

**Comhairle Chontae Chill Chainnigh
Kilkenny County Council**



**Director of Services' Report on Submissions
received regarding the Draft Ballyragget
Masterplan**



October 2024

**Tim Butler
Director of Services**

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1 Introduction

This report addresses the submissions received during the 4-week public consultation period from **Friday 5th April 2024 – Friday 3rd May 2024** in relation to the Draft Ballyragget Masterplan.

The purpose of the report is to:

- (a) Report on the written submissions/observations received in relation to the Draft Ballyragget Masterplan during the public consultation period.
- (b) Set out the Director of Services response to the issues raised in the submissions/observations and;
- (c) Make recommendations to the Elected Members on the issues arising from the consultation process.

This report is being furnished to the Elected Members of the Castlecomer Municipal District for their consideration.

1.1 Draft Masterplan

The Draft Ballyragget Masterplan brings together opportunities for investment, improvement and development across a wide range of potential locations. The plan is not a blueprint, as it does not include a land use zoning map but is rather a flexible framework which seeks to set out how opportunity sites might come forward in a manner which responds positively to context and creates good quality, connected and integrated places.

The plan is about ensuring Ballyragget has the right objectives and projects in place to become a better place to live, work and run a business, ensuring the vitality and vibrancy of the town into the future. The aim is to increase the resilience of the local community and economy and provide an enhanced, accessible, inclusive, child-friendly and healthy urban environment.

Considering the Town Centre First Policy objectives the following set of principles were developed to guide actions and strategies for the masterplan.

- *Streets and Public Spaces* – Rebalancing the streets of Ballyragget with upgraded public realm to coincide with the works already carried out to The Square, creating an attractive environment.
- *Movement* – Improved connectivity between the town and its surrounds, as connectivity is fundamental to the social and economic success of a town.
- *Heritage and Identity* – Celebrate the culture and heritage of Ballyragget, defining its image and making it a destination town for visitors.
- *Built Form and Use* – Reuse of existing vacant/ derelict buildings to provide new community facilities and/or tourism offerings.

- *Vitality and Vibrancy* – Ensure the town of Ballyragget is an economically viable community with the capacity to generate income and employment necessary to maintain or improve the town.
- *Sustainability and Resilience* – Resilient towns promote sustainable development, well-being and inclusive growth.

1.2 Planning Context

Planning Authorities have a statutory responsibility to plan for the sustainable development of their areas, primarily through the development plan process but also through local area plans. Non-statutory framework plans and site development briefs can supplement but not replace the function of statutory plans.

The Masterplan is intended to be a non-statutory design framework and will offer non-statutory guidance to supplement the provisions as set out in the Kilkenny City & County Development Plan 2021-2027. In the case of all such non-statutory documents, the policy context must be set by statutory plans.

The Ballyragget Masterplan has been developed within the national, regional and local policy context and therefore aligns with the following planning policy documents;

- National Planning Framework
- Regional Spatial & Economic Strategy for the Southern Region
- Kilkenny City and County Development Plan 2021-2027
- Town Centre First, A Policy Approach for Irish Towns

1.3 Documents on Public Display

The documents put on public display for the Draft Ballyragget Masterplan were:

- Draft Masterplan
- Public Notice
- Appropriate Assessment Screening Report
- Strategic Environmental Assessment Applicability Report

All of the above documents were placed on the consult.kilkenny.ie consultation website and on the Council's own website. Hard copies of the documents were on public display in the following locations:

- Planning Office, Kilkenny County Council, County Hall, John Street, Kilkenny
- Castlecomer Area Office, Kilkenny Street, Castlecomer, Co. Kilkenny
- Ballyragget Community Hall, Ballyragget, Co. Kilkenny

Submissions could be made from Friday 5th April 2024 to Friday 3rd May 2024 (both dates inclusive) by:

Email to e-mail to ourplan@kilkennycoco.ie

Online at <http://consult.kilkenny.ie/>

Written submissions to The Senior Planner, Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny.

1.4 Public Consultation

Pre-draft consultation

Public consultation in the form of a stakeholder workshop was held on Wednesday 19th January from 7:30pm – 9:30pm, in Ballyragget Community Hall. In excess of 50 stakeholders attended the session.

During the workshop, stakeholders were divided into several small groups to discuss proposed interventions that could be undertaken as part of the masterplan. These discussions involved both engagement with the interventions proposed and free discussions on what the workshop participants would like to see. A high volume of qualitative feedback was received.

Following a presentation of the proposed interventions, participants were asked to undertake a ‘dream and draw’ exercise in small groups. This involved identifying spaces within the town that should be considered by the Masterplan proposals, drawing on ideas for interventions, and highlighting priority areas for development.

A workshop report was written containing a summary of the feedback which informed the Draft Masterplan.

Consultation on Draft Masterplan

During the 4-week consultation period a drop-in public information evening was held in Ballyragget Community Hall on Tuesday 23rd of April, 2024 from 5pm to 8pm where the draft masterplan and environmental documents were on display. Members of the Planning team along with a representative from the Community Section of the Council and the consultants engaged in assisting with the masterplan were in attendance to discuss the contents of the plan, clarify issues, and answer queries from the public. The Community Section of the Council were represented at the meeting as they are active in engaging with locals, in particular the Ballyragget Development Association, with regards providing advice on projects and aiding with funding applications in the town for varying projects.

The event was well attended with 55 signatures on the sign in sheet, which did not capture all attendees on the night.

2.0 Submissions received during Public Consultation

A total of 12 submissions were received, a list of those who lodged such are included below:

<i>Reference</i>	<i>Name</i>
1	Fiona O Neill
2	Juanita Dunphy
3	Juanita Dunphy
4	St Patrick's (Ballyragget) GAA Club
5	Ballyragget Development Association
6	Tony Hickey
7	Tim Groome
8	Karen Phelan
9	John Fitzgerald
10	Anne Healy
11	John Phelan
12	Kyron Hogan

3.0 Summary of Issues Raised, Director of Services' Response and Recommendations

Sub. No.	From	Summary of Issues	Director of Services' Response & Recommendation
KK-C255-1	Fiona O Neill	<ol style="list-style-type: none"> 1. This submission is in relation to universal design stating that universal design must be applied throughout all projects and the Local Authority Disability Strategy document must be included and referred to through all actions. 2. The full CSO count of people living in the area with disabilities should be included in the plan. 3. It is also questioned how many disabled parking bays are accounted for in the assessment of parking? 	<p>Director of Services' Response:</p> <p>The Director of Services notes the content of this submission.</p> <ol style="list-style-type: none"> 1 & 2 Whilst statistics specifically for Ballyragget relating to persons with disabilities are difficult to obtain, it is already a requirement that all new developments for the public cater for all persons. Section 13.2 of the Kilkenny City and Council Plan relates to Universal Design and states that the Council requires all future developments used by the public (including public spaces, car parking, footpaths) are accessible to and usable by everyone. The requirements of people with disabilities, the elderly, parents and carers and others who may be

			<p>temporarily impaired must be incorporated into the design.</p> <p>3. In all public parking proposals, the number of accessible parking bays are at the discretion of the Council. Section 12.13 of the Kilkenny City and County Development Plan 2021-2027 also includes a development management requirement for a minimum of 2% car parking spaces as accessible parking bays, to be applied at the discretion of the Council, depending on the nature of the proposal.</p> <p>Director of Services' Recommendation:</p> <ul style="list-style-type: none"> • Additional text to be added under 01 Public Realm Enhancement, Key Features; <p><i>Preparation of a comprehensive public realm enhancement scheme in order to provide an attractive Town Centre and compliment existing public realm. Section</i></p>
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			<p><i>13.2 of the Kilkenny City and Council Plan relates to Universal Design and states that the Council requires all future developments used by the public (including public spaces, car parking, footpaths) are accessible to and usable by everyone. The requirements of people with disabilities, the elderly, parents and carers and others who may be temporarily impaired must be incorporated into the design.</i></p>
KK-C255-2	Juanita Dunphy	<ol style="list-style-type: none"> 1. A suitable footpath required at Grove Terrace – Brookfield. 2. Could a cycle and walking path be provided out the Durrow Road. 	<p>Director of Services' Response:</p> <p>The Director of Services notes the content of this submission.</p> <p>1 & 2 Kilkenny County Council are at the early stages of preparing and conducting feasibility studies for a proposal for a pedestrian crossing along the N77 between Capri Grill and Mullany's Pharmacy. This pedestrian crossing is subject to TII approval. Studies will be commencing which will look at this crossing along with the wider area of the</p>

			<p>town and the need for pedestrian routeways, cycling provision and lighting.</p> <p>There is an objective within the Kilkenny City and County Development Plan 2021 – 2027, Objective 8Ka which states that the Council will investigate the potential of developing a Greenway from Kilkenny to Castlecomer and Ballyragget and onwards to Co. Laois as part of the development of Greenways and Blueways within the County.</p> <p>Director of Services' Recommendation:</p> <ul style="list-style-type: none"> • Add to Intervention 15 Cycling and Walking activities the following sentence; <p>There is an objective within the Kilkenny City and County Development Plan 2021 – 2027, Objective 8Ka which states that the Council will investigate the potential of developing a Greenway from Kilkenny to Castlecomer and Ballyragget and onwards to Co. Laois as part of the development of Greenways and Blueways within the County.</p>
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KK-C255-3	Juanita Dunphy	<ol style="list-style-type: none"> 1. This submission notes that some of the low priorities should be high priorities such as the community hall and Fair Green. 2. Traffic calming is needed on the green. 	<p>Director of Services' Response:</p> <p>The contents of this submission are noted by the Director of Services.</p> <ol style="list-style-type: none"> 1. The Planning Authority refer to Section 6.0 of the Draft Masterplan which contains a table of priority items, listing them from lower priority to high priority. A Community Centre/Hall and Fair Green are both listed as 'High Priority – a project of strategic importance to the town'. Delivery of projects are dependent on funding and feasibility amongst other factors, therefore objectives as stated in the masterplan have the potential to change in priority throughout the lifetime of this masterplan. 2. Kilkenny County Council will endeavour to seeking funding under the Sports Capital and Equipment Programme this year for enhancements to the soccer pitch and footpath at Fairgreen. Such funding would see Fairgreen develop beneficially for the
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		<ol style="list-style-type: none"> 3. It is suggested that a social enterprise hub would be more suitable for the intervention at Butler House. 4. There is a need for a recycle centre for furniture materials and larger items in the town. 5. The proposed walking loop to take in the hurling pitch is supported, noting the need for a safe pathway on the side of the GAA pitch. 6. Alternative parking area to remove parking from the Square would require conversations with businesses and residents of the Square. Alternative parking area for the supermarket also needs to be sought. 7. Could the castle be an attraction to the town? 	<p>residents, adding to the significant enhancements undertaken last year within the playground on Fair Green.</p> <ol style="list-style-type: none"> 3. The planning authority note the submission in relation to Butler House and advise that any future projects, such as developing a hub in this building, would be subject to a separate process such as a planning application. The Masterplan Interventions would aid in providing leverage and funding for such projects. Intervention no. 11 within the masterplan relating to Butler House supports the repurpose of the space within the building for a number of activities. 4. In relation to the need for a recycle centre for furniture and larger items, there is a facility that caters for all such recycling needs in Dunmore, which is 11 miles south
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		<p>8. Pedestrianising the old bridge, the connection of the river and the town in the form of recreational activities, and a historical trail are all welcomed.</p>	<p>of Ballyragget, thus there is presently no requirement for such facility in the town.</p> <p>5. The support for the towns walking loop is noted.</p> <p>6. The planning authority note the submission while having regard to Intervention 04 New Town Car Park. Any proposals for a new car park in Ballyragget would be subject to its own relevant permission /consent process which would require the necessary permissions and public consultation period where residents and business owners could comment on the project.</p> <p>7. The mentioning of Ballyragget Castle is noted and the planning authority consider there is merit in including a new masterplan intervention in this regard.</p> <p>8. The pedestrianisation of the old bridge could be explored in the feasibility study for the new town</p>
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			<p>loop walk, however route selection would be subject to its own feasibility study.</p>
			<p>Director of Services' Recommendation:</p> <ul style="list-style-type: none"> • Insert new Key Feature under Intervention 02 Town Loop Walk as follows: To explore pedestrianising the Old Bridge as part of any feasibility studies for the new town loop walk. • Insert new Masterplan Intervention 11 under Built Form and Use, titled 'Ballyragget Castle', with new text as follows: Ballyragget Castle is a vital asset to the town in relation to heritage, built form and tourism. The vista from Bridge Street and Castle Street to the 15th tower house are important elements in the town. The land between the tower house and Bridge Street is presented as pleasure gardens, connected with the 18th century Ballyragget Lodge,

			<p>on the 1st edition OSI map, while it potentially will have earlier archaeological significance connected with the establishment and evolution of the town.</p> <p>Key Actions:</p> <ul style="list-style-type: none"> To recognise and maintain the visual zone of influence of Ballyragget Castle in the Town, particularly from Bridge Street and the River Nore, while collaborating with relevant stakeholders to explore ways to reintegrate the structure back into the Town.
KK-C255-4	St. Patrick's (Ballyragget) GAA Club	<ol style="list-style-type: none"> The submission notes the walking track in St. Patrick's GAA Club which is 0.8km and the only off-road walking facility in the village. It is requested that the masterplan be updated to integrate the existing walking track into the proposals for a walking loop. The GAA Club intend to add lighting and to extend and improve the surface of the walking track in time and with support and funding. Bicycle loops have been installed in two locations and there is currently an application to the All Island Sports EV Charging Scheme to have EV charging points at the GAA grounds. If successful, the charging points would 	<p>Director of Services' Response:</p> <p>The content of this submission is noted by the Director of Services.</p> <ol style="list-style-type: none"> There is merit in considering the possibility of integrating the existing walking track at St. Patrick's GAA into the proposals for a walking loop around the town. However no route for the walking loop has been established, this subject to its own feasibility study to determine the route. The study area is indicated as a

		<p>be installed in 2025 and it is suggested that any EV charging points installed be highlighted to potential customers with relevant signage.</p> <p>3. Traffic calming measures would be welcomed in the area.</p>	<p>potential study area, however this is subject to change and the parameters could be moved further south to include the GAA club lands.</p> <p>2. Intervention 20 EV Charging is in relation to the provision of EV charging within the town and any new development. It is recommended that this section be amended to include the provision of appropriate signage for any public EV charging facilities in the town.</p> <p>3. Kilkenny County Council are at the early stages of carrying out a feasibility for a pedestrian crossing along the N77 between the Capri Grill and Mullany's Pharmacy subject to TII approval. Studies are commencing which will look at this crossing along with broader provisions such as pedestrian</p>
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			<p>routeways, cycling provisions, traffic calming and lighting.</p>
			<p>Director of Services' Recommendation:</p> <ul style="list-style-type: none"> • Insert new text under map on P.46 under Intervention no. 02 Town Loop Walk to state; Potential Study area for Town Loop Walk (*parameters of boundary can be altered during feasibility study to include additional lands if required.) • Insert the following wording under Intervention 20 EV Charging The provision of appropriate signage directing to public EV charging points shall be supported, subject to relevant permissions.
KK-C255-5	Ballyragget Development Association	<p>The draft Ballyragget Masterplan is welcomed in principle.</p> <ol style="list-style-type: none"> 1. The issue of traffic management is raised noting the need for traffic calming including footpath upgrades 	<p>Director of Services' Response:</p> <p>The Director of Services notes the submission of the Ballyragget Development Association.</p>

		<p>needed especially along the N77 towards Kilkenny by Grove Terrace towards Brookfield housing estate.</p> <ol style="list-style-type: none"> 2. The point where Moate Road and the Fairgreen meet should be considered a high priority safety measure. 3. Glenvale housing estate entrance is noted stating that people using the business premises here are causing obstruction for people leaving the estate especially at peak times when people double park/park on footpaths. 4. A walking loop to link Ballyragget to the GAA grounds would be beneficial. <ol style="list-style-type: none"> 5. Addressing vacancy and dereliction needs to be a high priority, and a painting scheme or other enhancement schemes would be welcomed. Basic upgrades outlined in the plan are also welcomed. 6. Lack of inclusion in respect of biodiversity within the report noted. The development association group are developing an action plan in relation to biodiversity 	<ol style="list-style-type: none"> 1 & 3. Kilkenny County Council are at the early stages of carrying out a feasibility study for a pedestrian crossing along the N77 between the Capri Grill and Mullany's Pharmacy subject to TII approval. Studies are commencing which will look at this crossing along with the wider area of pedestrian routeways, traffic calming, cycling provisions and lighting. 2. Kilkenny County Council will endeavour to seeking funding for enhancements at Fairgreen. 4. The Walking Loop around Ballyragget has no route proposed, however if this progresses to route selection stage, there will be public consultation processes, where links to the GAA ground could be put forward. 5. In terms of maintenance of buildings, the Commercial Premises Paint Scheme is available annually and assists with the cost of painting the front façade of commercial/business buildings and/or hand painted shop signage within Kilkenny County and City. Kilkenny
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		<p>highlighting what has been done and what they propose to carry out.</p> <p>7. Pedestrianisation of the old bridge to preserve it into the future would be welcomed.</p> <p>8. Mention of the decision by An Bord Pleanála to refuse permission for 49 houses due to it being damaging to the environment and the River Nore.</p>	<p>County Council will include a key action to increase awareness of this scheme in Ballyragget.</p> <p>6. In relation to biodiversity, a statutory Biodiversity Plan is currently being devised for the County as a whole and this will have its own public consultation process, which the locals of Ballyragget can feed into.</p> <p>7. In relation to the planning application refused, the Appropriate Assessment associated with the Masterplan will be amended to mention that this application was refused.</p> <p>Director of Services' Recommendation:</p> <ul style="list-style-type: none"> Amend the Appropriate Assessment for the Ballyragget Masterplan to remove reference to the construction of 48 no. houses under planning reference no. 20395, due to it being refused planning permission by An Bord Pleanála.
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			<ul style="list-style-type: none"> • Insert new text under map on. P.46 under Intervention no. 02 Town Loop Walk to state; Potential Study area for Town Loop Walk (*parameters of boundary can be altered during feasibility study to include additional lands if required.)
KK-C255-6	Tony Hickey	<ol style="list-style-type: none"> 1. The submission relates to zoning of lands for Residential adjacent to Riverside stating that there is a risk to contamination of the towns drinking water and degradation of the SAC. An inspector’s report from An Bord Pleanála is attached in relation to a housing development in Ballyragget which was refused with one of the reasons owing to the SAC. 2. The walkway around Ballyragget would be beneficial – the footpath coming out of the town may need to be widened. 	<p>Director of Services’ Response:</p> <p>This submission is noted by the Director of Services.</p> <ol style="list-style-type: none"> 1. The Draft Ballyragget Masterplan does not relate to the zoning of lands and is a high-level document which may be used as a mechanism to drive funding for various project proposals within the town. Any future proposals at this location would take account of planning history and reasons for refusal as outlined. 2. Kilkenny County Council are at the early stages of carrying out a feasibility study for a pedestrian crossing along the N77 between the Capri Grill and Mullany’s Pharmacy subject to TII approval.

			<p>Studies are commencing which will look at this crossing along with the wider area of pedestrian routeways, cycling provisions and lighting, thus widening of footpaths will be looked at as part of this process.</p>
			<p>Director of Services' Recommendation:</p>
			<p>No change to masterplan.</p>
KK-C255-7	Tim Groome	<ol style="list-style-type: none"> 1. The masterplan is welcomed and it is noted that Ballyragget should be switched from a place that people pass through to a stopping point to avail of local amenities. 2. The submission notes that Ballyragget does not have an area zoned for casual trading. A designated area for coffee/food trucks would help establish the town as a stopping point and local businesses could also benefit as street vendors offer variety to consumers rather than competition. It is noted that bye laws would have to be amended to include Ballyragget as a location for casual vendors, with licenses issued out to relevant local traders. 	<p>Director of Services' Response:</p> <p>Submission noted by Director of Services.</p> <ol style="list-style-type: none"> 1. Point no. 1 is noted. 2. While there is no area designated for casual trading in Ballyragget, by laws would be required to allow such areas in the town. <p>The Key Actions under Intervention 17: Events includes the production of an events programme which could include farmers market, craft fairs and seasonal fairs.</p>

		<p>In addition, a farmers market during the summer was suggested on weekends, creating another reason for people to stop in Ballyragget rather than pass through.</p> <p>3. It is suggested that a property should be designated in the town as a location for a town mural, suggesting the mural could celebrate heritage, culture and diversity of the area.</p>	<p>3. While Kilkenny County Council are in favour of visual enhancements, town murals require their own statutory permissions. This could be a potential project for the Community Section to work with residents and the Development Association or a future Town Team, in seeking funding for such a project in the town, which would enhance the aesthetics of the town.</p> <p>Director of Services' Recommendation: No change to masterplan.</p>
KK-C255-8	Karen Phelan	<p>1. The submission welcomes the masterplan however notes that many of the suggestions relate to privately owned property/lands which poses somewhat of a challenge.</p> <p>2. A new loop walk around the town would be a more immersive nature experience. Information boards could be erected honouring flora and fauna including the Nore fresh water pearl mussel.</p>	<p>Director of Services' Response: The contents of this submission are duly noted by the Director of Services.</p> <p>1. Each intervention / proposal outlined in the plan would be subject to its own statutory process and would require the necessary permissions of landowners to allow any works be considered on their lands firstly.</p>

		<ol style="list-style-type: none"> 3. Could further works be done to derelict buildings to turn premises into viable homes again? 4. The community hall is in need of upgrading. 5. Footpath upgrades need particularly in the Grove Terrace area and would benefit from a pedestrian crossing near the GAA entrance. Provision of footpath out Moate Road would enhance pedestrian safety. 6. Signage is needed to indicate existing parking to the rear of the retail units at Glendale. 7. Poor visibility when exiting the Fairgreen onto Moate Road – traffic calming is a high priority. 8. EV charging unit could be positioned in the Glendale parking area. 9. Massive potential in Butler House. The accommodation area could potentially house a community library, a community café, yoga studio, gym, a work hub, an exhibition space and at the Church End a place of repose for those who choose not to wake at home. The yard/garden areas have potential to accommodate community garden space or craft workers space. 	<ol style="list-style-type: none"> 2. Masterplan Intervention 02 Town Loop Walk relates to the potential for a new loop walk around the town. A key action under this intervention to include information boards along the town loop walk in appropriate locations can be included under this intervention. 3. The issue of dereliction was recently taken over by the newly established Regeneration Office in Kilkenny County Council. The presence of a masterplan would help highlight the issue of dereliction in Ballyragget and could act as a mechanism under which to apply for relevant funding to aid tackle dereliction. Intervention 14 specifically relates to tackling vacancy and dereliction in Ballyragget. 4. Masterplan Intervention 12 Community Centre/Hall is identifying the need for and
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			<p>supporting the refurbishment of the existing community hall in the town.</p> <p>5, 6 & 7 Kilkenny County Council are at the early stages of carrying out a feasibility for a pedestrian crossing along the N77 between the Capri Grill and Mullany's Pharmacy subject to TII approval. Studies are commencing which will look at this crossing along with the wider area of pedestrian routeways, traffic calming, cycling provisions and lighting.</p> <p>8. Masterplan Intervention 20 on EV Charging is in relation to the provision of EV charging points and any such projects to provide these points within specific locations would be subject to its own separate consent process. There is a regional approach to EV charging with the aim to review each town and village and assess the needs.</p> <p>9. Masterplan Intervention 11 on Butler House is in relation to the</p>
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			<p>restoration of the building and repurposing of the space. There is scope to consider it for a Funbally Exchange type building, where there are individual work stations / rooms, shared kitchens and meeting rooms.</p> <p>Director of Services' Recommendation:</p> <ul style="list-style-type: none"> • New Key Action to be inserted under Intervention 02 Town Loop Walk, as follows: <p style="margin-left: 40px;">Support the provision of information boards at appropriate locations along the walk highlighting key ecological features including flora and fauna.</p> • Add the words Funbally Exchange at end of 2nd action in Intervention 11 Butler House so it reads "Repurpose the space within the building for a number of activities (e.g. community events, gym space, café, youth club, remote working hub, Funbally Exchange)."
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KK-C255-9	John Fitzgerald	<p>1. This submission is in relation to the possible public amenities such as walkways and cycleways etc. The reference to the former railway line which served Ballyragget from Kilkenny is noted. A newspaper article on the history of the railway line accompanies the submission. It is noted that a section of the same railway line that ran from Abbeyleix to Portlaoise is proposed to be refashioned as a 'Greenway'. A newspaper article is attached to the submission regarding same.</p> <p>It is believed that the re-purposing of part of the same disused railway line out from Kilkenny to Ballyragget could add immensely to the future prosperity of Ballyragget.</p> <p>It is requested that Kilkenny County Council give consideration to including such a greenway proposal on the old railway line from Ballyragget to Kilkenny in its intended masterplan and strategic vision for the town.</p>	<p>Director of Services' Response</p> <p>The content of this submission is noted by the Director of Services.</p> <p>1. In response to the submission, Intervention 15 Cycling and Walking Activities states that a wider green way route could also be explored along the Old Railway Line, linking the town further afield, bolstering its active tourism offer. This is dependent on land ownership however going forward and would need the full support of all relevant landowners if this project was to be successful into the future.</p> <p>Kilkenny County Council is currently carrying out a feasibility study and route selection for a connectivity link from Kilkenny City to the Kilkenny Countryside Park at Dunmore and the old railway line is being assessed as part of this process.</p>
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			<p>There is also an objective within the Kilkenny City and County Development Plan 2021 – 2027, Objective 8Ka which states that the Council will investigate the potential of developing a Greenway from Kilkenny to Castlecomer and Ballyragget and onwards to Co. Laois as part of the development of Greenways and Blueways within the County.</p> <p>Director of Services' Recommendation:</p> <ul style="list-style-type: none"> • Add to Intervention 15 Cycling and Walking activities the following sentence; <p>There is an objective within the Kilkenny City and County Development Plan 2021 – 2027, Objective 8Ka which states that the Council will investigate the potential of developing a Greenway from Kilkenny to Castlecomer and Ballyragget and onwards to Co. Laois as part of the development of</p>
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			Greenways and Blueways within the County.
KK-C255-10	Anne Healy	<ol style="list-style-type: none"> 1. It is suggested that traffic calming measures should be introduced as part of this plan on all approach roads in particular the R432. 2. The submission notes the identification of the Green area for further development, thereby attracting more pedestrians, which will necessitate the need for traffic calming measures. 	<p>Director of Services' Response</p> <p>Contents of submission are noted by Director of Services.</p> <ol style="list-style-type: none"> 1. Kilkenny County Council are at the early stages of carrying out a feasibility for a pedestrian crossing along the N77 between the Capri Grill and Mullany's Pharmacy subject to TII approval. Studies are commencing which will look at this crossing along with the wider area of pedestrian routeways, traffic calming, cycling provisions and lighting. Once these works are completed, subject to funding, further works could occur throughout the town to improve traffic calming measures. 2. Kilkenny County Council will endeavour to seek funding for enhancements to the Fairgreen area within the town.

			Director of Services' Recommendation
			No change to masterplan.
KK-C255-11	John Phelan	<p>The submission makes the following observations, in summary:</p> <ol style="list-style-type: none"> 1. The proposal to cut parking in the Square is not advisable as there are not enough parking spaces for some businesses and residents at present. 2. The proposed new parking area is too far away and will be of no benefit. 3. Speed ramps required on approach routes. 4. The exit from Riverside estate is very dangerous. 5. Concern raised regarding traffic safety in SuperValu car park. There is the possibility of providing parking beside the parish house and behind the Chinese restaurant. 6. Pedestrianise the old bridge towards Freshford while retaining local access, upgraded footpaths and lighting. 7. Old school house should be purchased by CPO – could be renovated for a centre. 	Director of Services' Response <p>The Director of Services notes the contents of this submission.</p> <p>1 & 2 Any proposals for a new car park in Ballyragget would be subject to relevant permission and consent process which would require a public consultation period in which residents and business owners could comment on the project. The masterplan acts as a funding mechanism for projects outlined and an exact location for the proposed new car park would be subject to feasibility study in the first instance.</p> <p>3, 4, 5 & 8 Kilkenny County Council are at the early stages of carrying out a feasibility for a pedestrian crossing along the N77 between the Capri Grill and Mullany's Pharmacy subject to TII approval. Studies are commencing which will look at this crossing along with the wider area of pedestrian routeways,</p>

		<p>8. Widening of the footpath past Grove Terrace required.</p>	<p>cycling provisions and lighting. This will provide for additional pedestrian safety and traffic calming in this area. Following completion of these works, there may be further funding streams that could be availed of to carry out further works in the town.</p> <p>6. The pedestrianisation of the old bridge could be explored in the feasibility study for the new town loop walk.</p> <p>7. The masterplan will highlight the need to tackle dereliction and vacancy rates in the town. A feasibility study would be carried out in relation to any buildings that the Council would consider for CPO process and this would determine what buildings could be purchased into the future.</p> <p>Director of Services' Recommendation</p> <p>Insert new Key Feature under Intervention 02 Town Loop Walk as follows:</p> <ul style="list-style-type: none"> • To explore pedestrianising the Old Bridge as part of any feasibility
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			studies for the new town loop walk.
KK-C255-12	Kyron Hogan	<p>The submission raised concerns with the following items and is seeking clarification of same.</p> <ol style="list-style-type: none"> 1. Lands adjacent to Riverside estate marked beige on the maps – clarification is sought on the status/colouring of this section of land and why is it the only land parcel designated by this colouring? 2. Table 4 “in-combination effects” of the Screening for Appropriate Assessment document shows development of 48 units however this was appealed and refused by An Bord Pleanála on Environmental grounds. 3. The submission queries whether the adjoining lands to Riverside estate would be suitable for a linear River Nore park with wildlife/river trails and also form part of the Town loop walk as there is pedestrian access to the town green at the Moate Road junction. It is also suggested that the river frontage would be an ideal national kayaking club and this land could be used to access the river. 	<p>Director of Services’ Response</p> <p>The content of this submission is noted by the Director of Services.</p> <ol style="list-style-type: none"> 1. The Planning Authority note this mapping error and the beige colouring of this land parcel will be amended, prior to this plan being finalised. The consultants have confirmed that there is no significance to such colouring on a map, so it will be removed. 2. In relation to the planning application, the Appropriate Assessment will be amended to mention that this application was refused prior to finalisation. 3. The planning authority will include reference to the lands adjoining the Riverside estate to explore the possibility of utilizing the river for recreational activities. Intervention 15 Cycling and Walking Activities will include a

			<p>key action that references the potential use of the river frontage for recreational activities.</p> <p>There is also an objective within the Kilkenny City and County Development Plan 2021 – 2027, Objective 8Ka which states that the Council will investigate the potential of developing a Greenway from Kilkenny to Castlecomer and Ballyragget and onwards to Co. Laois as part of the development of Greenways and Blueways within the County.</p> <p>Director of Services' Recommendation</p> <ul style="list-style-type: none"> • Amend Figure 1.1, Figure 5.1, maps on pages 39 and 46 to remove the mapping error of a beige shaded area to the rear of Riverside housing estate. • Amend Appropriate Assessment Screening Report to remove reference to the construction of 48 no. houses under planning reference no. 20395 which was
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			<p>refused planning permission by An Bord Pleanála.</p> <ul style="list-style-type: none"> • Add to Intervention 15 Cycling and Walking activities the following sentence; <p>There is an objective within the Kilkenny City and County Development Plan 2021 – 2027, Objective 8Ka which states that the Council will investigate the potential of developing a Greenway from Kilkenny to Castlecomer and Ballyragget and onwards to Co. Laois as part of the development of Greenways and Blueways within the County.</p> <ul style="list-style-type: none"> • Add a new point under Intervention 15 Cycling and Walking Activities; <p>To explore the possibility of including lands adjoining Riverside estate in the feasibility studies for the Town Loop Walk and the use</p>
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			of these lands to access the river for recreational activities.
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4.0 Next Steps

The Members are requested to consider the Director of Services' Report and adopt this non-statutory Ballyragget Masterplan with all, some or none of the amendments as proposed. Following adoption, the changes as required will be made before the plan is published.

5.0 Recommendations of the Director of Services

It is recommended that the Members adopt the Ballyragget Masterplan with the recommendations of the Director of Services as set out in the report.

Tim Butler,
Director of Services