li> Kilkenny City Development Plan Boundary</li> <li> The Butts Regeneration Framework</li> <li> Breaghagh Valley</li> <li> Loughmacask Masterplan</li> <li> Cycle Lane/Pedestrian Improvement</li> <li> 700m Consultation buffer of Seveso site</li> <li> Masterplan Areas</li> <li> Agriculture</li> <li> Agricultural Trade</li> <li> Amenity / Green links/Biodiversity conservation/ Open Space/Recreation</li> <li> Business Park</li> <li> Community Facilities</li> </ul>	<ul style="list-style-type: none"> <li> Existing low density residential</li> <li> Existing Residential</li> <li> General Business</li> <li> Industrial/Technology Park</li> <li> Industrial/Warehousing</li> <li> Mixed Use Zoning</li> <li> Neighbourhood Centre</li> <li> New Residential</li> <li> Strategic Reserve</li> </ul> <p><b>Variation 8A Sites</b></p> <ul style="list-style-type: none"> <li> Variation 8A Sites</li> </ul>	<ul style="list-style-type: none"> <li> Site subject to IA for Variation 8A</li> </ul> <p>CYAL50510769                  © Tailte Éireann – Surveying</p> <p>Date: March 2026</p>
---	--	--