

St Canice's Campus/Lacken Planning Statement



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1.0 Introduction

Dating back to the 6th century, Kilkenny City is at the heart of Medieval Ireland and is the largest urban centre within County Kilkenny. Kilkenny City Centre is compact and distinctive for its busy narrow streets and laneways that reflect its medieval origins. Settlement and growth patterns through the years has seen the city's expansion principally to the east, south and west with supporting national and local road infrastructure. Kilkenny is served by the mainline Dublin to Waterford rail line. The M9 motorway also runs in a north south axis several miles to the east of the city and its environs.

Strategically located close to the City Centre are the St. Canice's Campus lands, comprising of some 64 acres, a significant land bank within Kilkenny City. These lands are situated on the eastern approach to Kilkenny City, bounded by the Dublin Road and the Old Sion Road on the northern boundary and the River Nore to the south. The N10 ring road runs along the eastern boundary. MacDonagh railway station lies a 10 minute (750m) walking distance to the north west, while Kilkenny City Centre is within a 15-minute walk west of these lands (1 km).

Presently the lands at St. Canice's Campus hold the offices of the Health Service Executive (HSE), Lacken Pitch and Putt club and the original hospital with associated outbuildings. A significant proportion of the lands remain undeveloped and in agricultural use. The subject lands are exceptionally well positioned to allow Kilkenny City to become more connected to its immediate surrounds and the wider city and accordingly provides significant opportunity to provide a space where the people of Kilkenny City can live, work and recreate whilst enjoying the benefits of a high-quality living environment.

Due to the rationalisation of HSE activities and relocation of several healthcare and related uses, the opportunity is presented to explore and pursue the future, longer-term vision and development of the lands at St. Canice's in Kilkenny City.

2.0 Policy Context

2.1 National Level and Guidance

This Document aligns with a hierarchy of National, Regional, and Local planning strategies and policies which include:

- The National Planning Framework (NPF)
- The Regional Spatial and Economic Strategy (RSES)
- Kilkenny City and County Development Plan 2021-2027

The National Planning Framework (NPF)

The NPF is a framework to guide public and private investment to create and promote opportunities, and to protect and enhance the environment. At its core are ten National Strategic Outcomes (NSOs), “a shared set of goals for every community across the country” (p. 10), which the plan aims to deliver:

- Compact Growth
- Enhanced Regional Accessibility
- Strengthened Rural Economies and Communities
- Sustainable Mobility
- A Strong Economy, supported by Enterprise, Innovation and Skills
- High-quality International Connectivity
- Enhanced Amenity and Heritage
- Transition to a Low Carbon and Climate Resilient Society
- Sustainable Management of Water and other Environmental Resources
- Access to Quality Childcare, Education and Health Services

The Regional Spatial and Economic Strategy (RSES)

Regional Assemblies are tasked with drafting Regional Spatial and Economic Strategies (RSEs), which effectively set the agenda for implementing the national level development policy – the NPF – at the Regional level. The subject site falls under the remit of the Southern RSES.

Within the RSES is a settlement hierarchy in which Kilkenny City is identified as a key town. In this context Kilkenny is evidenced as a self-sustaining regional driver with a comparable structure to the five regional growth centres identified in the NPF.

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. 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.

Kilkenny is classified as a Key Town in the NPF and RSES. The priorities for the growth of Key Towns are laid out in the Compact Settlement Guidelines as follows;

- a) *plan for an integrated and connected settlement overall, avoiding the displacement of development generated by economic drivers in the Key Town or Large Town to smaller towns and villages and rural areas in the hinterland,*
- b) *strengthen town centres,*
- c) *protect, restore and enhance historic fabric, character, amenity, natural heritage, biodiversity and environmental quality,*
- d) *realise opportunities for adaptation and reuse of existing buildings and for incremental backland, brownfield and infill development, and*
- e) *deliver sequential and sustainable urban extension at locations that are closest to the urban core and are integrated into, or can be integrated into, the existing built up footprint of the settlement*

The Areas and Density Ranges for Key Towns and Large Towns (5,000 + population) is set out below as follows;

Key Town / Large Town - Centre and Urban Neighbourhood

The centre comprises the town centre and the surrounding streets, while urban neighbourhoods consist of the early phases of residential development around the centre that have evolved over time to include a greater range of land uses. It is a policy and objective of these Guidelines that residential densities in the range 40 dph-100 dph (net) shall generally be applied in the centres and urban neighbourhoods.

The Guidelines set out a number of specific planning policy requirements (SPPR's) in order to guide development management principles at a local level. These will be incorporated into any future planning proposals on the St Canice's Lands.

2.2 County Development Plan Critical Objectives

The Kilkenny City & County Development Plan 2021 – 2027 ('the Development Plan' hereafter) was adopted on the 3rd of September 2021, and came into effect on the 15th of October 2021. It sets out the Council's policies and objectives for the proper planning and sustainable development of Kilkenny City and County to 2027.

Section 2.4.1 of Volume 2 of the Development Plan sets out the Council's policies and objectives specifically in relation to St Canice's Campus:

"It was an objective of the 2014 Development Plan to prepare a masterplan/planning framework for the lands surrounding St. Canice's hospital (St. Canice's Campus). Work on a masterplan commenced in 2019 and progressed to a stage ready for public consultation. An Issues Paper was prepared and a public consultation event was scheduled for April 4th 2020. Due to the emergence of Covid-19 and the national lockdown in March the public consultation was cancelled. The disruption to public

gatherings plus the impact on resources of the HSE and the County Council required suspension of the process.”

Objective C2C

“To complete the masterplanning process for St. Canice’s campus during the lifetime of the Plan in conjunction with the Health Services Executive.”

(Volume 2, p. 20):

The Development Plan provides the land use zoning for Kilkenny City, including the St Canice’s development lands.

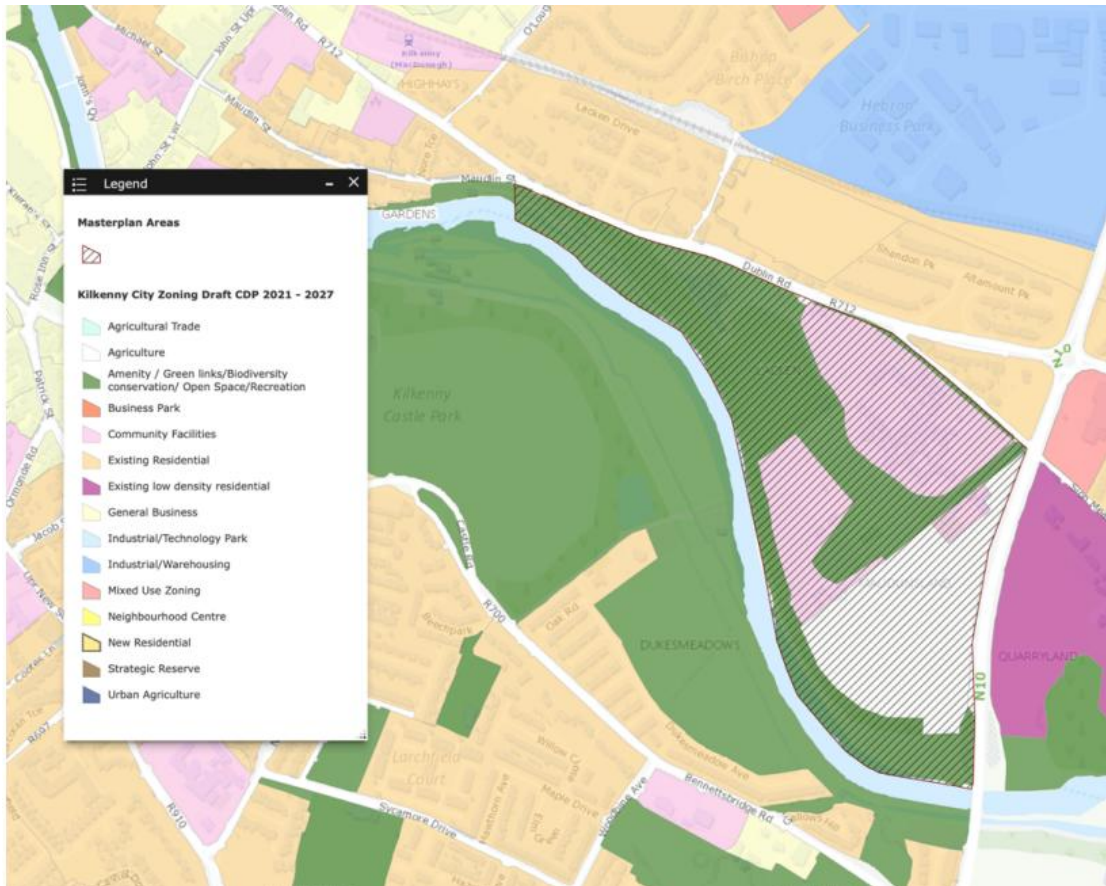


Figure 2.1 – Zoning Designations within subject lands

Three specific development objectives are indicated on St Canice’s Campus as follows:

Objective

6N “To complete the preparation of a masterplan for the lands at St Canice’s campus in partnership with the Health Service Executive within the period of the plan (See Volume 2 Core Strategy).”

Objective

C2C “To complete the masterplanning process for St. Canice’s campus during the lifetime of the Plan in conjunction with the Health Services Executive.”

Z4: St. Canice's Campus (See Section 2.4.1 St. Canice's)

"To work with the HSE and other relevant stakeholders in the preparation of a Masterplan for the most appropriate land uses. Such a plan shall take account of all the existing land uses and future demands of the HSE and develop a framework for appropriate land uses and urban design criteria for the lands and shall include for significant elements of open space, recreational uses as appropriate, residential and a recognition of the existing employment uses on site including office."

In relation to walking and cycling objectives, Objective C5Q seeks the provision of an additional crossing located between John's Bridge and Ossory Bridge which would connect St. Canice's campus to the River Nore Linear Park.

"To progress plans for the provision of an additional pedestrian bridge between Ossory Bridge and John's Bridge to connect St. Canice's campus to the Canal Walk." (p. 76).

2.3 Other Relevant Planning Guidelines and Best Practice

- The Land Development Agency Report on Relevant Public Land (2025 Report No. 2)
- Whole of Government Circular Economy Strategy (2022 – 2023)
- Kilkenny County Council Local Climate Action Plan (2024 – 2029)
- The Kilkenny City Decarbonising Zone Decarbonising Zone Plan (2023)
- Design Manual for Urban Roads and Streets (2019)
- Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (2022)
- Urban Development & Building Heights, Guidelines for Planning Authorities (2018)

2.4 Local Policy and Context

The Development Plan sets out the Council's policies and objectives for the proper planning and sustainable development of Kilkenny City and County to 2027.

The Core Strategy of the Development Plan provides an evidence-based rationale for the settlement hierarchy for Kilkenny City and County. Its strategic aim is "To implement the provisions of the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) and to promote the compact growth of Kilkenny City [...] [and] the other settlements in the hierarchy and to strengthen rural economies and communities through growth and development of rural areas." (Volume 1, p. 29).

Objective 4B is to "ensure growth is achieved in a compact form, with 40% of the projected growth of the County to be delivered in Kilkenny City and the towns and villages within the county" (Volume 1, p.32). Kilkenny City is at the top of the settlement hierarchy for the County, being designated as the only 'Significant Key Town'. Under the Government's NPF and the Southern Regional Assembly's

RSES, a population growth target of 30% to 2040 is set out for Kilkenny City. The Development Plan has formalised this target through Objective 4G, "To achieve a growth of more than 30% in population for Kilkenny City from 2016 to 2040 to 34,500, subject to capacity analysis and sustainable criteria under Section 3.3 of the RSES." (Volume 1, p. 35)

In relation to housing, the strategic aim of the Development Plan is "To develop and support vibrant sustainable communities in an attractive living and working environment where people can live, work and enjoy a high quality of life, with access to a wide range of community facilities and amenities, while ensuring coordinated investment in infrastructure that will support economic competitiveness" (Volume 1, p. 74).

The stated ambition for Kilkenny City is "to grow the City to achieve the targets set out under the RSES through:

- a compact form of development
- the 4 neighbourhood* model and City centre
- the 10-minute city concept" (Volume 2, p. 2)

The four neighbourhoods are;

- Loughboy/Archerstreet
- Newpark Upper/Eastern Environs
- Poulgour/Wetlands / Western Environs (now known as Breaghagh Valley)
- Loughmacask.

The 10-minute city concept refers to the idea that residents should be able to access local services such as shops, schools and parks within a 10-minute walk or cycle from their homes. This is reflected in numerous objectives throughout the Development Plan, which seek to promote active travel and compact urban form.

2.5 SEA/AA Screening

Strategic Environmental Assessment (SEA)

The Draft St. Canice's Masterplan has been subject to Strategic Environmental Assessment (SEA) in accordance with the requirements of Directive 2001/42/EC ('SEA Directive') 'on the assessment of the effects of certain plans and programmes on the environment', as transposed into Irish law via Statutory Instrument No. 435 of 2004 The European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended by Statutory Instrument No. 200 of 2011 European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011.

Article 1 of the SEA Directive states that "the objective of this directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment."

Therefore, SEA requires Member States of the EU to assess the 'likely significant environmental effects' of plans and programmes prior to their adoption. The SEA for the draft St Canice's Masterplan, which is set out on the SEA Environmental Report accompanying the draft Masterplan, provides for the assessment of strategic environmental considerations of the masterplan at an early stage in the decision-making process.

Appropriate Assessment (AA)

Under Council Directive 92/43/EEC (The Habitats Directive), where it cannot be excluded that a project or plan, either alone or in combination with other projects and plans, would have a significant effect on a European Site, the same shall be subject to an appropriate assessment of its implications for the site in view of the site's conservation objectives. The Plan is not directly connected with, or is necessary for, the management of any European Site, and consequently was subject to the Appropriate Assessment (AA) Screening process.

It was determined by Kilkenny County Council Planning Department that the St Canice's Masterplan will not give rise to any potential for significant effects on European Sites, primarily due to its consistency with the policy objectives and environmental protective objectives contained within the Kilkenny City and County Development Plan 2021 to 2027 and associated documents including a full Appropriate Assessment. Therefore, a full Appropriate Assessment is not required for the Masterplan.

2.6 Consultation Process and Summary Outcomes

A pre-draft issues paper was placed on public display from the 2nd July 2021 to the 30th July 2021. During this period the Forward Planning Section arranged in conjunction with the HSE a virtual public consultation evening on the 14th July 2021 at 19.00. A recording of this meeting was published on the Councils online public consultation portal. 37 no. submissions were received, the contents of which informed the masterplan, with the following issues raised:

- Health (Physical and Mental Health related, respite and institutional)
- Sports and Recreation
- Educational
- Older People
- Transport and Infrastructure
- Housing
- Heritage
- Biodiversity
- Other

2.7 HSE objectives for the development

The primary function of the site is to ensure the existing use of the lands which is the provision of healthcare and administration continues, and has the capacity / flexibility to adapt to healthcare and administration needs in the future. The land use designations, existing and proposed are illustrated in the draft masterplan. The designations were informed by the requirements of the HSE, that were outlined to planning staff and consultants following a series of meetings and correspondence.

2.8 The Land Development Agency Report on Relevant Public Land

The subject lands have been identified in the Land Development Agency Report on Relevant Public Land¹ as an opportunity site for development. It has been classified as Class 2 (Moderately Constrained) within the document. It is noted that the document states an indicative yield of 120 – 160 homes.

It is considered that this is a low estimate and the Masterplan seeks to provide housing in the range of 190 to 340 homes². See below extract taken from the LDA Report in reference to St Canice's Campus.

The LDA Report also provides costing estimates proposed development and infrastructure on the subject lands as indicated in the below extract.

REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

| | | |
|--|--|-----------------------------------|
| Current land use | Housing strategy for the area | |
| Healthcare, sports grounds, administration | The land is not identified within the Housing Strategy. | |
| Development plan/local area plan objectives | Estimated cost range of development and infrastructure | |
| <u>Kilkenny City and County Development Plan 2021-2027:</u> Zoned for <ul style="list-style-type: none"> • Community Facilities • Amenity / Green links / Biodiversity Conservation / Open space / Recreation The site is located within Masterplan Area Z4. | Development | €72,500,000 - €96,000,000 |
| Masterplan affecting the land | Infrastructure | €27,500,000 - €28,500,000 |
| The site is located within Masterplan Area Z4. Work on the masterplan commenced in 2019 but process was cancelled due to COVID 19. It is an objective of current plan to complete this process. | Abnormal Infrastructure | €20,500,000 - €21,000,000 |
| Potential in conjunction with contiguous relevant public land | TOTAL | €120,500,000 - 145,500,000 |
| The land incorporates a parcel of relevant public land in the ownership of the HSE. Contiguous land in public ownership is undeveloped land and has not been incorporated. | Supplementary Information | |
| | <ul style="list-style-type: none"> • Site Identification year: 2025 • Development would take place in the context of an existing hospital site and a shared access strategy is required. A rezoning of the site would be required. • A development framework would be required to ensure successful integration of existing and future healthcare needs and any potential residential uses. | |

Figure 2.2 Extract taken from the LDA Report in reference to St Canice's Campus

¹ Report on Relevant Public Land, Report No. 2, Land Development Agency, March 2025

² See page 32 of Draft Masterplan.

3.0 Site Analysis

3.1 Sustainable Mobility

At a city level, St Canice's Campus is located to the east of the City Centre and access at present is predominantly via the Dublin Road. At the local level, there are a 2 no. vehicular access points along the Dublin Road into the subject lands, with an additional pedestrian entrance at the north eastern corner of the site, onto the Dublin Road.

There is a bus stop located on the Dublin Road, further to the east of the subject site, serving the City and St Luke's Hospital on the Freshford Road. The bus and railway station at MacDonagh Junction is also within walking distance of the subject lands.

The Council's strategic aim is to align transport and land use planning, thereby reducing the demand for car-based travel and promoting the use of public transport and active travel, such as walking and cycling. This will result in a modal shift away from carbon intensive modes to more sustainable modes, producing a more efficient land use pattern where suitable land uses are located together therefore reducing the need for car-based travel.

The subject site is served by an existing cycle lane on the Dublin Road from the ring road towards the City Centre. The existing cycling routes extend beyond 15-minute walking distance from St. Canice's Campus and provide access to residential areas of the City.

A Bolt bike stand is located west of the subject site, on the Dublin Road at the Lacken Viewing Area where electric bikes can be rented for easy movement around the City.

Kilkenny City's public transport system has improved significantly in recent years, with a city bus service introduced in 2019. Although the subject lands do not benefit from either bus routes presently, it should also be noted that route options for expansion of the City's bus provision are currently being explored.

It is important to note the existing bus routes are accessible with a 5, 10 and 15-minute walk from the site. The wider public transport network (rail and bus station at MacDonagh) is also within walking distance. Figure 3.1 below illustrates the City bus route within walking distance of the subject lands.

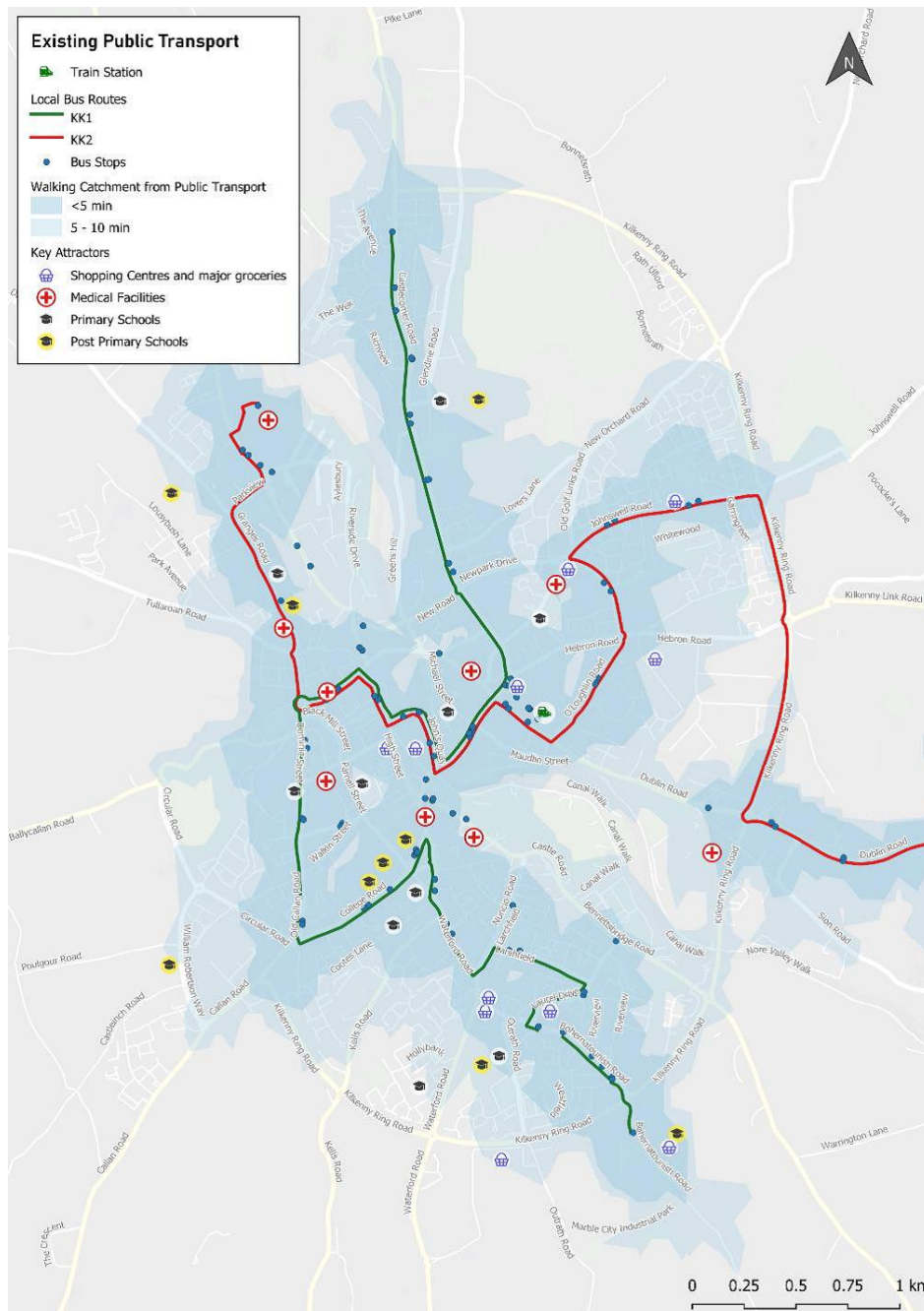


Figure 3.1: Existing City Bus Service's in Kilkenny

It should be noted that Objective C5Q seeks the provision of an additional crossing located between John's Bridge and Ossory Bridge which would connect St. Canice's Campus to the River Nore Linear Park and increase permeability through the site.

"To progress plans for the provision of an additional pedestrian bridge between Ossory Bridge and John's Bridge to connect St. Canice's campus to the Canal Walk." (p. 76).

On the 15th May 2026 Kilkenny County Council published a draft Sustainable Urban Mobility Plan (SUMP) for the City. Several projects are identified in that SUMP for the integration of the proposed land uses with transport links of buses, walking and cycling.

3.2 GBI & Natural Heritage

Landscape

The landscape context of St Canice's Campus is defined by its boundaries with the ring road to the east and Dublin road to the north. To the northeast, there are existing residential areas along the Old Sion Road which has an alternate access route into the site.

The River Nore forms the southern boundary of the subject site and is lined by substantial mature mixed woodland planting. The topography of the area slopes down towards the riverbank and the Castle Park with relatively steep undulations in places. There is no access to the river through St Canice's Campus at present.

The lawn areas surrounding the main hospital are a historical element to the site and its overall setting. Such landscape features should be protected and enhanced as part of future plans.

The site possesses a landmark building, St Canice's Hospital. Therefore, it is important that views of this building from the surrounding area must be protected, as referenced in Section 4.6 of Volume 2, which also sets out development management requirements to ensure the protection of the listed views and prospects in the City, such requirements must be adhered to at design stage of development applications.

Biodiversity

To the south east of the site, the landscape opens out into lands dominated by agricultural land with small patches of woodland scattered through the landscape. The bankside is sparsely vegetated with most of the woodland patches being setback more than 200m from the river's edge. Specifically, the woodland that is 540m south east of the subject lands and roughly 100m from the south bank of the River Nore is identified as an Alluvial woodland. The site is bounded to the south by the River Nore and the far side of the river has semi natural woodland present. The subject lands and the far side woodland patches are the last semi natural habitats connected to the river as the northern stretch of the river is over 1km of hard infrastructure lining both sides of the river. Thus, the habitats present along the riverbank are important at a landscape scale regardless of condition.

Special Area of Conservation and Special Protection Area

The southern and western boundaries of this site fall within the Zone of Impact for the Special Area of Conservation (Site Code: 002162) and adjoin the River Nore Special Protection Area (Site Code: 004233). These are European sites, protected from inappropriate development under the European Habitats and Birds Directives. Figure 3.2, illustrates the relevant areas within and adjoining the subject lands.

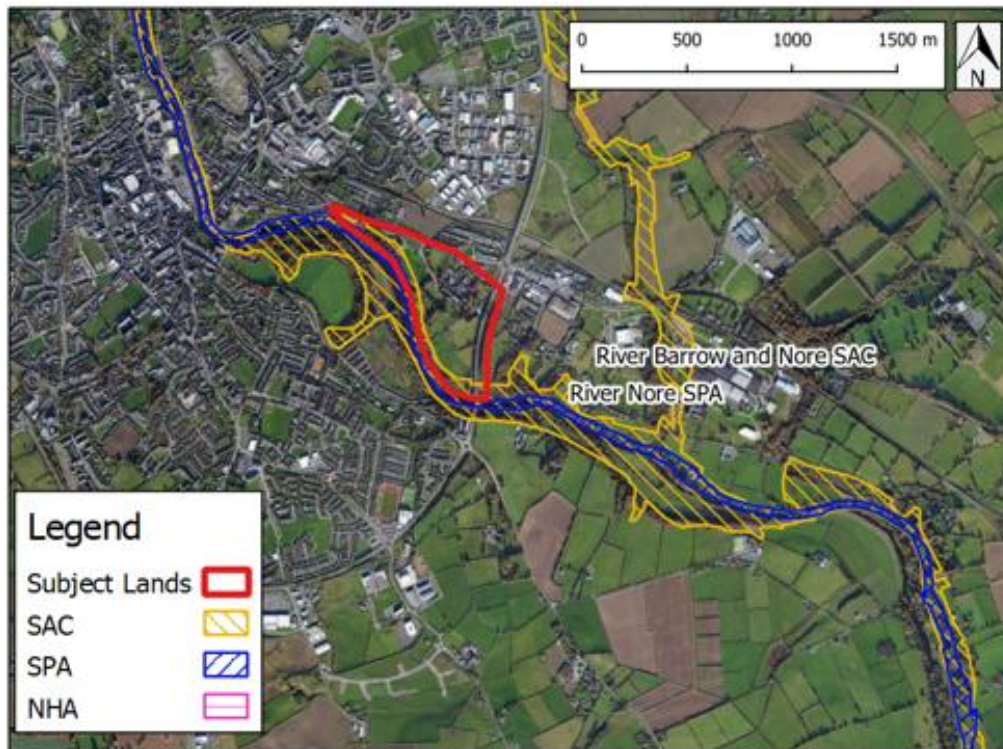


Figure 3.2: Illustration of Nature Designations within and adjoining the subject lands.

Ecological Assessment

An ecological baseline assessment was carried out on the subject lands by the Council's consultants CAAS in February 2020. The full report is appended to Appendix 2 of this document. This assessment identified the potential ecological constraints and enhancement opportunities for the subject lands.

The subject lands are ecologically diverse with a range of habitats present including mixed woodland, riparian woodland, diverse grasslands, managed grassland areas, treelines etc. The mature nature of the lands and the complexity of the interrelated habitats are key for the overall functioning and value of the system.

One of the key ecological resources identified on site are the bat roosts present in the main hospital building. Therefore, the maintenance of habitat connectivity in terms of the treelines present on site are a key feature of the baseline assessment.



Figure 3.3: Habitats Present on and surrounding the site

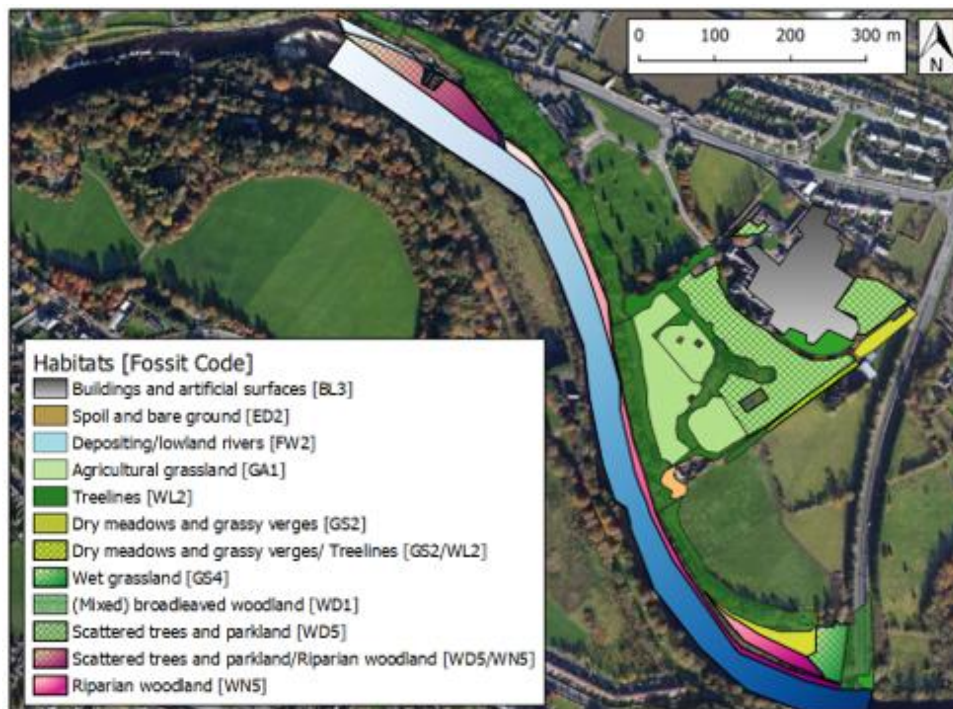


Figure 3.4: Ecological features identified to have high or moderate ecological value

The riparian woodland and the main St. Canice's buildings have high ecological value. The river habitat is of international landscape scale importance. The surrounding habitats identified in the map have moderate ecological value as they provide connectivity and strengthen the complexity, structure and function of the habitat mosaic of the area.

Overall the ecological integrity of the habitats identified on site are in good condition, with no obvious threats identified to the functioning of the systems. The report makes recommendations to promote biodiversity, to support and/or further enhance the ecological integrity of the subject lands and how to improve connectivity between habitats.

Tree Survey

A tree survey was undertaken by Treeline Ltd in March 2020, appended to this Document as Appendix 3. The survey included all trees within the subject lands. A total of 643 trees were inspected in two areas, with 510 in Area 1 and 133 in Area 2.

These trees were further classified into 4 categories with lines of significant trees identified along the south, west and eastern boundary of the site. Trees categorised as A and B trees would have had an impact on design while category C and U trees could be removed and off-set with replantation elsewhere.

Development proposals must refer to the tree survey report appended to this Planning Statement, to inform design prior to submitting a planning application.



Figure 3.5: Tree categories in Area 1 of the subject site



Figure 3.6: Tree categories in Area 2 of the subject site

3.3 Built & Cultural Heritage

Architectural Conservation Area (ACA)

This site falls within the Lacken Architectural Conservation Area outlined in Volume 2 of the Kilkenny City and County Development Plan 2021 – 2027, Section 4.5.8, where it is noted that *“The tower of the Elizabethan Revival St. Canice’s Hospital is visible from the Dublin Road and this extensive complex of buildings set in established grounds which run down to the river, makes a significant contribution to the character of the area.”*

See below map extract from the Volume 2, of the Kilkenny City & County Development Plan 2021-2027 illustrating the extent of the Architectural Conservation Area. Although the Lacken ACA extends beyond the subject boundary, the protection of Lacken ACA is relevant to the future development of lands at St. Canice’s Hospital.

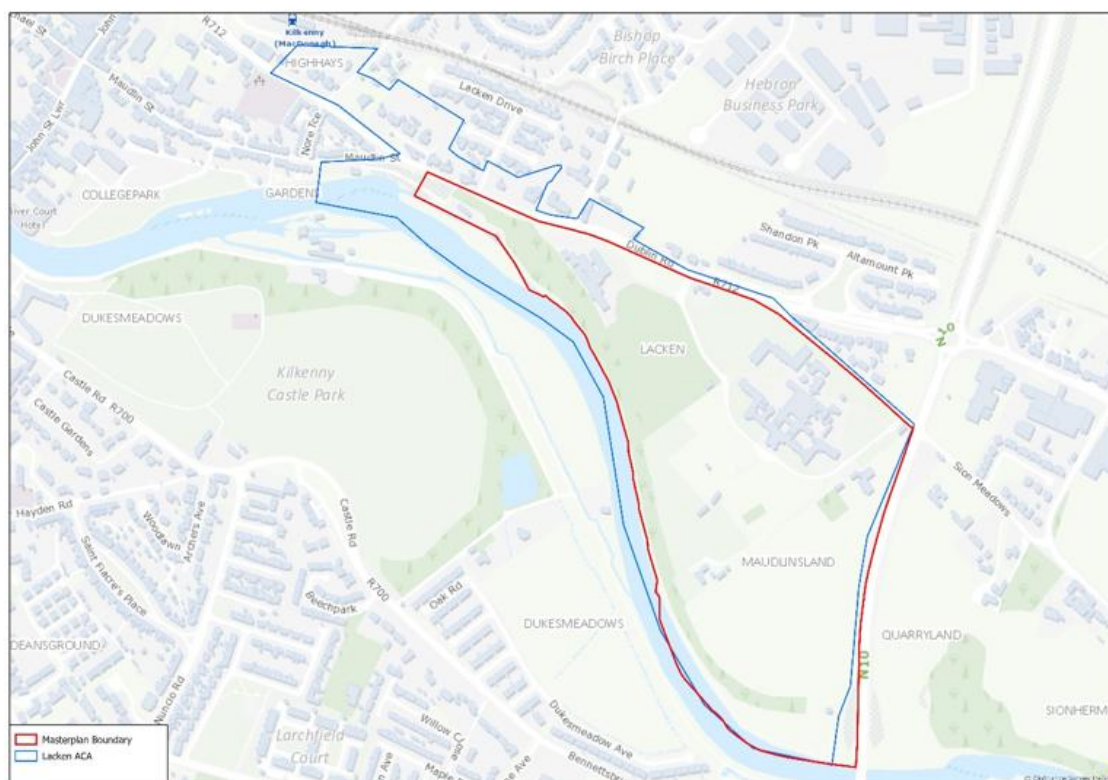


Figure 3.7: Lacken Architectural Conservation Area

St Canice's hospital is a key element of the Lacken ACA as highlighted in the Statement of Character outlined in Volume 2 of the Kilkenny City and County Development Plan 2027, which states that *“The character of the area is defined by the impressive views down to the River Nore and across to Kilkeny Castle as one approaches along the Dublin Road from the east. Important structures which contribute to the character of the area are the St. Canice's Hospital complex and The Lacken Corn Mills. On the northern boundary of the area along the Dublin Road are some early terraces of houses and substantial houses within their own grounds with mature trees which contribute to the character of the area, these houses, elevated on high ground, with high gabled fronts and elaborate fenestration greatly enhance the area.”*

ACA Development Management Standards relevant to this site are:

- **LACA 1:** To protect the setting of the River Nore and the views across to Kilkeny Castle and Kilkeny City as one approaches along the Dublin Road from the east.
- **LACA 2:** To protect the industrial archaeological heritage of the Lacken Corn Mills and its setting on the banks of the River Nore.
- **LACA 3:** To protect the 19th century complex of buildings associated with St. Canice's Hospital which is of National importance.
- **LACA 4:** To protect the setting, architectural form and features, including fenestration, of substantial houses in their own grounds which contain mature trees.

Archaeological Heritage

The Record of Monuments and Places (RMP) shows one structure within the lands at St. Canice's, a watermill, known as the Lacken Corn Mill is indicated here with RMP Ref: KK019-028. See Figure 3.8 below.

Architectural Heritage

There are six Protected Structures associated with the Hospital, also listed on the National Inventory of Architectural Heritage. These are outlined below and identified in Figure 3.8.

B216 – Saint Canice's Hospital, detached forty-one bay, two and three storey Elizabethan Revival lunatic asylum, built 1849 -51 (NIAH reference 12309001).

B217 - Saint Canice's Hospital, detached five bay, single storey Elizabethan Revival mortuary chapel, c. 1850 (NIAH reference 12309002).

B218 - Saint Canice's Hospital, detached seven bay, double height, Gothic Revival Catholic chapel built 1893 (NIAH reference 12309003).

B219 - Saint Canice's Hospital, detached three bay, single storey over basement, Gothic Revival single cell Church of Ireland chapel, built 1893 (NIAH reference 12309006).

B220 - Saint Canice's Hospital, attached eight bay, single storey, red brick outbuilding with attic c.1850 (NIAH reference 12309007).

B221 - Saint Canice's Hospital, engaged red brick chimney, c.1850, comprising tapered shaft on a square plan (NIAH reference 12309008).

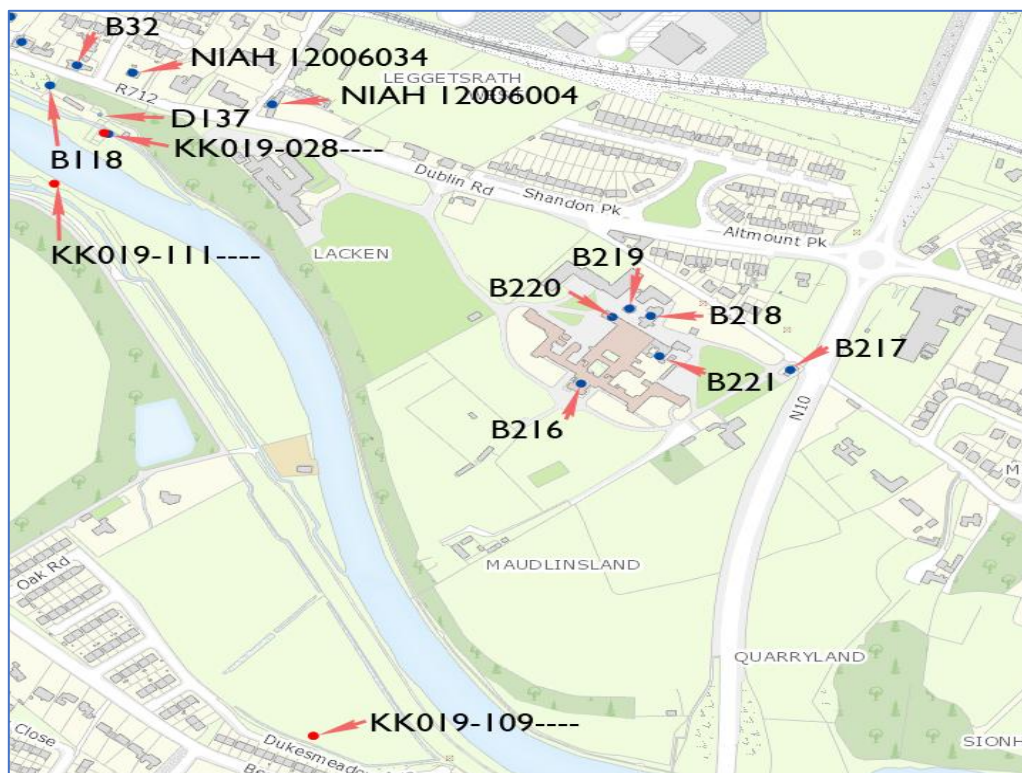


Figure 3.8: Protected structures and other notable structures within / in the immediate environs.

Other Protected Structures / Architectural features within the subject area, and illustrated in Figure 3.8 above, include:

D137 – Covered well built into hillside, 1831 inscription

B118 – Steps (NIAH Ref: 12006006)

KK019-028: Watermill (Recorded Monument)

NIAH Ref: 12006018 – Lacken Mills

A report on the historical and heritage background of St. Canice's Hospital was prepared by John Cronin and Associates. The full report is appended to Appendix 1 of this document.

Historic Footpaths

The historical mapping 6" First Edition and 25" from 1829-1842 shows existing footpaths north of Lacken Walk and south of Canal Walk. The northern footpath, approximately 500m in length, is disused but can be identified on site although it is heavily vegetated and overgrown (yellow line). The width is not known but appears to be quite narrow, potentially only one metre wide in places. Towards Lacken Steps the route cannot be identified due to heavy vegetation. The disused historic canal walk footpath is overgrown.

A separate, southern path is used by walkers, accessed from an access road adjacent to the pitch and putt club in the HSE grounds, and continuing to another access road to farm buildings within the HSE grounds. The southern path is approximately 250m in length and as it was originally within the walls of St Canice's Hospital, there is no existing link to the northern path as this historic footpath was walled within the District Asylum. This path varies from approximately 2 metres width (typically) up to a maximum of 6 metres.

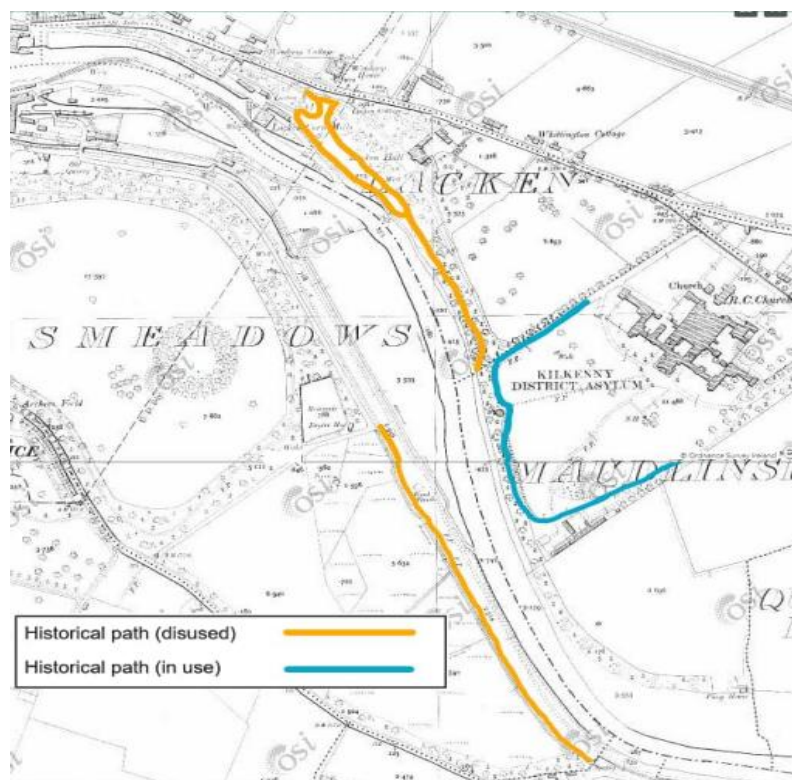


Figure 3.9: Historic Paths

Protected Views

There are four protected views (View No. 7, 9, 10 and 17) that are relevant to the subject lands. These are identified in Volume 2, Section 4.6, of the Kilkenny City and County Development Plan 2021-2027 and are outlined below:

- 7: Panoramic view from Dublin Road/Windgap Hill area to the River Nore and city skyline.
- 9: View of River Nore Valley to east from Ossory Bridge.
- 10: View of River Nore Valley to west from Ossory Bridge.
- 17: View of St. Canice's Hospital (particularly the 5-storey tower building with mansard roof) from the Dublin Road.

Of most significance is the view to St. Canice's Hospital, within the subject site from the Dublin Road. Views 7, 9 and 10 are also relevant as they adjoin the subject lands. Below is an extract from the Kilkenny City and County Development Plan 2021-2027 showing the location of landmark buildings, views and prospects:

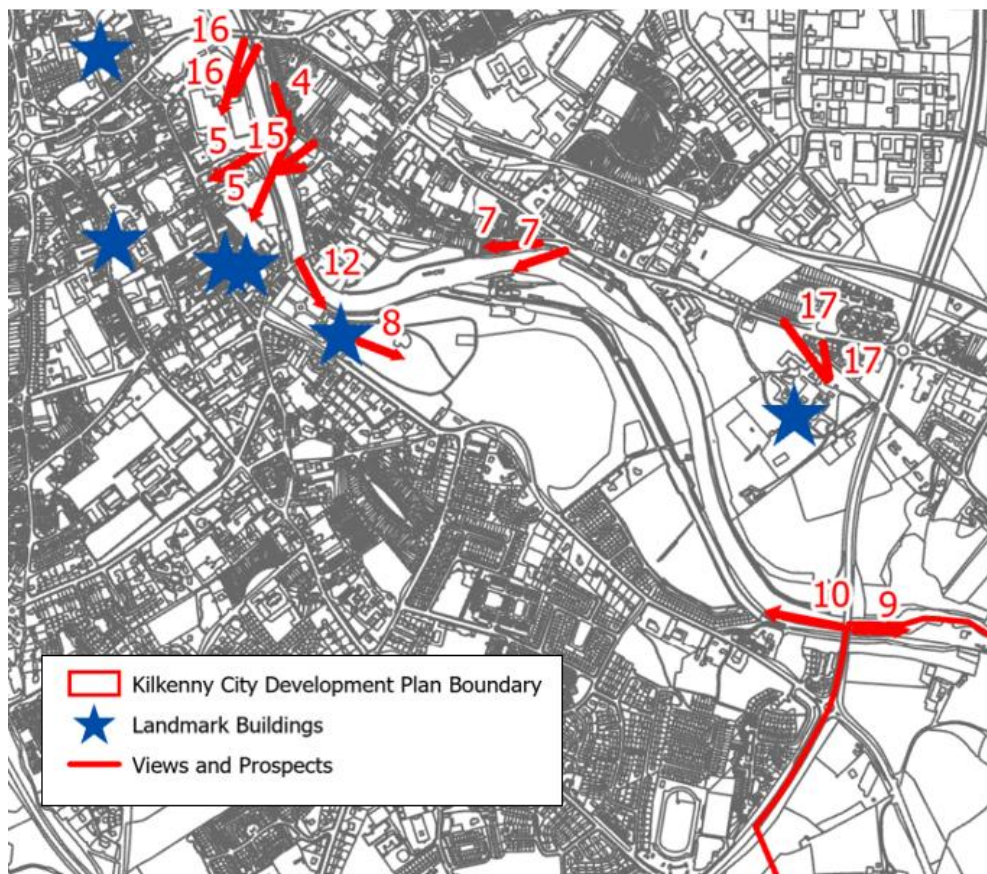


Figure 3.10: Kilkenny City View and Prospects

3.4 Function & Land Use

The lands at St. Canice's Campus comprise circa 64 acres, thus a significant land bank within Kilkenny City. While the subject lands at present are mostly associated with the Hospital, HSE Offices and agricultural use, the north eastern edge includes a number of individual dwellings, along the Old Sion Road. The Hospital Complex and associated buildings are located in the centre of the subject lands, with the HSE Lacken Offices located at the north western boundary facing the Dublin Road. The Lacken

Pitch and Putt Course is located between the Hospital Complex and the HSE Offices with agricultural lands to the south adjacent to the River Nore Boundary. A significant proportion of the lands remain undeveloped which provides opportunity for improved connectivity and permeability of Kilkenny City. Figure 3.11 below illustrates existing land uses on site.

The lands at St. Canice's Campus have provided a substantial role in Kilkenny's and the region's healthcare over many years. St. Canice's Hospital/St. Canice's Psychiatric Hospital currently provides a range of day health administration and day services. The complex accommodates approximately 200 staff. Approximately 20 residential patients remain in the complex. Some of the current services in the complex will move shortly to the new Primary Healthcare facility at Newpark. The HSE Lacken Offices (the former regional headquarter offices) accommodate approximately 150 employees and provide regional, community healthcare services.

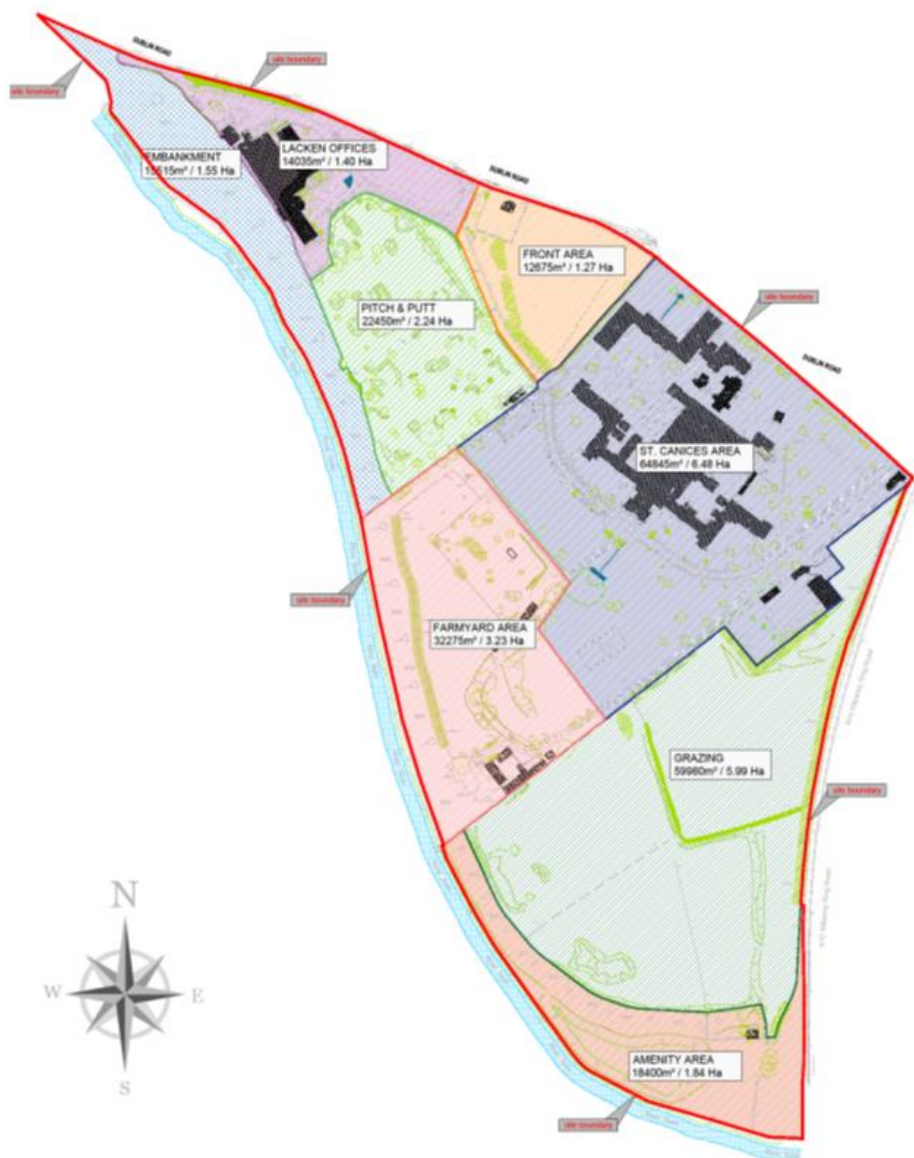


Figure 3.11: Existing Land Uses

3.5 Energy & Infrastructure

The Kilkenny City Decarbonising Zone Plan 2023 provides an overview of the DZ and the rationale for its selections, summarises sources of emissions within the DZ and develops a register of opportunities to support a targeted approach for action. The report identifies actions and provides a detailed implementation plan.

The Kilkenny City DZ encompasses an area of 20km² (2009ha) which includes the land within the Kilkenny City Development Plan Boundary, plus the Dunmore Countryside Park & Civic Amenity Area which is 5km to the north of Kilkenny City. Please refer to below map Figure 3.12.



Figure 3.12: Kilkenny City Decarbonizing Zone.

4.0 Vision and principles

4.1 Vision Statement

To utilise the unique opportunities presented by the site's health services history, its landscape setting and central location, existing green infrastructure and biodiversity to develop the existing St. Canice's campus into an ideal place to work, live, learn and enjoy in Kilkenny City. The development of the site will promote and facilitate the health and wellbeing of all the citizens of Kilkenny City. The vision is to create a unique sense of place serving as a focal point for health services, living, and recreation, all supported by an active travel network.