
The Brewery: Re-Visioning

Report on Public
Consultation:
12 December 2014 to
9th February 2015

Planning Department
Kilkenny County Council
30th March 2015



**Forward Planning Section
Planning Department
Kilkenny County Council**

30th March 2015

John Mulholland
A/Chief Executive

John McCormack
Director of Services

Denis Malone
Senior Planner

Table of Contents

1.	Background to Consultation Exercise	5
1.1	Why did this happen?	5
1.2	When did this take place?.....	5
1.3	How was it advertised?.....	5
1.4	How many attended?.....	6
1.5	What happened?	6
1.6	What now?.....	6
2.	Issues / Concerns with Process	7
2.1	Introduction	7
2.2	Issues and Responses.....	7
2.3	Recommendations	12
3.	Outcomes of Workshop	14
3.1	Introduction	14
3.2	Re-Visioning	14
3.2.1	Heritage.....	14
3.2.2	Character.....	15
3.2.3	Uses.....	15
3.2.4	Tourism	16
3.2.5	Access- Getting Around.....	16
3.2.6	Energy Efficiency	16
3.2.7	Jobs, Employment and Business	16
3.2.8	Community.....	16
3.2.9	River & Open Space.....	16
3.3	The Vision Statement.....	17
3.4	Guidelines	17
3.4.1	Education	18
3.4.2	Retail	18
3.4.3	Residential.....	18
3.4.4	Recreation	19
3.4.5	Cultural Activities	19
3.4.6	Crafts	19
3.4.7	Offices	20
3.4.8	Industry	20

3.4.9	Research & Development (R&D).....	20
3.4.10	Community.....	20
3.4.11	General Commercial	20
3.4.12	Tourism	20
3.4.13	River Uses.....	21
3.4.14	Green Open Space - Park	21
3.4.15	Public Realm - Civic Open Space	21
3.4.16	Architecture	22
3.4.17	Urban Design.....	22
3.4.18	Heritage.....	23
3.4.19	Parking	24
3.4.20	General Access:	24
3.4.21	Smarter Travel (Walking, Cycling, Public Transport).....	24
3.4.22	Energy /Water/Broadband	25
3.4.23	Mayfair	25
3.4.24	Fiscal matters	25
3.4.25	Development Plan Issues	25
3.5	Guidelines Conclusion.....	26
4.	Submissions Received	27
4.1	List of submissions received.....	27
4.2	Summary of submissions received and responses to the issues raised	29
5.	Recommendations.....	76
5.1	Summary of Overall Recommendations	76
5.2	Commentary	78
5.3	Next Steps	79

Appendices

- A Notes from Workshop 1 (9-10th January)
- B Notes from Workshop 2 (23-24th January)
- C Notes from Comhairle na nÓg Workshop (18th February)
- D Suggested Street/Place names.

1. Background to Consultation Exercise

1.1 Why did this happen?

In accordance with the recommendations contained in the Chief Executive's Report of the 10th November 2014¹ regarding submissions received to the *Draft Masterplan for the Abbey Creative Quarter*, the Planning Department of Kilkenny County Council embarked on a public consultation exercise. This public consultation, called 'The Brewery: Re-Visioning', invited members of the public to express their views and suggestions for the future development of the brewery site through a workshop format. The recorded views will be considered in the creation of a Vision and will influence the revised masterplan.

Members of the public were also invited to make written submissions to the process during this 8 week consultation period from December 2014 to February 2015. A total of 71 written submissions were received.

1.2 When did this take place?

The public consultation workshops took place over two weekends during the 9th & 10th and the 23rd & 24th of January 2015 in the Ormonde Hotel, Kilkenny. A half-day workshop with Comhairle na nÓg was held in County Hall on Wednesday the 18th of February 2014.

1.3 How was it advertised?

- The first workshop weekend was announced on the 12th of December 2014 on Council websites www.ourplan.kilkenny.ie and www.kilkennycoco.ie, and also on the Eventbrite website. Due to the high level of demand, a second workshop weekend was announced on the 16th of December.
- Invitations were sent to a wide range of interested parties and stakeholders, including people who made submission to the first draft masterplan, registered users of the Ourplan website, and community, tourist, heritage & business interests.
- Notice was published on the County Council's Facebook and Twitter accounts.
- A press release was published in the Kilkenny People on the 1st of January and a further public notice was published therein on the 7th January 2015.
- Information ads were played on KCLR fm in December 2014 and January 2015.
- The KCLR Sue Nunn show was broadcast from County Hall on Wednesday the 21st of January 2015 with a dedicated programme on the topic.
- Details were displayed in the shop window of 76 John Street (formerly Meubles).
- Details of the Comhairle na nÓg workshop were circulated through Comhairle na nÓg and published on the County Council website.

¹ This report is available online at:

[http://ourplan.kilkenny.ie/ckfinder/userfiles/files/Chief%20Executive's%20Report%2017_10_2014\(1\).pdf](http://ourplan.kilkenny.ie/ckfinder/userfiles/files/Chief%20Executive's%20Report%2017_10_2014(1).pdf)

1.4 How many attended?

184 people participated in the public consultation workshops in the Ormonde Hotel, of which 14 people attended both weekends. 38 people attended the Comhairle na nÓg workshop in County Hall.

1.5 What happened?

The two workshops held in the Ormonde Hotel were chaired by an independent consultant, Maria Power of Community Consultants Ltd. The workshop was divided into tables of approx. 10 people, and each table was assigned a facilitator. The role of the facilitator was to listen and to facilitate discussion. In turn, the facilitator assigned a reporter at each table to record the notes from the group and to deliver a summary of the notes back to the main room.

Friday night's work related to creating a vision. A newspaper headline exercise, in which people were asked to come up with a positive headline for a national newspaper about the old brewery site in 2035, was used to start the conversation and to get people thinking about the future of the brewery site. People were asked to consider what Vision they would like for the site and the plan. At the end of the session, the reporter from each table gave feedback to the room on the work carried out at their table. A Q&A session followed.

Saturday morning began with a recap of the previous day's work. Saturday's work related to guidelines for the masterplan. A visual preferencing exercise, in which people were asked to choose their favourite and least favourite pictures relating to certain topics (uses, character and getting around), was used to aid discussion on general guidelines. People were asked to consider Guidelines that could be used in the masterplan. At the end of the session, the reporter from each table gave feedback to the room on the work carried out at their table. A Q&A session followed,

The Comhairle na nÓg workshop took a similar format but was carried out as a half day event in County Hall. The workshop was facilitated by staff of the County Council and Comhairle na nÓg.

1.6 What now?

The purpose of this report is to summarise the issues raised at the public consultation workshops and in the 71 submissions received from members of the public.

The report concludes with recommendations for the next steps in the masterplan making process.

2. Issues / Concerns with Process

2.1 Introduction

At both public consultation weekends, a number of key issues/concerns were raised regarding the process of making a masterplan for the brewery site and the decisions made to date. This was outside the remit of the workshop but because of the fundamental nature of the issues raised it is considered necessary to deal with them separately from the visioning.

2.2 Issues and Responses

In the table below, these issues are set out in the left column and an update/response to the issue is set out in the right column.

Table 1: Issues raised and responses to the issues

Issues Raised	Response
<p>Prematurity of the Plan pending</p> <p>(i) Archaeological assessment (and archeo-geophysics survey), and</p> <p>(ii) Environmental / Ecological assessment of entire site – Environmental Impact Statement (EIS).</p>	<p>(i) Archaeological Consultants, Courtney Deery Heritage Consultancy Ltd., were appointed by Kilkenny County Council in December 2014 to prepare an archaeological strategy for the masterplan area. This is a research exercise in which all available archaeological, geotechnical and deposit information will be compiled. It is not, at this stage, an archaeological excavation. It will result in a strategy prepared in consultation with the Department of Arts, Heritage and the Gaeltacht and the Heritage Council. It will take account of the public consultation and will be based on recorded data. It is anticipated that information gathering will be finalised in early April 2015 and this will inform the re-visioning process. The preparation of the archaeological strategy is considered timely. It is not premature to start the process of revisioning the masterplan at this time.</p> <p>(ii) Environmental Consultants, Conservation and Amenity Advice Service (CAAS Ltd.), have been appointed by Kilkenny County Council to carry out a Strategic Environmental Assessment (SEA) and an Appropriate Assessment (AA) for the draft masterplan. The scoping process for SEA is underway and the Environmental Authorities are being consulted with. This process runs in tandem with the preparation of a re-visioned masterplan. This is a formal systematic evaluation of the likely significant environmental effects. An Appropriate Assessment (AA) of the potential impacts on the River Nore, a Natura 2000 site, is also being carried out.</p> <p>An Environmental Impact Statement (EIS) is not required for the</p>

	<p>masterplan in itself. EIS refers to projects, not plans. Individual projects which may result from the masterplan will have to comply with all the necessary requirements of the Planning & Development Acts and Regulations.</p> <p>It is considered that both archaeological and environmental assessments are important elements in informing the new draft masterplan in an iterative process. The Planning Department will engage in a further round of feedback and public engagement when these two assessments are published.</p>
<p>The agenda has been pre-set (retention of some buildings). Need blank page, but not so. What is 'future route A to B' referred to in the Chief Executive's Report– is it a spur road? Assess all assets on site.</p>	<p>The preparation of the Draft Masterplan commenced in 2013. Certain elements of the plan were agreed by the Borough and County Councils in 2013/2014 and these agreed elements have continued on into the re-visioning process. Such elements include retention of the Mayfair and Brewhouse buildings and the implementation of a Linear Park. The decision to provide for a linear park along by the River Nore is one which formed part of the Kilkenny City & Environs Development Plan 2014-2020. At the consultation workshops, the linear park came through positively in a significant number of groups. It is considered appropriate to consider this as a definitive proposal for the masterplan.</p> <p>It is recommended that as part of the re-visioning process the proposal to retain the Mayfair, Brewhouse and Maturation buildings will be reviewed in the context of the SEA and archaeological strategy. The form of direct connections between A and B will be determined in the revised masterplan.</p> <p>In order to streamline the process and to allow consideration of all potential options, it is considered that the Variation to the City & Environs Development Plan be deferred until such time as the masterplan has been finalised.</p>
<p>Defer / Reconsider the Mayfair decision. Project Splitting (EIS) is happening.</p>	<p>While a decision to retain the Mayfair building was previously made by the Elected Members back in May 2013 and November 2014, it is considered appropriate that the proposal to retain the Mayfair and Brewhouse will be reviewed in the context of the SEA and archaeological strategy. The public display for the Part 8² for the Mayfair refurbishment commenced in December 2014 and will end on Friday 10th April. Submissions can be made until the 24th of April. The County Council has provided information to An Bord Pleanála in relation to two referrals under articles 120 and 250 of the Planning and Development Regulations concerning the Part 8. A decision on the referral is expected from An Bord Pleanála by the 24th of May this year.</p>

² 'Part 8' refers to Part 8 of the Planning and Development Regulations 2001-2014 'Requirements in respect of specified development by, or on behalf of, or in partnership with Local Authorities'.

<p>Take time with the plan process. Slow and ongoing public consultation. No Rush. Phased development. There should be on-going communication and feedback.</p>	<p>Another feedback and communication exercise will be planned for April/May which will focus on archaeology and environmental issues. The www.ourplan.kilkenny.ie website will be updated at regular intervals during the process. People are encouraged to register on the site. The next steps of the plan making process are set out at the end of Section 5 of this report.</p>
<p>A higher standard from the County Council is required. Social inclusion through effective consultation. The Council needs to trust the public. Is this a rubber stamping / window dressing exercise?</p>	<p>This round of public consultation was organised to work with the public towards achieving a collective vision and work towards guidelines for the plan. While differing opinions were expressed throughout the workshops, there was general consensus in relation to certain aspects, such as the importance of protection of heritage for example. The Council recognises the importance and benefits accrued from effective public consultation and will continue this approach.</p>
<p>Consider Independent trust with community stakeholders e.g. Castle Yard.</p>	<p>The masterplan document is a land use and urban design document. This aspect of the development of the lands is not within the brief of the masterplan. Considerations relating to long term ownership and funding are outside the scope of the brief. It does not deal with the delivery methodology for construction of the various elements into the future, the setting out of procurement mechanisms or allied funding. The Council members will ultimately decide on governance issues which will be separate to the masterplan.</p>
<p>Extend Master Plan boundary – Dunnes car park/ Market Yard, Parliament Street and Irishtown. Move the red line across the river – use it or lose it. Could Auto Glass/Modern Living site be acquired or included?</p>	<p>The area of the masterplan is set out in Figure 3.3 of the City & Environs Development Plan 2014-2020 and this area includes the Dunnes Stores car park at the Market Yard. The plan area is reproduced in Figure 1 on page 13 of this report.</p>
<p>No Central Access Scheme (CAS)</p>	<p>It is not within the remit of the masterplan process to revisit decisions already made about the Central Access Scheme. The Central Access Scheme was approved by An Bord Pleanála as strategic infrastructure in 2011. A legal challenge, relating to the methodology employed in summer 2014 to execute the in-river works, will be heard in the High Court on the 14th April 2015.</p>
<p>Constraints; flood risk assessment</p>	<p>A Strategic Flood Risk Assessment (SFRA) will be carried out as part of the Strategic Environmental Assessment for the new draft masterplan. The entire brewery site is located within Flood Zone A. Furthermore, a SFRA was carried out for the City & Environs Development Plan 2014-2020 as part of the SEA for that process.</p>
<p>Vision to be people-centred</p>	<p>The views expressed during the various public consultation exercises will be reflected in the overall vision of the plan. This report attempts to set out to record the views and contributions of</p>

	the community as expressed in the workshops and submissions. It will serve as a reminder of the issues, views, concerns, and aspirations expressed through this stage of the process. As with any project it will not be possible to meet the aims and hopes of every individual and group.
More artistic sketches/input are required as aids during consultation process. A scaled Model of the entire site would be massively beneficial.	It is anticipated that at the next round of feedback and public engagement there will be more visual aids and information available to share. It is not recommended to make a model of the site at this stage.
The Visual Preferencing exercise was flawed/ subjective. Was it a vote?	Visual Preferencing is an urban planning technique used to quickly illicit a preference between options within a theme. In this instance the purpose of the exercise was to initiate discussion on important themes (uses, character, transport), to highlight favourite and least favourite options, to highlight what lies between these preferences and to generate debate about what types of images were missing. The visual preferencing exercise was not a vote. It was a discussion aid only.
Can the County Council organise scheduled tours of the site? Allow the public to walk/view the brewery site before the planning process begins and have facilitators to give information to people similar to what was done with St. Mary's Church restoration.	It is anticipated that ownership of the Brewery site will be transferred from Diageo Ireland Ltd. to Kilkenny County Council after July 2015. The Council will be in a position at that time to consider tours of the site, taking into consideration Health & Safety requirements.
Don't break up the site. It's in public ownership. Keep site as a whole.	The masterplan document is a land use and urban design document. Ownership of the lands is not within the brief of the masterplan. Should any part of the site be sold, leased or otherwise disposed of, this will have to be approved by the Elected Representatives of the County Council.
Decontamination of the site.	Diageo Ireland has made an application to the Environmental Protection Agency (EPA) to surrender their IPPC licence and the Council will not take possession of the site until the surrender has been accepted by the EPA. Section 95 of the EPA Acts enables a licensee to apply to surrender the licence if the activity stops permanently. The surrender application is a process that required the licensee to verify to the EPA ' <i>...that the condition of the relevant installation is not causing or likely to cause environmental pollution and the site of the activity is in a satisfactory state</i> '. There are two key criteria in this requirement: (i) That the technical unit and any equipment or materials located on the site are not causing or likely to cause pollution.

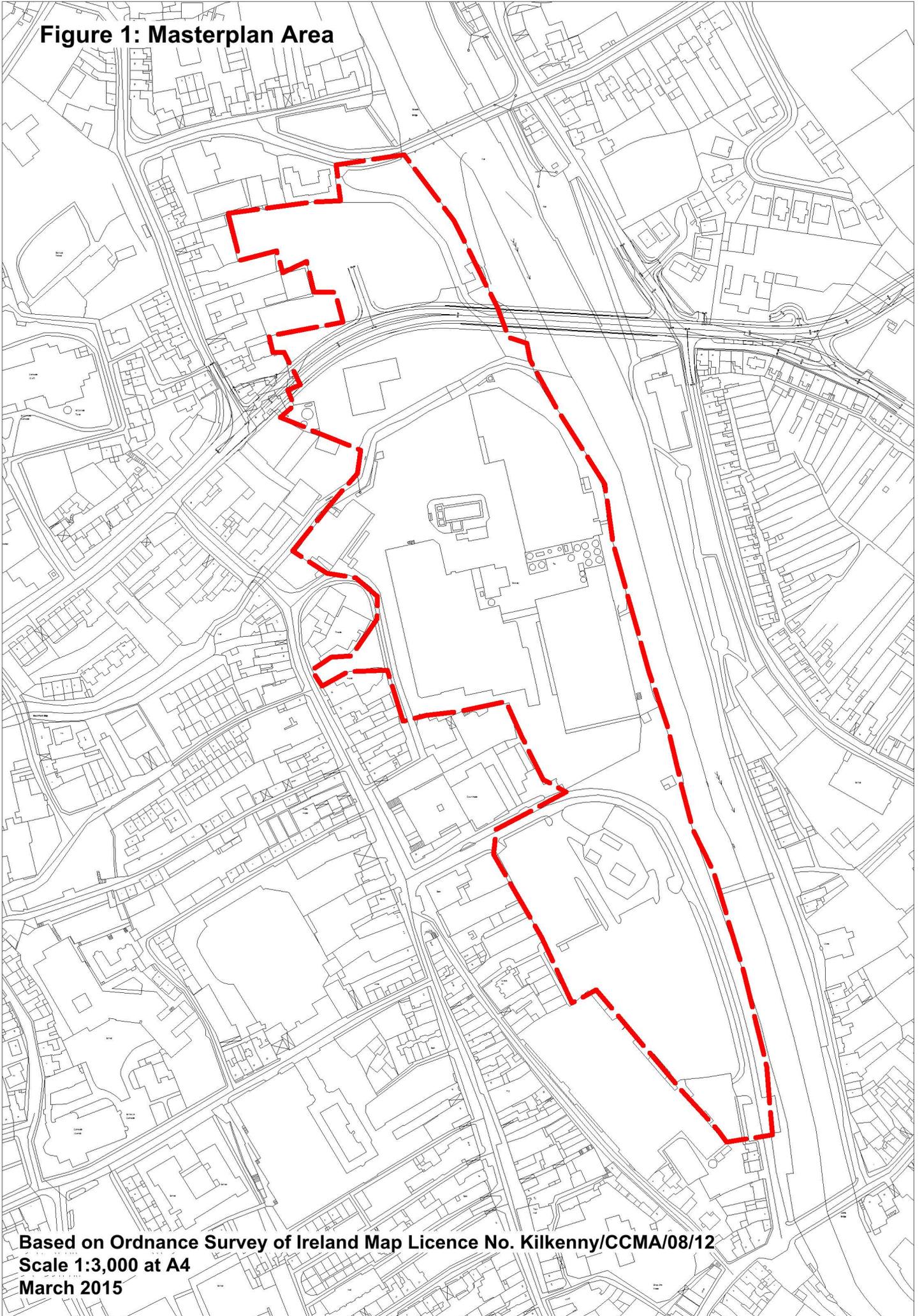
	<p>(ii) That the site (including subsoil and groundwater) is in a satisfactory state.</p> <p>If these conditions are verified to the satisfaction of the EPA, an application to surrender a licence can be approved.</p>
<p>Understanding the site: opportunities and limitations of it. Guidelines are premature pending constraints.</p>	<p>Through the various surveys carried out for the plan process to date and through the Strategic Environmental Assessment and archaeological assessment, the opportunities and constraints can be ascertained. Constraints have been identified in the draft masterplan document.</p>
<p>International design competition versus Keeping it local.</p>	<p>Reddy Architecture and Urbanism have been retained to prepare a Masterplan and Urban Design Framework which essentially will determine where streets, lanes, open spaces, parks and civic amenities will be located. The design of individual buildings will be subject to individual planning applications and/or Part 8's/applications to An Bord Pleanála which will be assessed in accordance with the adopted Masterplan and Urban Design Framework, the City and Environs Development Plan and Government Guidelines. A design competition could be considered at a later stage if the plan includes an important civic landmark building, for example.</p>
<p>Work with OPW regarding Abbey and its uses.</p>	<p>The Abbey is a National Monument in state ownership. The Council is consulting with the National Monuments Section of the Department of Arts, Heritage and the Gaeltacht in relation to an Archaeological Strategy for the land which includes the Abbey. The future uses of the Abbey will be heavily influenced by that strategy. It is likely that a Conservation Plan will be developed by the OPW in due course.</p>
<p>What consultation has there been with local business? Essential for viability.</p>	<p>The Chamber of Commerce was invited to the public consultation workshops and a number of their members and local business owners attended.</p>
<p>Local Elected representatives should be or should have been at this process. Especially when they are voting for various planning options etc.</p>	<p>The elected members are kept informed of the process at all times and a number of the members attended the public consultation in Jan 2015. There were numerous Council meetings and briefing sessions since 2012 where members engaged in the process.</p>
<p>Development should respond to needs. Study on what KK is missing / compare to culturally rich cities.</p>	<p>The public consultation exercise undertaken as part of the masterplan process is designed to ascertain the needs and aspirations of the local community as well as state and semi-state and non-government organisations. To date, public consultation has taken the form of display of the invited draft in late 2013 and the workshops in 2015.</p>

2.3 Recommendations

On foot of these procedural concerns, and in the interests of clarity, the following actions are recommended:

1. Complete the archaeological assessment and devise an Archaeological Strategy for the plan area in conjunction with all stakeholders
2. Complete a Strategic Environmental Assessment (SEA) for the masterplan.
3. Complete a full Appropriate Assessment (AA) for the masterplan.
4. Initiate further feedback and public engagement when the Archaeological Strategy and the Draft Strategic Environmental Assessment are published.
5. The Proposed Variation to the City & Environs Development Plan will not commence until the masterplan for the area has been finalised and approved by the elected members of Kilkenny County Council.
6. No new developments within the masterplan area will be commenced until such time as the masterplan process has been finalised except in the case where there is demand for space in the Brewhouse or Mayfair.
7. Review the retention of the Mayfair, Brewhouse and Maturation buildings in the context of the Archaeological Strategy and the Strategic Environmental Assessment.

Figure 1: Masterplan Area



Based on Ordnance Survey of Ireland Map Licence No. Kilkenny/CCMA/08/12
Scale 1:3,000 at A4
March 2015

3. Outcomes of Workshop

3.1 Introduction

The workshops took place over a Friday evening and a Saturday morning. On the Friday, the workshops looked at creating a new vision for the revised draft masterplan, and on the Saturday the focus was on establishing guidelines for development. Both the vision and guidelines were discussed at the Comhairle na nÓg workshop also. These will be discussed further below.

3.2 Re-Visioning

The purpose of this exercise was to try to re-vision the draft masterplan for the brewery site by looking into the future and establishing where the area should be in 20 or 30 years time. The objective was to look towards establishing a vision for the draft masterplan. The notes taken from the workshops are contained in Appendices A-C of this report.

The main themes raised at the workshops in relation to a Vision were:

- Heritage
- Character
- Uses
- Tourism
- Access/Getting Around
- Energy
- Jobs/Employment/Business
- Community
- River & Open Space

These themes were presented back to the participants on the second day of each workshop. Participants were asked to comment in relation to their accuracy to ensure that the list of themes was reflective of the workshop.

The following is a narrative around the issues raised under each of the headings above. These are not listed in any particular order.

3.2.1 Heritage

A theme that came across both weekends through the majority of the groups was Archaeology. There was a strong view expressed that an archaeological excavation of the site should be first and foremost and that the archaeology of the site will inspire the vision and lead development. The built heritage, in particular St. Francis Abbey, St. Francis Well, the City Wall, Evan's Turret and underground millrace, should be conserved and should provide focus within the site. The masterplan vision should honour this history and heritage. The proposed retention of the Mayfair was discussed: it was said that removal of the Mayfair would expose the city wall and its removal could also be considered a waste. The site's natural heritage, with the River Nore and the Breagagh

River, were also considered important. Cultural and Industrial heritage, through brewing, crafts, arts etc., gives potential for similar activities. The area is rich in heritage and given its location proximate to the Medieval Mile there is also tourism potential (archaeological and cultural tourism). It was suggested that the site could perhaps be considered for a UNESCO World heritage site status.

3.2.2 Character

It was a common theme during the consultation that the feeling of the place should be 'Of' Kilkenny and that any development on the site should connect with and complement the existing city seamlessly. It should be a place for the people of Kilkenny to be proud of. Words like 'thriving', 'vibrant', 'jaw-dropping', 'buzz', 'wow-factor', 'multi-dimensional' and 'multi-functional' were used. Scale and Architecture were important topics in terms of the vision. The scale of buildings should be sympathetic and intimate, reflecting the past but looking forward having regard to the unique medieval context and old world character. Buildings should be appropriate and of architectural merit. Complementary and sympathetic architecture was called for, of high quality, with curves and spires and local natural materials to be used. Specific views on design were expressed: 'no glass boxes', 'no concrete jungle', 'no high rise', 'no IFSC', 'no modern office structures', 'no big ugly buildings blocking views', and no divided city, for example. The existing industrial buildings are in conflict with the abbey.

It was suggested that views within and out of the site should be protected, for example of St. Canice's Cathedral and Kilkenny Castle and that we 'grab the heritage factor'. It was expressed that development on this site should face the river and that there should be a good hierarchy of spaces including green areas with an open space/plaza around the Abbey in the centre. There should be more creative layouts, narrow streets and slips, an organic street network with a village feel. The plan should provide cradle-to-grave facilities: space for all ages, be safe for children, citizen friendly, an area to work, rest, play – a liveable city that is progressive yet respectful.

3.2.3 Uses

A number of uses were mentioned at the workshops that participants felt should and shouldn't be contained within the plan. In general, a mix or combination of uses was suggested as being crucial in terms of vibrancy. Uses should be sympathetic and complementary to the city and should be 24/7. A combination of higher level education (Kilkenny specific), mixed residential, cultural (museum, theatre etc.), arts, heritage (brewing), recreational and community uses amongst others were put forward in the main (see Section 3.4 for more detail of the uses). The site could become a hub for community and social enterprise, as well as innovation, education and R&D. There was a strong anti-supermarket opinion expressed and it was suggested that any shopping on the site should be small scale, artisan and local. No heavy industry and no large office blocks was also a strong opinion expressed. The river should be used for amenity and recreation.

3.2.4 Tourism

It was discussed that there is massive potential for tourism on the site, in particular arts, heritage, festival and culturally based tourism, and that the city should sustain overnight tourism rather than a few hours. See 'Heritage' in Section 3.4 for further discussion.

3.2.5 Access- Getting Around

There was a strong emphasis on pedestrianisation within the site and making the area people friendly and accessible for all. It was suggested that cycling facilities and a bike scheme should be provided. In terms of car access and parking, there was a strong emphasis on no parking at all, with some suggesting limited car access and car parking. Green links can provide connectivity to and through the site. Sustainable public transport (sheltered bus stops etc.) should be considered. It was also put forward by many that there should be no road from the Central Access Scheme to the site.

3.2.6 Energy Efficiency

The site could be of European excellence in terms of green energy, sustainability and perhaps energy production. The plan could include renewable district heating, biomass and solar options. The plan area could be carbon neutral and eco sustainable with zero emissions. The area could be a net energy producer.

3.2.7 Jobs, Employment and Business

Creating jobs was expressed as being 'key' - "we want jobs" - quality, sustainable, well paid employment in terms of creative, high tech, innovation, R&D jobs. Others felt there was potential for employment in social enterprise, business partnership, brewing, incubation and innovation, food research, IT, tourism etc. It was considered important that in terms of employment, new jobs are created rather than relocated from elsewhere in the city.

3.2.8 Community

It was suggested that the brewery site should be developed as an inclusive community for workers, residents, students, tourists, artists etc. Public facilities and activities should be provided for all ages.

3.2.9 River & Open Space

The Rivers Nore and Breagagh should be an important part of the vision. The Nore is a natural focal point and development should face the river. A hierarchy of safe open spaces, comprising of parks, plazas, play areas, green areas, gardens should be provided with facilities for all. There could be a public park like Central Park NYC, Hyde Park London. There is potential for riverside walks/links with natural river edges/banks and for the river to be opened up for water sports, access to clubs like canoeing, river transport, enjoyment, ecology etc. Ecology should be considered. There could be a river link from New Ross. Themed open space was suggested (Lord of the Rings).

3.3 The Vision Statement

The foregoing gives us the basis for working up a Vision statement for the masterplan encompassing the aspirations from each of the themes in Section 3.2. Vision statements, by their nature, are positive aspirations. While it will not be possible to include every aim and hope recorded at the workshops into one vision, there were a number of recurring positive suggestions and these have been included in this suggested vision statement:

To plan the area as a seamless complement to the medieval city as an inclusive place for an inter-generational community to work, live, visit and play with St. Francis Abbey at its core. The regeneration of the area will focus on embracing the sites' natural, cultural and built heritage, whilst maximising the benefits of the rivers Nore and Breagagh, providing for a broad range of uses, sustaining growth in employment and advancing economic activity in a sustainable and energy efficient fashion where innovation can flourish. The area will be a permeable expansion of the city for pedestrians and cyclists where smarter travel principles are provided for.

This is a suggested vision statement which attempts to present the views articulated at the consultation. This statement can be reviewed and improved when the Archaeological Strategy and Strategic Environmental Assessment findings are published, and commented upon at the next round of feedback and public engagement.

3.4 Guidelines

This part of the workshop took place on the Saturday morning and it focused on devising guidelines in order to activate the vision. An urban planning technique called Visual Preferencing was used to generate discussion about issues such as uses, character and getting around. The notes from the workshops are contained in Appendices A-C of this report. The main themes raised at the workshops in relation to Guidelines were (not listed in any order of importance):

- Education
- Retail
- Residential
- Recreation
- Cultural Activities
- Crafts
- Offices
- Industry
- R&D
- Community
- General commercial
- Tourism
- River Uses
- Green open space – Park
- Public realm – Civic open space
- Architecture
- Urban Design
- Heritage
- Parking
- General Access
- Smarter Travel
- Energy/Water/Broadband
- Mayfair
- Fiscal matters
- Development Plan issues

The following is a narrative of the themes discussed.

3.4.1 Education

A common theme across many groups was that there should be a higher level education facility/campus/hub within the plan area. Suggested facilities were a 3rd/ 4th level college or university that would be niche, specialist, small scale, unique to Kilkenny and could provide education in any or some of the following: craft/animation/design /film making/ Arts & Culture/food technology/Agri (associated with Glanbia)/IT/High tech/aeronautics/science/history/archaeology. There was a strong emphasis on the potential to link this with R&D. It could be developed independently of WIT/IT Carlow, maybe something similar in size to University of Limerick that could connect with other universities, such as Berkeley USA. Such a facility would be good to build and maintain a young population. There were some opposing views on whether the site was suitable for a primary or secondary school.

3.4.2 Retail

The view that there should be no large supermarkets /big box stores on the site was strongly expressed (like Carlow, Portlaoise, Sligo), and that any retail emphasis should be on small, local, quality, artisan, craft, independent shops and services to complement a village feel. The English Market in Cork City was suggested as a good example of market retail. It was expressed that any retail on the site should not compete with or detract from High Street so as to protect the existing retail core and avoid duplication or displacement. There was also the view that there should be no shopping centre, mall shops or any retail on the site or chains/multi-national/franchise generic retail. The Comhairle na nÓg workshop suggested specific international comparison retailers that are not yet in Kilkenny should come to the site.

3.4.3 Residential

A variety of opinions on the types of residential units that should or should not be contained on the site were put forward. Limited mixed residential was suggested, to include for growing families, students, city workers and older people so that there would be a vibrant population with no one dominant age profile. The unit types that were suggested included town houses with small gardens; small apartments with a green community area; residential over commercial uses; sheltered housing; social housing, older persons accommodation/nursing home. No apartment blocks was suggested. An incentive to promote owner occupancy should be considered.

Negative views were expressed towards apartment blocks. It was said there were very few good models of apartment buildings which look well and are well managed. The key is to have safe, family friendly spaces in the area. The Titanic Quarter was suggested as a good example. The Comhairle na nÓg workshop had differing views on the matter. There was a viewpoint that there should be no houses on the site at all as it could lead to anti-social behaviour and slum creation, whilst others suggested there should be family apartments, student accommodation and/or dormer type bungalows.

3.4.4 Recreation

It was suggested that there is a deficit in recreational facilities for children and young adults in Kilkenny. A skate park was the most mentioned item in this regard and it was suggested that this should be integrated into the scheme and not marginally located. The recreational facilities that were suggested at the Comhairle na nÓg workshop also included rock climbing, roller skating arena, ice rink, sports alley, paintballing, indoor soccer, a wall ball, indoor running track, zipline, go karts, laser tag, water park/theme park and even a zoo. There was a call for a recreation centre or kids zone that could include a variety of these facilities. A graffiti wall was also suggested. Hurling and other sports could also be considered. The design of these facilities should consider inclement weather. Recreational facilities for older people were also highlighted as a deficit. Bowling, outdoor tone zones, street activities (chess, etc.) and a drop-in centre were suggested. These activities could be inter-generational and available after 6pm. These can be fed into the linear park design.

A multi-purpose public open space was suggested which could have a variety of outdoor entertainment uses including performance space (for theatre and concerts), a drive-in cinema/stage for screen and film, a pavilion, bandstand, meeting space, markets etc. Meeting House Square in Dublin was suggested as an example. An open air auditorium was also suggested.

Water based recreation was also suggested: see River Uses below.

3.4.5 Cultural Activities

This came though as a strong theme during the workshops. The suggested cultural uses desired for the site include a museum (like the Tate Museum, London), a gallery (with storage provision), a concert hall, amphitheatre and library (Dean Swift library). A cultural/ heritage/ arts & crafts centre was suggested which could showcase and interpret Kilkenny's heritage (examples given include ecclesiastical history/archaeological artefacts/hurling museum) with meeting spaces and creative areas open to all ages. A museum could specialise in the niche scientific conservation of museum/art objects and this in turn could have tourist appeal. The facilities at the Watagate Theatre could be improved and extended to incorporate a restaurant, etc. A museum was suggested for the Brewhouse building and a gallery in St. Francis Abbey. Dublinia Viking experience, Dublin was suggested as a good example.

3.4.6 Crafts

It was suggested that allowance should be made for the local crafts industry and the site could become a centre of excellence: Made in Kilkenny, blacksmiths, artisan craft, food craft, art, traditional building skills, craft micro-brewery, etc. This local craft business could in turn feed into tourism attractions. Some don't want to move the crafts emphasis from the Castle Yard and that anything that happens on this site should not take away from the existing craft core. A craft micro-brewery, similar to the Franciscan well in Cork, could be a runner on Council owned land. A medieval craft revival could take place here.

3.4.7 Offices

There was a difference of opinions on office use. Whilst there was a strong opinion against any large scale repetitive office blocks, there were opinions that small scale office/incubation units would be appropriate.

3.4.8 Industry

There was a strong view towards no heavy industry / manufacturing within the plan area. However, some people expressed views that high quality light industry, green industry and 'making things' are good.

3.4.9 Research & Development (R&D)

An R&D Innovation Hub was suggested as a use within the plan to be linked with a university and small business start-ups. It was said that R&D should be about creating jobs and not importing them, and we should foster companies that will still be in Kilkenny in 50 years time. We should anchor R&D /Innovation on use of existing businesses in Kilkenny. There should be a forward push for R&D. High speed broadband will be needed to facilitate this. There could be potential to have the HQ for Cartoon Saloon in the area.

3.4.10 Community

It was suggested that a (cultural) community centre/day-centre could be provided on site with shared resources for all ages and all abilities. The Comhairle na nÓg workshop in particular had strong views on the provision of community facilities, such as a youth centre (e.g. The Rock, a 'Jigsaw' facility, a hang out area), a homeless shelter, suicide prevention centre, rape crisis centre, rehab centre, career guidance and employment office, drug rehabilitation centre. There could be a community art piece/ mosaic.

3.4.11 General Commercial

An opportunity for Kilkenny that was suggested was a conference centre or auditorium. There should be cafes (in- and outdoors) and restaurants (The Fumbally, given as an example) rather than bars or fast food outlets. There was a strong view expressed at the Comhairle na nÓg workshop that there are enough pubs in the city and there should be no pubs within the plan. Other options suggested include a childcare facility, sports injury clinic, animal crèche, a Kilkenny Music Centre agus rudaí i nGaeilge. It was also suggested that there should be no commercial uses on site.

3.4.12 Tourism

It was said that Kilkenny is a tourism town and the plan should provide for tourism based on heritage, archaeology and indigenous uses. Making the city a full day destination is important. Connection to the Medieval Mile will also be important. While some people indicated there should be no hotels considered here, some suggested that there could be small boutique hotels or a

medieval themed hotel, but not large hotels. The Bunratty Folk Park experience was suggested. The area should have life in it before 9 am and after 5pm.

3.4.13 River Uses

Another common theme across many groups at the workshops was that the River Nore should be one of the focal points of the masterplan. It was suggested that access to the Nore could be improved/opened up for water based leisure activities, such as canoeing, rowing, water sports, paddle boats, a 'sailing lake', river trips and educational purposes. A marina or small craft jetty should be considered, as well as a barge cafe and other outdoor pursuits along a riverside park. A 'Medieval & Magic' show (projected onto water) was suggested which has tourism potential also.

It was also suggested that the water could be used as an energy source for the overall site (hydro energy wheel). The plan should show sensitivity to wildlife.

3.4.14 Green Open Space - Park

There was broad support for a park along the River Nore within the masterplan area and a strong emphasis on 'green spaces'. Suggested design ideas include: make it beautiful, have a good wide green space, beautify the area by developing the linear park first, be biodiverse, have green space with curves/gardens, a lung in the city, a public park for all ages, include play spaces, amenities, seats, cycling and walking facilities, bins, bicycle parking, natural beauty, a gazebo, shared uses, skate park, meadowland, edible gardens, community gardens, tree planting schemes. The Highline in New York was suggested as a good green example. It was suggested that the linear park should be developed from the Sycamores to Ossory Bridge and especially linked with the castle. Leave open space for gradual growth / infill. It was also considered that there should be a central park within the site which would lead to the linear park. One suggested that the whole site should be made into a park like Central Park, NYC. Allotments/bee-hives were also suggested.

3.4.15 Public Realm - Civic Open Space

People envisioned that the area should be 'for the people': active and vibrant with lively streetscapes, active building frontages, living with activity and residency with 24 hour uses. Adjectives used to describe the area included light, bright, green, well gardened, open and safe, appealing, accessible and attractive. It was suggested that the area should develop organically and incrementally. There should be no dead spaces, blank sides of large developments, not too much hard landscaping (less concrete), no dark empty no-go aspects, safe at night, no litter, no anti-social behavioural problems, no dereliction and no poor aesthetics.

An urban space was suggested that would be inviting and usable in all weathers (see outdoor recreational uses also), possibly with a fountain and seating or other focal point to keep a tranquil vibe. This space should have facilities (electrical points) to allow multi-purpose use. Artisan shops/cafes with outdoor seating areas were also suggested. The importance of a co-ordinated landscape was suggested. Open space can be temporary pending identification of future use.

3.4.16 Architecture

A lot of time was devoted to this issue within the groups at the workshops. It was suggested that there is a need for a design philosophy for Kilkenny, one that will provide for the juxtaposition of old and new. There were many opinions expressed on architectural styles: some looked for Gothic architecture and for Tudor facades to be constructed whilst others looked for high quality modern styles and green energy design elements. In the main, architecture which would be sympathetic was considered very important. It was suggested that beautiful architecture and modern styles that complement the heritage by using local materials will create attractive and inviting destinations. The following was suggested: to avoid designing with boxes and use more curves and spires, cylindrical styles, no high rise, no tall bland buildings, no block architecture, no uniform duplicate block structures that ignore the human scale, no large concrete prefabs, less concrete, add colour, no soul-less design, eco-friendly design etc. A criticism of the Visual Preferencing exercise in particular was the pictures used in the 'character' section. It was felt there was a lack of suitable styles of old and new shown.

In terms of building heights, it was suggested that building heights should step down from Parliament Street towards the river, that there should be varying heights, that there should be nothing higher than existing, no high rise, low-rise buildings, heights of 3-4 storeys, pitched roofs and positive roofscapes. There should be no air conditioning units on the roof line.

In terms of materials, there were suggestions to use quality local materials, organic materials, natural stone, wood, slate, limestone, brick, sympathetic renewable materials and recycled materials (from Vicar Street and/or Brewery). Also it was suggested there should be no glass blocks, no stainless steel and to outlaw brick.

3.4.17 Urban Design

It was suggested that there should be varied plot sizes, building heights and road/lane widths to create interesting places, surprise and delight, and give a sense of place. In terms of urban grain, a preference was indicated for a small urban grain, or close grain/mosaic of small developments with narrow lanes as well as piazzas/squares. In terms of scale, it was indicated that there should be no large format retail/supermarket or low rise major retail store type with large surface car parks. Similarly there should be no big blocks. This area should have a Kilkenny character and not a Dublin one.

Views should be created. St. Francis Abbey should be a focus for the plan area and development should radiate out from the Abbey. Suggestions made include: follow the contours of the site to open vistas and create beautiful open spaces; maintain access views/lines of sight/ connections to other landmark sites in city; try to protect views and make new views.

The space between buildings is as important as the buildings themselves. Many of the groups placed emphasis on narrow streets and lanes within the plan which would integrate with and/or replicate medieval Kilkenny. Suggestions made include: have curved streets rather than straight ones, cobbled streets, tree lined streets, try and model development and streets using the layouts of the

old burgage plots, have a small paved plaza near the Abbey, look back at the old maps for ideas to recreate streets, streetscapes could be derived/modelled on old maps of the area, have small open places leading to large central square, look especially around the abbey e.g. for drama, music, medieval model etc.

The Nore and Breaghagh should be incorporated in the Plan meaningfully. It was suggested that the plan should not develop too close to the river. Buildings should face onto the River but should be set back to allow recreation, access and focus on river activities. Make use of the river front for cafe / restaurant use. A sterile riverbank is undesirable.

Other comments suggest that the area should have a community based village feel with a variety of people friendly places. The area should have a live vibrant centre, sensitive to residents and developed at the human scale. The vision could recreate the Renaissance period – like Rothe House however there was not a consensus on this point at the table it was raised at. Rebuild Cottrells Bridge adjacent to medieval abutments to create a new pedestrian street between Canice's place and the Ring which would involve demolishing the Mayfair. It was said that the area has changed completely since the fifties, not all for the better. The area should integrate with Irishtown - a development Plan or conservation plan for Irishtown could promote a village feel.

3.4.18 Heritage

It was highlighted that the medieval integrity and archaeological heritage of the site and city should be upheld and protected. St. Francis Abbey should be the first vision we see (not offices) entering the site. Vistas of ecclesiastical buildings should not be blocked, in particular St. Canice's Cathedral and Round Tower. Protect views of national monuments inside and outside site and allow views of city features, such as St. Canice's Cathedral, Castle, Tholsel Tower, etc. be made. It was suggested that an amenity use should be provided for the Tea House. Link the Abbey to Evan's Turret and Well. Look at the model in Derry City. Show the city wall history by uncovering same and showcasing it ('Look at our wall') like the old city wall at Penneys in Waterford as highlighted at the Comhairle na nÓg workshop. We could provide walkways with plenty of historical information, linking the city history with that of the towns surrounding Kilkenny to spread business and tourism. Connect the site with the Medieval Mile in terms of tourist connections (make up brochure of lanes Trail). It was suggested that maybe there could be a heritage centre on site.

Some specific suggestions were made and questions asked: Make the Bull ring street an old style 'crafty' street; use an existing silo as an attraction; re-open the Mill Stream through Brewery and St. Francis Well; could the Market Cross be re-instated with a viewing tower?; Where was Petronella burned?; continue Bateman Quay as far as Evan's Turret or indeed Greensbridge using Brewery service bridge; demolish Mayfair to allow this new Quay to be looped to Parliament Street thus allowing a development of pedestrianisation and one way systems; a Franciscan church could provide a base in the community; perhaps this could be an Cultural or Irish language Quarter.

The site should be allowed to establish its own character which should come from its archaeology. This should not become a Kilkenny Wood Quay. Look at cultural quarters in other European cities such as Bath/Chester/Salisbury.

3.4.19 Parking

There was a strong preference for no multi-storey/high-rise or large surface car parks within the plan area. Indeed many expressed the view that there should be no parking at all. Some indicated that parking would be needed on the site for residents, workers and deliveries, and in this case it should be discreet and limited, of low visual impact, hidden/integrated/or underground so that cars would not dominate. Park and Ride was mentioned as a possibility with parking being provided off site like at the old mart (York, Chester put forward as examples). Better parking models should be found.

It was expressed by many that there should be no coach park/bus depot within the plan area. A need for tourist bus parking, particularly for that end of town, was suggested. Coach parking would facilitate St. Canice's Cathedral, other ecclesiastical churches in the area and other heritage attractions like Rothe House. Bus parking could be looked at on the old cattle mart site, whereby coaches drop-off and are accommodated in an overflow area.

3.4.20 General Access:

There was a strong opinion at the workshops that there should be no through road or spur road from the Central Access Scheme traversing the plan area as it was felt this would cause a rat-run to Bateman Quay and bring additional traffic including HGV's into the city centre area. It was said it is inappropriate to consider any type of development that would encourage traffic volumes / HGV through the site. It was also said that existing access points could be used to provide limited local access for residential parking, deliveries and disabled drivers. Vehicular access should be controlled for certain hours of the day, moveable bollards, timed access. The Dubrovnik model was suggested.

There should be access for all and disabilities should be catered for inclusively. The area should be wheelchair accessible with larger footpaths provided. Signage should cater for deaf and blind people. Bring back old wrought iron signage.

It was said that narrow streets/laneways are the Kilkenny style and these are conducive to pedestrianisation, cycling and limited road access (Smart roads). A one way system with low speed limit was suggested. If a road is to be on site, make it a single lane paved curved road one way connecting Watergate to Dunnes closed between 8am and 6pm except for emergency services focusing on non-vehicular traffic during the day. Use the Danish co-housing communities as inspiration.

3.4.21 Smarter Travel (Walking, Cycling, Public Transport)

There was a strong emphasis placed on pedestrianisation within the plan and for priority to be given to creating safe environments for pedestrians and cyclists alike. Shared spaces/cycle lanes could be provided in this regard. A bike scheme could also be put into operation.

Public transport was discussed. Some said no to public transport/no buses on the site and some said yes to public transport on the site. Suggestions were made for small shuttle bus services, river taxi's/gondolas, on-road trains, etc. with drop-off/pick-up points around the area and the city. It

was suggested that a shuttle bus system with a bus set-down area within the site and sheltered area for pick-up would benefit older people (e.g. York shuttle bus). A park and ride shuttle bus system should be considered (or tram/Luas). Keep cars out of the city as much as possible and facilitate drop off and pick up with some wait around facilities.

A 20km speed limit for traffic was suggested with pedestrian priority in restricted areas. The Flemish model of pedestrian priority was mentioned and Budapest where parking is underground. An innovative transport and access system is needed.

Possibility of a bridge crossing the Breaghagh may have difficulties because of the City Wall monument.

3.4.22 Energy /Water/Broadband

The environment was mentioned as being very important to consider and green energy should be used at all appropriate times. It was indicated at some tables that the masterplan should be cutting edge and provide for new technology and best European practice solutions. Plans and projects should be eco friendly and carbon neutral. High spec broadband should be provided to facilitate development. District heating could be provided. Consider potential for using existing private Breaghagh water supply for community/enterprise gain. The importance of biodiversity was also mentioned. Cloughjordan was given as an example of an ecologically sustainable area.

3.4.23 Mayfair

Many opinions were expressed about the prematurity of retaining the Mayfair (See Section 2) and that the Mayfair building should be demolished as it would allow better access to the site and aid an archaeological dig of the site. Some had opinions that the Mayfair should be retained as its removal would be a waste as it is 'ready to go'. Due to its location at the entrance to the site (gateway from old to new), it should set the tone for development and enhance medieval mile with a wow factor.

3.4.24 Fiscal matters

Complement KKCC for buying the site. No rise in commercial rates should result from non commercial uses. The sustainability of the site and financial consequences should be considered. It must be sustainable – the taxpayer can't pay forever. How can High Street and Irishtown be incentivised? Could owner occupancy incentives be provided? There is an issue with cost management, CAS, Flood Relief etc.

3.4.25 Development Plan Issues

One table suggested that perhaps there should be a separate architectural designation for the site on the basis of heritage. Another table suggested that the site should have a more particular zoning objective than 'General Business' from St. Mary's to Market Yard, or a new conservation area. Possibly change 'uses permitted' and 'not permitted'.

3.5 Guidelines Conclusion

The following guidelines have been extracted from the themes discussed in both workshops for inclusion in the masterplan.

- A higher level education facility should be encouraged.
- No large supermarkets. Small retail units only.
- Include a mixture of residential types.
- Provide a range of recreational uses.
- Provide for cultural activities, including crafts.
- No large scale office blocks.
- No heavy industry.
- Link R&D with third/fourth level education facility.
- Plan for a community.
- Plan for tourism based on heritage, culture and the arts.
- Development should face the river.
- Promote river uses. Access into the river should be provided.
- There should be well designed, accessible, safe green spaces and civic spaces.
- Architecture and building design must be appropriate to historic Kilkenny City centre.
- The scale and urban design should be appropriate to the context of Kilkenny City centre.
- Existing views should be protected and exciting new views should be made.
- Heritage should be protected.
- A skate park should be included.
- No large car parks or bus parks.
- No road connection from CAS to Bateman Quay.
- There should be priority for pedestrians and cyclists. Smarter travel principles to be instilled in urban design.
- Green energy principles should be implemented.

These suggested guidelines will be assessed and included in the revised masterplan where it is considered necessary to achieve objectives of the masterplan. They may need further refinement as the revisioning process proceeds having regard to emerging information (archaeology, SEA, etc.).

4. Submissions Received

4.1 List of submissions received

A total of 71 submissions were received during the consultation period from the 12th of December 2014 to the 9th of February 2015. The following is a list of the submissions received by reference number and the page number.

Ref	Name	Page No.
RV1	Liam Byrne	29
RV2a	Elinor Mountain	29
RV2b	Elinor Mountain	29
RV3	Lesley Cleere	30
RV4	Tom Morris	30
RV5	Mary Harrington	31
RV6	Older People's Forum	31
RV7	Barry Hickey, GAA	32
RV8	Ramie Leahy	32
RV9	Anna O'Sullivan	32
RV10	Anne Cody	32
RV11	Pat Crotty	33
RV12	Charles Wani	33
RV13	Liam Mannix	33
RV14	Kieran McQuillan	35
RV15	Colin Shaw	35
RV16	Peter Thomson	36
RV17	Darragh Byrne	36
RV18	Elizabeth Keyes	37
RV19	Mary T. Brennan, An Taisce	37
RV20	Board of Blackstack Studio	39
RV21	Siobhan Kennedy	39
RV22	Seamus O'Hara	39
RV23	Mary Delaney	40
RV24	Niall Dollard	40
RV25	Claire Molloy	41
RV26	Lucy Glendinning	42
RV27	Olivier Colas	43
RV28	Anne-Marie Swift	44
RV29	Helen Murray	43
RV30	Yvonne Jenkinson	45
RV31	Maria Dollard	45
RV32	Dr Simon Bourke	46
RV33	Eric Dignan	47

RV34	Gerald Costello	47
RV35	Liz O'Brien	48
RV36	Gladys Bowles	43
RV37	Kersty Evans	49
RV38	Caroline Jenkinson	50
RV39	Kay Brennan	51
RV40	Ann Marie Hogan	52
RV41	Isabel Bermúdez	52
RV42	Deirdre Cahill	53
RV43	Orla O'Donnell	54
RV44	Donal Coyne	54
RV45	Dr Michael Conway	55
RV46	Carmel Cummins	55
RV47	Enya Kennedy	56
RV48	Margaret O'Brien	56
RV49	Pauline Cass	57
RV50	Shirley O'Brien	58
RV51	Kilkenny Archaeological Society	58
RV52	Phil Funchion	60
RV53	Gabrielle Baldwin-Wall	60
RV54	Elizabeth Delahunty	61
RV55	Christopher O'Keeffe	61
RV56	Terence Kelly	64
RV57	Aine Murphy	65
RV58	Rosemarie Kelly	66
RV59	Canice Hogan	66
RV60	Padraig O'Ceallaigh	67
RV61	Ruth O'Neill	68
RV62	Michael Morris	68
RV63	Jeanne-Marie Murphy	70
RV64	Katharine Larkin	70
RV65	Jean McCreath	71
RV66	Tom Campbell	72
RV67	Anna Kelly	72
RV68	Marie Kelly	73
RV69	James M Kelly	74
RV70	Anne Cody	75
RV71	Neil Kelly	75

4.2 Summary of submissions received and responses to the issues raised

Table 2: Summary of submissions received and responses to the issues raised.

Ref	Name	Summary
RV1	Liam Byrne	<ol style="list-style-type: none"> 1. There is a lack of activities in the area for students. 2. A rock-climbing facility could be incorporated into the site. There is a lack of such a facility in the south-east region and it could become a tourist attraction.
<p>Response</p> <p>1-2 The site is zoned 'General Business' where recreational uses are permitted. An indoor rock climbing facility is a recreational use and is something that could be considered on the site. This would be subject to a proposal being brought forward by an independent developer as the Council is not in a position to finance or run such a facility itself at this time. It is intended that a skate park be included and other recreational facilities will be considered in any park design.</p>		
Ref	Name	Summary
RV2a+b	Elinor Mountain	<p>A1. Details of a 'Best practise Consultation Seminar' in Belfast were submitted.</p> <p>B1. No spur road or HGV access.</p> <p>B2. Decision on retaining Brewhouse and Mayfair buildings should be deferred pending further assessment</p> <p>B3. Consultation extremely well attended and well organised: this should be ongoing including International Urban planning /investment/transport conference held in Kilkenny this Summer.</p> <p>B4. Widening of decision making group and transparency regarding gender and professional balance for decisions on the Brewery site.</p> <p>B5. Smart travel using examples of leading cities working to carbon free systems using latest technology needs to be fully investigated.</p> <p>B6. Training on making submissions needed for Kilkenny residents and viewing tours of the site Kilkenny can become world leader in active citizen involvement and combining economic, social and environmental well being.</p>
<p>Response</p> <p>A1. Noted.</p> <p>B1. As part of the revision exercise, the form that the connection between point A on the CAS and point B at Bateman Quay takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the Strategic Environmental Assessment, the results of the Archaeological Strategy and the outcomes of the public consultation.</p> <p>B2. The retention of the Mayfair, Brewhouse and Maturation buildings will be reviewed in the context of the Strategic Environmental Assessment and Archaeological Strategy.</p> <p>B3. A further round of feedback and public engagement will be initiated when the Archaeological Strategy and the Draft Strategic Environmental Assessment are published.</p> <p>B4. The final decision on approving the masterplan document will be made by the Elected Members of KCC. There is a steering committee chaired by the acting Chief Executive and made up of representatives from each of the Councils Sections along with the consultant architect, archaeologist, environmental and landscape consultants.</p> <p>B5. Smarter travel within the city is beyond the brief of this masterplan but it is envisaged that the masterplan will have a strong emphasis on pedestrian and cyclist permeability.</p> <p>B6. See www.Ourplan.kilkenny.ie for a guide to making a planning submission. Tours of the site will</p>		

be considered when the site is in Council ownership later in 2015 taking into consideration Health & Safety requirements.

Ref	Name	Summary
RV3	Lesley Cleere	<ol style="list-style-type: none"> 1. This is a summary of the workshop event, attended on the first weekend. The majority of the people want this space to be kept in line with our heritage, keeping it seamless in its design with our medieval city with small streets, materials & street design (Kieran St. as an example), use local materials, agreed that a linear park is a good idea along the river and this project could be achieved quickly as to avoid ugliness from the Quay side of the river. 2. Suggested ideas for any new residential areas: <ul style="list-style-type: none"> • It must be cared for and repaired according to its lease agreement created by the council, with strict maintenance guidelines (our fear is that 30-40 years down the line, the house's will become run down and uncared for, & this is important to protect this from happening) • There should be No High Rise building's obstructing site lines of land marks. • Materials used must be kept in line with the theme of the site plan. • Bike racks/clothes lines and storage space must be addressed carefully.

Response

1-2. It is recommended that a set of design principles for new structures in the plan area will be included in the revised masterplan with particular emphasis on the historic context of Kilkenny City centre and compliance with Government Guidelines [Architectural Heritage Protection Guidelines](#) and [Government Policy on Architecture](#) in particular.

Ref	Name	Summary
RV4	Tom Morris	<ol style="list-style-type: none"> 1-2. Kilkenny is promoted and sold as a medieval City therefore the future development of the site should reflect this in particular visually. The Brewery site is located in the historic and Medieval Centre of Kilkenny. 3. The draft design to date show a series of modern office blocks facing the Nore and is totally at variances with the promoted Medieval theme of the city. 4-5. The street furniture, seating, appearance of the Kiosk etc. provided at the Parade and Canal Square, the new pedestrian bridge are non compatible with the Medieval theme of the city. The recent developments on High Street are more in keeping with the Medieval Theme. Considering the location of the Brewery Site, the medieval theme is what any future development should reflect visually. 6. If the planners and developers do decide to go with modern type design then the Medieval signs should be taken down. The least we should do is be honest with our visitors and tourists.

Response

1-2. Noted.

3. The Draft masterplan published in November 2013 is now being re-visioned. Part of this process is the reconsideration of the urban framework plan, in which public spaces, streets/lanes, parks etc. will be set out. The revised masterplan will contain a set of design principles for new structures with

particular emphasis on the historic context of Kilkenny City and compliance with Government Guidelines [Architectural Heritage Protection Guidelines](#) and [Government Policy on Architecture](#) in particular. Matters to be considered include architecture, building heights, roofscapes, materials, etc. Each building will be the subject of a planning application or Part 8 process which will be considered in accordance with the adopted masterplan, the City & Environs Development Plan 2014-2020 and Government Guidelines.

4-5. The [Architectural Heritage Protection Guidelines](#) published by the Government in 2004 advise that in ACA's a high standard of contemporary design should be encouraged rather than pastiche replica type developments and that the scale should be appropriate. The urban design element of the masterplan will deal with these issues.

6. The brewery site has been in industrial use for many years and it is envisaged that the area will become a new extension to city centre activities over time. The site has rich heritage assets which connect it with medieval Kilkenny.

Ref	Name	Summary
RV5	Mary Harrington	<ol style="list-style-type: none"> 1. I would love to see a GAA museum as a central point. 2. A skate park/ice rink would be great for our young people. 3. The River Nore could be used safely for canoeing, or a pedal boat up and down the river. 4. A place for working people to sit out with trees and flower beds would be a good idea.

Response

1. The zoning objective for the area would support a museum use should such a proposal come forward.
2. A skate park will be included in the masterplan. An ice rink is a recreational use that could be considered on a seasonal basis. This may not be commercially viable as a permanent use.
3. Providing access into the River Nore for river activities is considered important and maximising the benefits of the river will be part of the re-visioned masterplan, subject to the results of SEA and AA.
4. It is considered that the provision of well designed external spaces will be an important part of the revisioned masterplan and will be included therein.

Ref	Name	Summary
RV 6	Older Peoples Forum	<ol style="list-style-type: none"> 1. Consideration should be given to amenities and civic spaces that engage older people, and create intergenerational spaces where access is easy and enjoyment is intrinsic. 2. A meeting place/drop-in centre should be central. 3. An outdoor gym should be provided. 4. Sheltered Housing. 5. Ramps and wide pavements/access for all. 6. A shared civic space for young and old that provides opportunities for interaction and entertainment.

Response

1. The provision of accessible and safe civic spaces will be contained in the re-visioned masterplan. The detailed design of the Linear Park, for example, will look at this in greater detail.
2. This could be considered as part of the revised plan.
3. The detailed design of parks and open spaces will look at the potential for the provision of suitable recreational activities and outdoor gyms will be considered in that context.
4. Housing is a very likely use within the plan area and in accordance with the Council's housing policy it would be appropriate to plan for a mix of housing types and tenures.
5. Roads and pathways will be designed in accordance with current safety standards which will be

accessible for all.

6. Civic spaces that will be in the revised masterplan will be designed to be shared by all sections of the community.

Ref	Name	Summary
RV 7	Barry Hickey	<ol style="list-style-type: none"> 1. I would like to see a Hurlers Walk included in the development, or on the walk to/from the Castle. The names of the players for each All-Ireland winning team could be erected in black marble along the walk with plenty of ash trees etc.
<p>Response</p> <p>1. This is something that could be considered in the detailed design of the Linear Park or other location within the plan area. The development of a linear park will be subject to its own Part 8 planning consultation process.</p>		
Ref	Name	Summary
RV 8	Ramie Leahy	<ol style="list-style-type: none"> 1. St. Francis Abbey should be incorporated into a Norman museum of sympathetic design to the Abbey. The museum should have regard to the European importance of the Normans and have an educational dimension. 2. The site could accommodate a 1,000 seater indoor auditorium and a contemporary visual arts centre. The benefits to the city's cultural life and trade will be immense and will have a regional impact.
<p>Response</p> <p>1-2. Both of these suggestions would bring added value to the masterplan. It is envisaged that cultural uses will be an important part of the re-visioned masterplan. The Abbey is in state ownership and any proposed use would require the consent of the Minister.</p>		
Ref	Name	Summary
RV 9	Anna O'Sullivan , Butler Gallery	<ol style="list-style-type: none"> 1. There is an opportunity for a unique educational facility on the site. Kilkenny could turn its cultural collections into a national asset through creating a Treasury facility with exhibition, education, training and climate controlled storage facilities pulling together the Butler Gallery, Rothe House, National Craft Gallery, and the future St. Mary's with potential links to the library service and KK archives. 2. There is potential for an academic centre of excellence for Undergrad and Postgrad / CPD courses for future proofing archives, object conservation courses etc. which could be of international significance. It could focus on R&D, both scientific and artistic, for objects in collections.
<p>Response</p> <p>1-2. A third/fourth level educational facility is seen as a desirable use on the site and will be planned for. This suggestion would bring added value to the masterplan. The council would be supportive of such a specialist project but the form and structure of the third level has not been determined.</p>		
Ref	Name	Summary
RV 10	Anne Cody	<ol style="list-style-type: none"> 1. Thank you for the recent public consultation. 2. People who are mobility impaired were not represented at the workshops. Kilkenny could become a wheelchair user city of excellence if planned properly. 3. A residential home/sheltered housing should be provided as part of the scheme to integrate the elderly into society and to be close to all

		amenities.
Response		
<ol style="list-style-type: none"> 1. Noted. 2. All new buildings and public areas will provide access for all and be compliant with Part M of the Building Regulations (Access for People with Disabilities) and Design Manual for Urban Roads and Streets (DMURS). 3. Housing is a very likely use within the plan area and in accordance with the Council's housing policy it would be appropriate to plan for a mix of housing types and tenures, including housing for the elderly. 		
Ref	Name	Summary
RV 11	Pat Crotty	<ol style="list-style-type: none"> 1. Over the past 20 years, the physical make up of the city has changed to meet the needs of the people. 2. I have no issue with inclusive aspirations for the brewery site. We should keep an open mind. I have a serious issue with prescriptive decisions being made now as we have no clue as to our future needs.
Response		
1-2. The re-visioned masterplan is intended to be a flexible document that will allow the plan to evolve over the years. There will also be monitoring and review recommendations as part of the Strategic Environmental Assessment.		
Ref	Name	Summary
RV 12	Charles Wani	<ol style="list-style-type: none"> 1. The area must be suitable for parking cars. Weather makes walking hard. 2. We must make sure that customers will be happy in the area, with public toilets, rest areas, etc. We need people for business.
Response		
1-2. Parking, public facilities and rest areas will be considered as part of the re-visioned masterplan. It is agreed that the area should provide amenity for the public. It is likely that parking will be limited within the plan area.		
Ref	Name	Summary
RV 13	Liam Mannix	<ol style="list-style-type: none"> 1. This is a once in a century chance to enhance the economy of the region and the liveability of the city. The place is dripping with heritage. 2. Heritage can add value, exclusivity, create interesting places and create a memorable experience. The draft masterplan lacks creativity when addressing the past. There is no Heritage Professional on the project team. 3. There is potential for an exciting urban archaeology excavation open to the public to extend over 2 or 3 summers. This would bring tourists and added authenticity to the Medieval Mile marketing initiative. Findings could be stored in the Brewhouse. The YHA project in Sydney is a good example. Excavation informed every part of the design.

				<ol style="list-style-type: none"> 4. There may be good reason to retain the Mayfair and Brewhouse however these are not obvious when reading the document. Removing all the internal tanks/piping from the Brewhouse reduces the chance of creating interesting internal spaces. The reuse of industrial artefacts can add to the distinctiveness of a place and act as a tourist attraction. 5. To enable the Brewery Quarter’s story to be coherently told a site heritage interpretation plan should be conducted. The document could identify key themes, learning outcomes, and possible actions. Rindoon, Co. Roscommon is an example. 6. No matter what the area is used for, the true incorporation of the site’s heritage into its redevelopment must be done.
<p>Response</p> <ol style="list-style-type: none"> 1. Noted. 2. The design team has been augmented to include an archaeologist and environmental consultant in anticipation of the archaeological research and the SEA to be undertaken. 3. An archaeologist has been appointed by Kilkenny County Council to prepare an archaeological strategy for the site. The approach to managing and developing historic urban landscapes as an holistic practice and achieved by integrating the goals of urban heritage conservation and those of social and economic development as suggested in this submission is most welcomed and will be taken into consideration when devising an archaeological strategy for the site. Excavation should be timely and targeted informing conservation practices and detecting and understanding the below ground remains throughout the site. All future investigations have to engage with the work that has already occurred on the site and the existing knowledge base, the current archaeological report is collating this information so it will be available and can inform this ongoing process. 4. All items of plant within the buildings and the site of the Smithwicks Brewery are the property of Diageo Ireland and are not included in the sale of the site to Kilkenny County Council. These items are the property of Diageo Ireland and will be removed off site for reuse elsewhere. Kilkenny Co. Co. recognises that the retention of some items of the plant is important in order to reflect the history of the site in any future development and it is hoped that agreement can be reached with Diageo Ireland to retain some items on the site. As these items have a reuse value, it should be noted that any items to be retained will most likely need to be purchased by Kilkenny Co. Co. and thus, any agreement will be subject to the necessary funding being available. 5. The archaeological strategy will address this issue. 6. Heritage will form an integral part of the revised masterplan. 				

Ref	Name	Summary
RV 14	Kieran McQuillan	<ol style="list-style-type: none"> 1. In the 1960's the site had hydraulic power generation on a mill race between the Breaghagh and the Nore. This could be reinstated, be a tourist attraction and provide power locally. 2. There is an opportunity for a business to be developed around St. Francis Abbey Water. A borehole was dug in 2000, yield and quality are good. All the infrastructure is in place. 3. St. Francis Well should be exposed and reinstated as a tourist attraction. 4. The renovation of the Brewhouse building will be expensive. The maturation building could be development with linked vertical cylindrical towers. 5. The Mayfair building should be demolished as it blocks a significant stretch of the Breaghagh and City Wall from view. It would also improve the setting of St. Francis Abbey. 6. Old brewery documents should be retained and put on display in the museum.
<p>Response</p> <ol style="list-style-type: none"> 1. It is recommended that an Energy Strategy be prepared for the revised masterplan and that this suggestion be investigated further as part of the revisioning exercise. This suggestion has been referred to the Carlow Kilkenny Energy Agency in this regard. 2. While there is no quality or quantity reason why the water source could not be used for a high-quality bottled water, the commercial viability of the enterprise would have to be tested. The Council is not in a position at this time to lead such a project. 3. An archaeologist has been appointed to carry out an archaeological strategy in this regard. 4-5. The case for the retention of the Mayfair, Brewhouse and Maturation building will be further addressed in the context of the Strategic Environmental Assessment and Archaeological Strategy. 6. Brewery documents are the property of Diageo Ireland. There is a 'Smithwick's Experience Kilkenny' visitor centre already in operation at Parliament Street which includes brewery related artefacts. 		
Ref	Name	Summary
RV 15	Colin Shaw	<ol style="list-style-type: none"> 1. The proposed 'Future Route A-B' shown in the Chief Executive's report should be removed from the plan. Any development should promote a greening of the site with extremely limited vehicular access. 2. The block shaped multi-storey structures shown in the draft masterplan was unanimously rejected at the public consultation workshops. 3. A model of the site is required before the final plan is made so that the public can gauge the spatial impact.
<p>Response</p> <ol style="list-style-type: none"> 1. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed, which utilised the existing bridge across the Breaghagh River. As per the Chief Executive's report in November 2014 it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation. 2. The Draft masterplan published in November 2013 is now being re-visioned. Part of this process is the reconsideration of the urban framework plan, in which public spaces, streets/lanes, parks etc. 		

will be set out. A set of design principles for new structures will be included in the masterplan with particular emphasis on the historic context of Kilkenny City and compliance with Government Guidelines [Architectural Heritage Protection Guidelines](#) and [Government Policy on Architecture](#) in particular. Matters to be considered include architecture, building heights, roofscapes, materials, etc. Each building will be the subject of a planning application or Part 8 process which will be considered in accordance with the adopted masterplan, the City & Environs Development Plan and Government Guidelines.

3. It is not recommended to make a model of the site at this stage.

Ref	Name	Summary
RV 16	Peter Thomson	<ol style="list-style-type: none"> 1. The public consultation exercise was excellent. However the pre-determined aspects undermined public confidence. 2. Council officials were needlessly put in the firing line. Perhaps external consultants could be used for future exercises which could be more focused on the planning and consultation elements. 3. The next step should involve stakeholders. Perhaps the next workshops could be facilitated by public and private sector planners and architects, build on the work done to date, do a SWOT and come up with draft masterplans reflecting the findings of the work to date. An archaeological assessment could be useful in the interim. A variety of masterplans then go on public display before adoption of one by the Council.

Response

1. Noted.

2-3. It is anticipated that the next stage of feedback and public engagement will take place in April/May. The format of that consultation exercise will be determined closer to that event.

Ref	Name	Summary
RV 17	Darragh Byrne	<ol style="list-style-type: none"> 1. The 'Proposed Route A-B' mentioned in the Chief Executive's Report is not wanted. A Variation is premature pending archaeological and environmental assessments first. This road seems to go through City Walls, St. Francis Abbey and St. Francis Well which were all promised to be retained. Does this nullify the consultation process? 2. The details of the public park area east of St. Francis Abbey are not shown. 3. The Mayfair, Brewhouse and Maturation buildings should be knocked so that a blank canvas can be considered. 4. What consultation is taking place with An Bord Pleanála and the Department of the Environment? 5. What legal recourse do the people of Kilkenny have against the Council for wasting the gift from Diageo for private enterprise? Is funding available from the Council to fund an objection?

Response

1. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed, which utilised the existing bridge across the Breagagh river. As per the Chief Executive's report in November it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that that connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation. The Variation will be deferred until the Masterplan process has been

completed.

2. The detailed design of the proposed park area to the east of St. Francis Abbey will be influenced by the findings from the archaeological strategy, SEA and public consultation. The park will be subject to its own design process.

3. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.

4. The Department of the Environment is a statutory consultee in connection with the preparation of the SEA. Consultations are ongoing with the Department of Arts Heritage and the Gealteacht in relation to archaeology and natural and built heritage. An Bord Pleanála has no role in plan preparation.

5. Any member of the public may appeal a decision on a planning application to the appeals board, An Bord Pleanála. Funding from the Council is not available for this.

Ref	Name	Summary
RV 18	Elizabeth Keyes	<ol style="list-style-type: none"> 1. A key requirement in terms of the development and promotion of St. Canice's Cathedral as key feature of the Medieval Mile is parking, especially for coaches. Last year, Kilkenny Castle received 260,000 visitors whereas St. Canice's Cathedral had 40,000. 2. There is a coach parking imbalance on the medieval mile with the greater emphasis being at the Castle. What is the status of the Vicar St. Coach Park (April 2013) which helps address this imbalance? 3. The vista of the round tower and the cathedral should not be further compromised and a sensitive approach should be taken to the planning and massing of any proposed buildings.
<p>Response</p> <p>1-2. There is a specific objective in the Kilkenny City & Environs Development Plan (10G p166) '<i>To facilitate parking provision for tourist buses within the city</i>'. A bus park for tourist busses to address the low numbers of visitors to St Canice's Cathedral was proposed previously as a solution. A bus park by its nature takes up a large amount of land that could be used for other uses and may not be the most beneficial long term use. The facilitation of tourist bus parking needs to be found in the context of transport planning for the City Centre generally and the Medieval Mile in particular.</p> <p>2. A Part 8 for the Vicar Street Coach Park was advertised and placed on public display in 2013, however this was not brought to the Council for a final decision. Facilitating tourist bus parking needs to be found in the context of transport planning for the City Centre generally and the Medieval Mile in particular. It is recommended that the masterplan allows for the servicing of the area by public transport. A bus park takes up a large area and may not be the most beneficial long term use.</p> <p>3. The view to and from St. Canice's Cathedral and Tower is noted as an important view. This will be considered as part of the revisioned masterplan. The archaeological strategy and the SEA will influence this. Consultation with the Department of Arts, Heritage and the Gaeltacht is on-going in this regard amongst others.</p>		
Ref	Name	Summary
RV 19	An Taisce	<ol style="list-style-type: none"> 1. The archaeological and environmental assessments should be completed prior to development and to enlighten the process. This should be phased with on-going consultation. 2. The Friary complex should be the focal point of the site. It could be re-roofed. An enclosed garden and open public space could be provided. Archaeological find could be displayed. The City Walls and St. Francis's Well should be developed as features of interest.

		<p>New streets should open up interesting views to the Cathedral, Tower, the river, John’s Bridge and Green’s Bridge. Natural heritage needs to be incorporated into the development.</p> <ol style="list-style-type: none"> 3. The overall character should support and attract a vibrant community of residents, workers, artists and tourists; a creative centre without a pub culture. The scale should be sympathetic and intimate with the existing city. Small streetscapes friendly to pedestrians and cyclists and no visible cars. High quality modern architecture with varied building heights should be used. Clean roof lines (no ugly services visible). A park around St. Francis Abbey and use of trees/planting in all public spaces is desirable. Public spaces should be paved in local stone and have native trees. Pedestrian linkage between spaces is important. Building should face the river and the linear park and allow views of the river from the interior of the site. There should be ecological consideration underpinning planting in the park and it should contain a children’s playground. 4. There should be mixed uses. There should be no large scale retail or office developments and parking should be limited. Cultural tourism centred on archaeology, St. Francis Abbey should be vital to support other activities on the site. River based sports / walkways/ jogging paths should be encouraged. 5. A key objective should be low or zero car use. Walking and cycling should be encouraged in accordance with Smarter Travel. No car parking should be provided on site. 6. Building should be constructed to passive energy standards and employ renewable energy sources. Activities on the site should be carbon neutral with zero greenhouse gas emissions. 7. The development of the brewery site needs to translate into reality the concept of a green city and an environmental area of excellence, that respects the archaeology and history of the site, and supports a vibrant community.
<p>Response</p> <ol style="list-style-type: none"> 1. Work is underway on preparing an archaeological strategy and a Strategic Environmental Assessment which will inform the plan making process. There will be on-going consultation. 2. The treatment of the Abbey and its complex will be addressed in the archaeological strategy which is being prepared in consultation with the Department of Arts, Heritage and the Gaeltacht. An SEA and an Appropriate Assessment will also be carried out which will deal with natural heritage issues. The Abbey is in state ownership. 3. The Draft masterplan published in November 2013 is now being re-visioned. Part of this process is the reconsideration of the urban framework plan, in which public spaces, streets/lanes, parks etc. will be set out. A set of design principles for new structures will be included in the masterplan with particular emphasis on the historic context of Kilkenny City and compliance with Government Guidelines Architectural Heritage Protection Guidelines and Government Policy on Architecture in particular. Matters to be considered include architecture, building heights, roofscapes, materials, etc. Each building will be the subject of a planning application or Part 8 process which will be considered in accordance with the adopted masterplan, the City & Environs Development Plan and Government Guidelines. It is anticipated that the play facilities will be included in the linear park proposal but the form of such will be subject to the detailed design process. 4. It is envisaged that the masterplan will provide for a mix of uses similar to that suggested in this 		

<p>submission which also came through at the public consultation workshops.</p> <p>5. There will have to be access to the site for servicing and emergency vehicles at a minimum and also permeability for pedestrians and cyclists. A strong emphasis will be placed on smarter travel within the revised masterplan.</p> <p>6. An Energy Strategy will form part of the revised masterplan.</p> <p>7. The revised masterplan will be based on sustainable principles and will strive to achieve the highest environmental standards which respect archaeology and history.</p>		
Ref	Name	Summary
RV 20	Black Stack Studio	<ol style="list-style-type: none"> 1. Blackstack Studio is a growing collective of fine art printmakers (currently 19 members) established in 2011 to provide studio facilities for artists in the South East region. It is the only fine art printmaking studio in the southeast and one of only two Non-Toxic studios in the country. This unique aspect of the studio fulfills the carbon neutral/sustainable vision of the development that was suggested at the Re-Visioning consultation. 2. A designated artistic zone within the development, where space is allocated for arts and culture, would benefit the arts community. Blackstack Studio could play a key role within this zone, which could comprise artists' studios, galleries, craft workshops, theatres and shared space that could be used for performances, classes and other community outreach and engagement. Adjacent outdoor spaces could provide an arena for outdoor performances, activities and events.
<p>Response</p> <p>1-2. Both of these suggestions would bring added value to the masterplan. Cultural uses will be considered as part of the re-visioned masterplan.</p>		
Ref	Name	Summary
RV 21	Siobhan Kennedy	<ol style="list-style-type: none"> 1. I do not want a road running across the site from CAS to Bateman Quay as this will generate more traffic and pollution. A full archaeological assessment and EIS should be carried out first. 2. The Mayfair should be removed and a full archaeological and environmental assessment should be carried out. St. Francis Abbey and the City Walls will then be exposed to public view.
<p>Response</p> <p>1. In the initial draft plan a route between the Central Access Scheme and Bateman quay was proposed, which utilised the existing bridge across the Breaghagh River. As per the Chief Executive's report in November 2014 it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation.</p> <p>2. The retention of the Mayfair will be reviewed in the context of the Strategic Environmental Assessment and archaeological strategy.</p>		
Ref	Name	Summary
RV 22	Seamus O'Hara Carlow	<ol style="list-style-type: none"> 1. Is it a condition of the sale of the site that brewing cannot take place on site? Can the contract of sale be made available to the public?

	Brewing Company	<ol style="list-style-type: none"> 2. Brewing should be included in the masterplan: a facility with an operating brewery, restaurant and visitor experience would be beneficial culturally and economically and would be a key driver of footfall. The Carlow Brewing Company would be interested in working on this. 3. This should be located at the heart of the site and not on the periphery.
Response		
<ol style="list-style-type: none"> 1. The contract of sale is agreed and signed; there are confidential clauses to which the Council must be compliant. 2-3. This will be considered in the revisioning of the masterplan. 		
Ref	Name	Summary
RV 23	Mary Delaney	<ol style="list-style-type: none"> 1. The brewery site should become a large park with some finely tuned garden architecture, a statue of Edmund Smithwick, seating/picnic areas, wrought/cast irons lanterns, a riverside jetty to accommodate canoeing, swimming etc., and a bandstand. 2. The prerequisites given before consultation are abhorrent to the democratic process. 3. I oppose the urban street connection between CAS and Bateman Quay. 4. I oppose the refurbishment of the Mayfair and Brewhouse buildings/retention of maturation building. This is project splitting. A full archaeological and environmental assessment is needed. Archaeological find would enhance our local history, heritage and culture.
Response		
<ol style="list-style-type: none"> 1. A park will form an integral part of the masterplan. It is also considered appropriate to provide facilities to access the river for recreational activities and this will also be included in the revised masterplan. 2. The pre-determined items presented at the consultation workshops were decisions made by the Council since the agreement to purchase the site was made in 2012. The process of making a masterplan commenced in 2013. 3. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed, which utilised the existing bridge across the Breagagh River. As per the Chief Executive's report in November 2014 it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation. 4. The retention of the Mayfair, Brewhouse and Maturation buildings is not project splitting but will be reviewed in the context of the Strategic Environmental Assessment and archaeological strategy. A further feedback and public engagement workshop will be held when these reports are published. 		
Ref	Name	Summary
RV 24	Niall Dollard	<ol style="list-style-type: none"> 1. There should be no urban road /HGV road running north south through the site. This could become a rat run and would be a waste of valuable space. Damage could be done to the City Wall and St. Francis Abbey if it is built. Will the city become overridden by roads or will we embrace the true spirit of smarter travel. 2. A full archaeological dig should be undertaken at the Brewery site. There

		<p>is tourist potential to this also.</p> <ol style="list-style-type: none"> 3. There should be a regular shuttle bus or train, running between two set down points at the Castle Road and Dean Street. 4. The Mayfair and the Brewery should be demolished as they obscure views of St. Francis Abbey. The Mayfair has transformed radically since the dancehall days and is not of any architectural merit.  <ol style="list-style-type: none"> 5. A scaled model should be used to see the full impact taken over a wide geographic area and not just taken in segments or illustrated on maps or drawings.
--	--	---

Response

1. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed, which utilised the existing bridge across the Breaghagh River. As per the Chief Executive’s report in November 2014 it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation. At a minimum there will have to be access to the site for servicing and emergency vehicles. Permeability for pedestrians and cyclists will be a priority. This will necessitate however the building of streets/access routes within the plan area.
2. An archaeologist has been appointed to prepare an archaeological strategy for the site. Excavation should be timely and targeted informing conservation practices and detecting and understanding the below ground remains throughout the site.
3. It is recommended that the masterplan provide for the servicing of the area by public transport.
4. The view from Parliament Street of the Abbey is partially obscured by the Brewhouse building and the Mayfair, depending on the location along Irishtown. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.
5. It is not recommended to make a model of the site at this stage.

Ref	Name	Summary
RV 25	Claire Molloy	<ol style="list-style-type: none"> 1. Why retain the Mayfair, Brewhouse and Maturation buildings? All 3 should be demolished and allow for a full site archaeological and environmental assessment. The importance of The Old City Wall, St. Francis Abbey and St. Evans Tower are and should be the main priorities here. 2. The proposed urban street connecting the CAS with Bateman Quay will threaten the foundations of the Abbey and Evan’s Tower. Bringing traffic down Bateman Quay would be contrary to smarter travel policy.

		<ol style="list-style-type: none"> 3. I strongly object to a road running from the CAS Bridge to Bateman Quay. 4. I would also suggest that the views of the public who attended the workshops be taken into consideration and that the Brewery site be maintained and developed as a pedestrian area with narrow streets to benefit Kilkenny's environment.
--	--	--

Response

1. The view from Parliament Street of the Abbey is partially obscured by the Brewhouse building and the Mayfair, depending on the location along Irishtown. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.

2-3. As part of the revision exercise, the form that the connection between point A on the CAS and point B at Bateman Quay takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation.

4. At a minimum there will have to be access to the site for servicing and emergency vehicles. Permeability for pedestrians and cyclists will be a priority. This will necessitate however the building of streets/access routes within the plan area.

Ref	Name	Summary
RV 26	Lucy Glendinning	<ol style="list-style-type: none"> 1. A model of the site should be made available before any works take place on the Brewery site. The 3 buildings to be retained should be removed and the space opened up for an archaeological dig. 2. A full archaeological assessment and open dig should take place. 3. Car parking should be kept to a minimum and on the periphery. 4. There should be a proper park- where the public of all ages can sit, play, etc. away from traffic and pollution. 5. Amenities should be developed for kayaking, fishing, swimming. 6. There should be no rat run from CAS to Bateman Quay. 7. Retaining buildings for possible potential clients with no details of these prospective companies does not seem practical. There are available buildings on the periphery of the city and the traffic that often comes with same. 8. Large grey spaces should be avoided. 9. All ages should be considered when allowing the site to evolve. 10. There is an opportunity to allow the site to become an area that will embrace a real enjoyment of the riverside, that will draw tourists and locals alike, that will be a living breathing space during the night and day, that will be safe to walk/play/ cycle in and full of interest from an environmental and heritage point of view. 11. As an Area of Special Conservation, the environment and biodiversity should be paramount, encouraging a diverse range of wildlife, plant, animal and bird alike. It should be an area of learning and enjoying. 12. Considering that an Orchard originally stood on part of the site, this could be considered for the future.

Response

1. It is not recommended to make a model of the site at this stage. The case for the retention

of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.

2. An archaeologist has been appointed to prepare and archaeological strategy. This is underway. Excavation should be timely and targeted informing conservation practices and detecting and understanding the below ground remains throughout the site.
3. Car parking will be minimised within the plan. There will be an emphasis on walking and cycling when preparing the revised urban framework.
4. It is clear from the consultation to date that a parkland area within the site is desirable from a number of different perspectives. The form (linear by the river / larger area near Evans Turret & the Abbey) will be subject to further analysis during the re-visioning process.
5. Subject to the findings from the SEA and AA processes, provision will be made in the plan to maximise the river for recreational activities.
6. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed. This proposal utilised the existing bridge across the Breaghagh River. As per the Chief Executive’s report in November 2014 it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation.
7. Retaining buildings has advantages such as reuse of existing building stock and reducing the time frame in providing space for acceptable uses. However, the case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.

8-10. Large grey spaces will be avoided and the plan will cater for all ages and the riverside location will be exploited.

11. The River Nore is a special area of conservation. The remainder of the masterplan lands are not. The opportunity to exploit the value of the river Nore will be taken subject to AA.

12. This can be considered in the context of the detailed design of the park.

	Name	Summary
RV 27	Olivier Colas	<ol style="list-style-type: none"> 1. The proposals to retain the Mayfair, Brew House and Maturation buildings severely limit the space available and that such retention is contrary to the Council’s objectives of ‘whole site envisioning’, ‘full archaeological investigation’ and ‘full environmental assessment’. 2. The proposal to retain these structures appears to be project splitting in a SAC. Has An Bord Pleanála commented on this? 3. The Maturation building, Brewhouse and Mayfair should be demolished at the outset. 4. Strongly object to the proposed urban street connecting the Central Access Street and Bateman Quay and the traffic that it will carry, it will pose a threat to the foundations of St Francis Abbey and to Evans’s Tower. This is contrary to the ‘Smart Travel Policy’. 5. The brewery site should be maintained as a pedestrian area with parking at the edges with narrow streets running east to west.
RV 29	Helen Murray	
RV 36	Gladys Bowles	

Response

1. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.
2. The 3 structures are located outside of the River Barrow and River Nore SAC as defined by the National Parks and Wildlife Service. Retaining these structures is not project splitting. The

County Council has provided information to An Bord Pleanála in relation to two referrals under Articles 120 and 250 of the Planning and Development Regulations concerning the Part 8 for the Mayfair. A decision on the matter is expected from An Bord Pleanála by the 24th of May.

3. The retention of these buildings will be further addressed in the context of the SEA and Archaeological Strategy.
4. The proposed future route A to B will be reviewed in the context of the SEA, Archaeological Strategy and public consultation which will inform the revised document. As part of the revision exercise the form that the connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined.
5. As part of the revision to the masterplan the issue of access to and from the area and the extent of pedestrianised areas, carparking and vehicular movement will be assessed. At a minimum there will have to be access to the site for servicing and emergency vehicles which will necessitate the building of streets/lanes/access routes within the plan area. Permeability for pedestrians and cyclists will be a priority.

Ref	Name	Summary
RV 28	Anne Marie Swift	<ol style="list-style-type: none"> 1. The aims and objectives of this further round of public consultation were unclear to me. What was the consultation for (Variation to Dev Plan or Masterplan)? It was also unclear how the consultation process would feed into the planning process. 2. Notice of the Mayfair proposal was published before the consultation was complete. It is unclear why there was such a rush to put the notice in. 3. The proposed urban street connection between the Central Access Scheme and Bateman Quay will bring more traffic into the area, does not fit in with the sustainability theme and is contrary to Development Plan strategic aims. It would also disrupt the linear park. 4. The site should be multi-use, with themes of heritage and sustainability. Opportunity for a comprehensive archaeological assessment of the site. Archaeological assets should be showcased in a setting attractive to tourists: green space; riverside walks; traditional streetways and slips. An indoor market area, a performance space, restaurants, a state of the art youth hostel, and / or a museum. Tourists and locals would use the space during the day and at night. 5. The whole site should be powered by sustainable energy. 6. Sustainable transport- keep as many cars out as possible. Small buses maybe. Smarter Travel. 7. Sustainable living – private and social housing. 8. A flood risk assessment of the site is required.

Response

1. This consultation exercise was carried out to inform the revision of the ‘Draft Masterplan for the Abbey Creative Quarter’, originally published in 2013. This consultation exercise was not for the Variation to the City Development Plan. The purpose of the exercise was to re-vision the masterplan. The recommendations from the workshops will inform the process of revising the masterplan.
2. The Mayfair proposal was published in Dec 2014 based on a decision made by the Council to retain the Mayfair and Brewhouse buildings in June 2014.
3. As part of the revision exercise the form that the connection between point A on the CAS and point B at Bateman Quay takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation.

4. A multi use area is the most likely scenario. An archaeological strategy for the site will be prepared as part of the revisioning exercise. Heritage will be to the fore of the revised plan.
5. An energy strategy for the site will be prepared as part of the revised masterplan.
6. It is recommended that the masterplan will encourage sustainable transport with safe and direct routes for pedestrians and cyclist; and provide for the servicing of the area by public transport.
7. Housing is a very likely use within the plan area and in accordance with the Council's housing policy it would be appropriate to plan for a mix of housing types and tenures.
8. A Flood Risk Assessment will be carried out as part of the SEA for the plan.

Ref	Name	Summary
RV 30	Yvonne Jenkinson	<ol style="list-style-type: none"> 1. The EIS and EPA and Archaeological findings should guide the restoration of the site. 2. The Mayfair has no particular architectural value. Knock it down, expose the old town wall and let it be the proper entrance to the Abbey. 3. The proposed road from the CAS bridge across to Bateman Quay/Dunne's Stores would be in contradiction of the parkland behind St Francis Abbey. 4. Half the depth of the land could be left in meadowland to act as a floodplain, which ecology would regulate itself. 5. Any car parking be a narrow strip in the shadow of the tall houses of Parliament St.

Response

1. A Strategic Environmental Assessment, Appropriate Assessment and Archaeological Assessment will be carried out as part of the plan making process. The EPA will oversee the brewery decommissioning process in accordance with the IPPC licence.
2. The case for the retention of the Mayfair will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.
3. As part of the revision exercise the form that the connection between point A on the CAS and point B at Bateman Quay takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation.
4. The option of extensive parkland for the area will be examined as part of the SEA.
5. It is likely that parking will be limited within the plan area.

Ref	Name	Summary
RV 31	Maria Dollard	<ol style="list-style-type: none"> 1. There should be no HGV/Spur road through the site – roads should be designed in accordance with DMURS³, it is against peoples wishes, is a waste of valuable land and is premature. 2. A full archaeological investigation and dig should be undertaken before any development is planned/considered – there is tourism potential of excavation. 3. There should be no bus park located at the brewery site – a drop off point would be beneficial. 4. The Mayfair and Brewhouse buildings should be demolished- these buildings block the view of the Abbey entering the site. 5. Scale models with existing objects of reference should be used so the public can grasp the size and scale of development. 6. Nurturing Kilkenny and its heritage will be beneficial for future generations.

³ [Design Manual for Urban Roads and Streets](#), 2013

Response

1. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed, which utilised the existing bridge across the Breaghagh River. As per the Chief Executive's report in November 2014 it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation.
2. An archaeologist has been appointed to prepare an archaeological strategy for the lands. This will address tourism potential of archaeological excavations.
3. There is a specific objective in the Kilkenny City & Environs Development Plan (10G p166) '*To facilitate parking provision for tourist buses within the city*'. A bus park for tourist busses to address the low numbers of visitors to St Canice's Cathedral was proposed previously as a solution. A bus park by its nature takes up a large amount of land that could be used for other uses and may not be the most beneficial long term use. Facilitating tourist bus parking needs to be found in the context of transport planning for the City Centre generally and the Medieval Mile in particular.
4. The view from Parliament Street of the Abbey is partially obscured by the Brewhouse building and the Mayfair, depending on the location along Irishtown. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.
5. It is not recommended to make a model of the site at this stage.
6. Heritage will be to the fore in the revised masterplan.

Ref	Name	Summary
RV 32	Dr. Simon Burke	<ol style="list-style-type: none"> 1. The Mayfair, Brewhouse and Maturation buildings are of no architectural merit or amenity value. No proposed use is included in the variation. These should be demolished. 2. The proposed urban street is (i) contrary to the Smart Travel Policy in that it will encourage extra traffic into the city centre, (ii) is incompatible with the proposed linear park, (iii) contravenes the objective of the Development Plan 'to ensure that development in the vicinity of a recorded monument does not seriously detract from the setting of the feature'. 3. The variation is in direct contravention of the express wishes of the vast majority of those who contributed to the consultation process. 4. A proper archaeological assessment of the site should be conducted. 5. The entire Brewery Site should be developed for residential accommodation and green space only; and the Central Access Scheme bridge should be abandoned before any more public money is wasted on it.

Response

1. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy. The intention in retaining the maturation building in the short term was to provide a large space that could accommodate temporary uses such as festival activities, creative work spaces, incubation units, etc. This is in the context that the development of the site is long term and that the building could be put to a beneficial use before that part of the site would be redeveloped.
2. As part of the revision exercise, the form that the proposed connection between point A on the CAS and point B at Bateman Quay takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation.
3. Noted. The variation proposed as part of the Chief Executive's report Nov 2014 will not proceed

until the masterplan has been finalised.

4. An archaeologist has been appointed to prepare an archaeological strategy for the site.

5. It is envisaged that the revised masterplan will include residential accommodation and green spaces. Other uses will be included in the masterplan to ensure the city expands in a sustainable manner. It is not within the remit of the masterplan process to revisit decisions already made about the Central Access Scheme.

Ref	Name	Summary
RV 33	Eric Dignan	<ol style="list-style-type: none"> 1. Object to the renovation of the Mayfair. It is not appropriate to frame the new space that will be the brewery complex. 2. Object to any proposal to build any roads through the brewery site. 3. An extensive archaeological examination of the site is needed first. 4. Any drive to retail development in the brewery may be an obstacle to the sustainability of the High Street.

Response

1. Noted. The case for the retention of the Mayfair will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.

2. Noted. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed, which utilised the existing bridge across the Breagagh River. As per the Chief Executive's report in November 2014 it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation. At a minimum there will have to be access to the site for servicing and emergency vehicles. Permeability for pedestrians and cyclists will be a priority. This will necessitate however the building of streets/access routes within the plan area.

3. An archaeologist has been appointed to prepare an archaeological strategy for the site which will make recommendations on excavations.

4. The scale of retail development that should be allowed on the lands should be determined by the priorities of the masterplan. How to maintain the vitality and viability of the existing retail core (High Street, St. Kieran St. & Rose Inn St.) and at the same time service the needs of the masterplan area and the wider city is a significant challenge. The decision in respect of retail on the site may have implications for other areas in the city.

Ref	Name	Summary
RV 34	Gerald Costello, Costello's Brewing Company	<ol style="list-style-type: none"> 1. A micro-brewery should be included on the site – Costello's would like to locate in the masterplan area. 2. 500sqm units (3 to 4) should be provided for business in the craft and food industry. 3. A micro brewery can be of benefit for the following reasons: continuing the craft heritage on site, job creation, tourism potential, as an anchor to encourage other similar craft/food industries, it would contribute to a living/working city and community feel. 4. Recommend that (i) the terms of the sale be renegotiated so that brewing can be allowed on site, (ii) the plan area be extended to include Market Yard/Dunne's Stores, and (iii) utilise Council owned land for a micro brewery.

Response

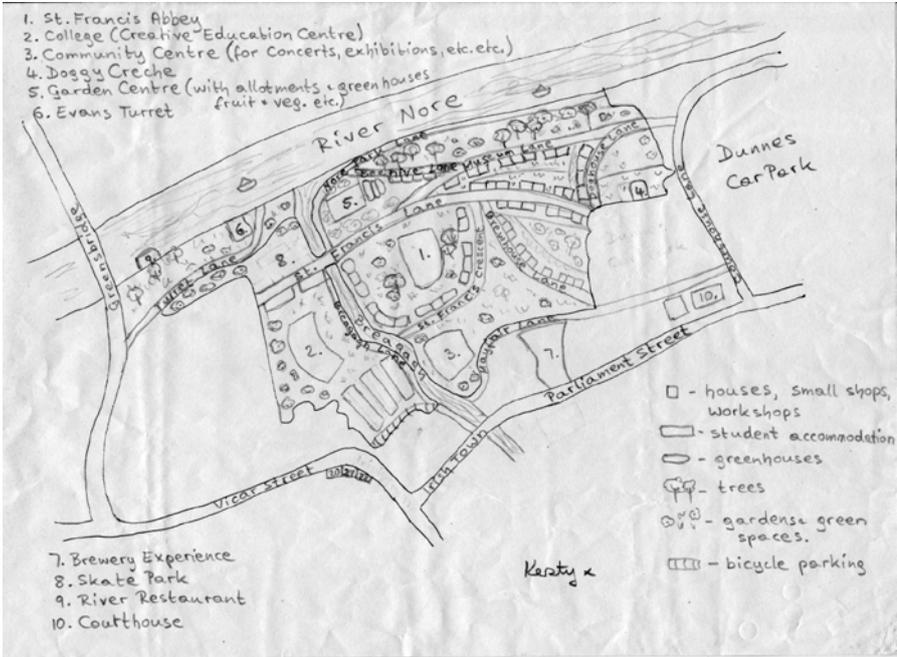
1-3. The footprints required would have to be tested against the revised urban framework plan.

4. (i) The contract of sale is agreed and signed; there are confidential clauses to which the Council must be compliant, (ii) the plan area will be extended to include Market Yard/Dunnes Stores, (iii) this can be investigated.

Ref	Name	Summary
RV 35	Liz O'Brien	<ol style="list-style-type: none"> 1. Large supermarkets, chain stores, etc, or offices and parking are not needed in this area. 2. There is no need for an access road from the CAS bridge. This could damage St Francis Abbey and Evan's Tower. The road would split the site, limiting access to the river and creating a danger to people using the site. 3. It is vital that the whole area be excavated before any works begin and examined by archaeologists for any historic/archaeological significance. 4. The area around St. Francis Abbey should be turned into an educational area, with emphasis on the history and heritage of the area. 5. Remove the Mayfair as it would reveal more of the city walls, and could open up the entrance to the site from the St. Francis Abbey side, and create quite a dramatic entrance with a little work. 6. There should be a bandstand and open area near the river, for festivals, markets, cultural events. 7. There needs to be a skate park and some area for children/ youths to use. 8. Access to the river would be great for the various clubs. 9. Small independent shops and some housing above or behind them is badly needed.

Response

1. The scale of retail development that should be allowed on the lands should be determined by the priorities of the masterplan. How to maintain the vitality and viability of the existing retail core (High Street, St. Kieran St. & Rose Inn St.) and at the same time service the needs of the masterplan area and the wider city is a significant challenge. The decision in respect of retail on the site may have implications for other areas in the city.
2. Noted. As part of the revision exercise, the form that the connection between point A on the CAS and point B at Bateman Quay takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation.
3. An archaeologist has been appointed to prepare an archaeological strategy for the site which will make recommendations on excavation.
4. There is potential merit in this suggestion but as the Abbey is a National Monument the consent of the Minister would be required. The archaeological assessment to be carried out will have a significant bearing on what proposals emerge for the area around the abbey.
5. The case for the retention of the Mayfair will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.
6. A linear park is proposed along the riverside and the facilities to be provided within that park will be considered in accordance with the SEA, AA and flood risk assessments being carried out as part of the re-visioning process.
7. A skate park will be planned for within the plan area.
8. Subject to the findings from the SEA and AA processes, provision will be made in the plan for access into the river for recreational activities.
9. Small scale shopping and housing will be uses encouraged in the plan area.

Ref	Name	Summary
RV 37	Kersty Evans	<ol style="list-style-type: none"> 1. The plans are premature pending environmental and archaeological assessments. EPA must give the site a clean bill of health. 2. The proposed road from the CAS to Bateman Quay is a bad idea. It will become a rat run. It will cause damage to the structure of the Abbey. 3. There should be two drop-off points for buses, one in Dean Street and one in Castle Road. 4. Retaining buildings on the site and building the road are unnecessary and a waste of valuable land. Demolishing the buildings will allow for a better archaeological assessment. 5. Removing the Mayfair would open up the view of the Abbey from the entrance to the site. 6. Suggested layout for a sustainable thriving community:  <ol style="list-style-type: none"> 7. Build houses in a pedestrian friendly environment. Residential should be mixed. 8. There should be a creative hub for artists to live and work. Small artisan shops among the residential area. 9. Small college with student accommodation. 10. Community Centre, doggy crèche, garden centre, skate park and green spaces should be included in the plan. 11. A thriving community with people living near their work and endless opportunities can be achieved, but only without CAS.
<p>Response</p> <p>1. The making of the master plan is not considered premature pending a full archaeological investigation. An archaeological strategy for the site is being prepared. The plan making process can continue with the results of the archaeological assessment and the SEA being factored into it. Diageo Ireland has made an application to the Environmental Protection Agency (EPA) to surrender their IPPC licence and the Council will not take possession of the site until the surrender has been accepted by the EPA.</p>		

2. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed. As per the Chief Executive's report in November 2014 it was recommended that the plan be revised with a connection between point A on the CAS and point B at Bateman Quay. As part of that revision the form that the connection takes will be examined in the context of the SEA, the results of the Archaeological strategy and the outcomes of the public consultation.
3. There is a specific objective in the Kilkenny City & Environs Development Plan (10G p166) 'To facilitate parking provision for tourist buses within the city'. A bus park for tourist busses to address the low numbers of visitors to St Canice's Cathedral was proposed previously as a solution. A bus park by its nature takes up a large amount of land that could be used for other uses and may not be the most beneficial long term use. A bus park in the long term is not recommended for the plan area. Facilitating tourist bus parking needs to be found in the context of transport planning for the City Centre generally and the Medieval Mile in particular.
4. There will have to be access to the site for servicing and emergency vehicles at a minimum and also permeability for pedestrians and cyclists. This will necessitate the building of streets/access routes within the plan area. The case for the retention of the Mayfair and Brewhouse will be further addressed in the context of the Strategic Environmental Assessment and Archaeological Strategy.
5. The potential for views to be opened up to and from the site will be examined as part of the revised document.
6. The Council welcomes the suggested layout.
7. Housing is a very likely use within the plan area and in accordance with the Council's housing policy it would be appropriate to plan for a mix of housing types and tenures.
8. Creativity is a brand for Kilkenny City & County and while the craft sector is acknowledged this can also be reflected in areas such as a creative technology/university sector. Creative activity is seen as important on the site and could take different forms.
9. A third/fourth level educational facility is seen as a desirable use on the site and will be planned for.
10. A skate park and green spaces and community facilities will be planned for. Other uses suggested such as doggy crèche, garden centre are considered commercial operations and the plan will allow for commercial proposals to develop within the constraints set out in the plan.
11. A thriving community in the area is what is desired by all. The CAS scheme is underway and it is expected to be completed in early 2016.

Ref	Name	Summary
RV 38	Caroline Jenkinson	<ol style="list-style-type: none"> 1. A parkland area should be provided in the short term. Spaces draw people and people spend money (Irishtown). This will have archaeological implications. 2. The River should be utilised as a recreation and tourist resource. 3. Designated areas for teenagers to hang out, be active and occupied should be provided. 4. There would be no point in bringing traffic from the Castlecomer Road via CAS into the Brewery.

Response

1. It is clear from the consultation to date that a parkland area within the site is desirable from a number of different perspectives. The form (linear by the river / larger area near Evans Turret & the Abbey) will be subject to SEA, AA and archaeological analyses as well as input from this public consultation exercise.
2. This is acknowledged and maximising the benefits of the river, subject to environmental constraints, will be part of the Plan.
3. The skate park is such a use and will form part of the design of the park. Other uses for teenagers will also be considered as part of the plan.
4. The central access scheme will cater for vehicular traffic, pedestrians and cyclist. Accessibility

into the plan area is important and the CAS provides an opportunity to access the masterplan area in addition to other access points already established and that could be established.

Ref	Name	Summary
RV 39	Kay Brennan	<ol style="list-style-type: none"> 1. It is imperative that a major survey and dig be carried out. 2. The Part 8 for the Mayfair should be withdrawn. This, along with the security building, Brewhouse and Maturation buildings, should be demolished. Refurbishment is a waste of money. 3. An archaeological dig would be a great tourist attraction. 4. A wow-factor is needed at the gateway to the site at Irishtown – the Mayfair should be removed to open up the view of St. Francis Abbey, green space, pedestrians and pathway to the old wall at this location. 5. Open up the river for water based activities with beautiful walkways and green spaces. River taxi to cafe, arts and crafts centre, artisan shops and sustainable living quarter. 6. There is no need for a major road through the site bringing traffic and pollution into the city. 7. A vibrant, lived in, cradle to grave, multi-generational, no high-rise environment is needed. 8. The CAS and buildings being retained uses up acres of the site. How many acres are 'used-up' already? 9. Let's design a space that the future will be proud of. Perhaps a UNESCO award for a world heritage site. 10. Archaeological and environmental assessments (major dig and survey) must be done first.

Response

1. An archaeologist has been appointed to the project to devise an appropriate archaeological strategy for the area for purpose of making the plan. The making of the master plan is not considered premature pending a full archaeological investigation. The plan making process can continue with the results of the archaeological assessment and the Strategic Environmental Assessment (SEA) being factored into it.
2. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.
3. An archaeological site investigation could be a tourist attraction and if a significant archaeological site investigation is required then that possibility can be examined.
4. The Irishtown area provides an existing entrance to the Brewery site. The treatment of this area will be examined in the context of retention/demolition of the Mayfair and the issues around archaeology conservation and urban design that will present through that analysis.
5. Maximising the benefits of the river, subject to environmental constraints, will be part of the Plan
6. There is a need to have access to the site for servicing and emergency vehicles at a minimum and also permeability for pedestrians and cyclists. This will necessitate the building of streets/access routes within the plan area. The form of these routes/streets will be guided by technical design considerations as well as environmental considerations such as archaeology and the public consultation.
7. All stakeholders are striving to create a thriving community in the area and this is what is desired by all.
8. The CAS scheme will take 0.42ha within the plan area and the footprint of the Mayfair and Brewhouse is 0.44ha (approx). The maturation building has a footprint of 0.09ha. That is a total of 0.96ha from an original plan area of 6.5ha.

9. One of the aims of the masterplan will be to achieve something in this area that everybody can be proud of. UNESCO world heritage status is very difficult to achieve. Further investigation outside the remit of the masterplan would be required to investigate the possibility of achieving a UNESCO status.

10. An archaeologist has been appointed to the project to devise an appropriate archaeological strategy for the area for the purpose of making the plan. The making of the master plan is not considered premature pending a full archaeological investigation. The plan making process can continue with the results of the archaeological assessment and the Strategic Environmental Assessment (SEA) being factored into it.

Ref	Name	Summary
RV 40	Anne Marie Hogan	<ol style="list-style-type: none"> 1. There is a need for a thorough survey and archaeological assessment of the site before any work is done. It is a medieval site and should be forensically examined. 2. There should be no glass or modern type buildings. The plan should be cohesive and not rushed. 3. No CAS and no HGC's. 4. There should be no large stores or shops put in.

Response

1. An archaeologist has been appointed to the project to devise an appropriate archaeological strategy for the area for purpose of making the plan. The making of the master plan is not considered premature pending a full archaeological investigation. The plan making process can continue with the results of the archaeological assessment and the Strategic Environmental Assessment (SEA) being factored into it.

2. The type of architectural detail for the plan area is important and will be influenced by the final vision. It is recommended that a set of design principles for new structures within the plan area with particular emphasis on the context of Kilkenny City centre and compliance with Government Guidelines [Architectural Heritage Protection Guidelines](#) and [Government Policy on Architecture](#) in particular. Matters to be considered include architecture, building heights, roofscapes, materials, etc.

3. Goods vehicles for servicing purposes and emergency vehicles will require access to the plan area. The Central Access Scheme is a separate project and is under construction. The masterplan is being prepared on the basis that the CAS will proceed.

4. The scale of retail development that should be allowed on the lands should be determined by the priorities of the masterplan. How to maintain the vitality and viability of the existing retail core (High Street, St. Kieran St. & Rose Inn St.) and at the same time service the needs of the masterplan area and the wider city is a significant challenge. The decision in respect of retail on the site may have implications for other areas in the city.

Ref	Name	Summary
RV 41	Isabel Bermudez	<ol style="list-style-type: none"> 1. Object to the retention of the Mayfair as it will block the entrance to the site from Parliament Street and will obscure the view to St Francis Abbey which is a National Monument. 2. Object to the retention of the Brewhouse as it has no architectural value, and its retention greatly reduces the opportunity for proper sustainable development on the site. 3. Object to a HGV road or any road running through the site to Bateman key, this road will obstruct the linear park and could seriously compromise St Francis Abbey which it will run very close to.

Response

1. The main entrance to the brewery site when it was fully operational is located at the Irishtown entrance beside the Mayfair. The retention of the Mayfair will not block the entrance. The view from Parliament Street of the Abbey is partially obscured by the Brewhouse building and the Mayfair depending on the location along Irishtown. The case for the retention of the Mayfair and Brewhouse will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.

2. The Brewhouse does have architectural merit in the context of its design period and construction. Kilkenny City has relatively few buildings of this type of industrial heritage. Retention and reuse of the building could be more sustainable than demolition and rebuilding. As per No.1 above these issues will be reviewed.

3. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed. As per the Chief Executive's report in November it was recommended that the plan be revised with a connection between point A on the CAS and point B at Bateman Quay. As part of that revision, the form that the connection takes will be examined in the context of the SEA, the results of the Archaeological strategy and the outcomes of the public consultation.

Ref	Name	Summary
RV 42	Deirdre Cahill	<ol style="list-style-type: none"> 1. We are in an extremely privileged position. This is a once-in-a-lifetime opportunity for the city. 2. Think long term and don't rush. Think outside the box. 3. Changes to the masterplan necessitate a Variation to the Development Plan. 4. A scaled model should be provided, or access to the site. 5. Retention of the Mayfair, Brewhouse and Maturation buildings hinders potential to re-work the site. 6. This is a highly sensitive area regarding heritage and archaeology. It may be premature to plan anything until an archaeological assessment is carried out. 7. The proposed urban street connecting the CAS to Bateman Quay is in direct contradiction to the smarter travel objectives of the Development Plan. 8. We want to put people - living, learning, working and playing - at the centre of any decisions made regarding the site.

Response

1. Agreed. This is unique opportunity for the City.

2. The masterplan will be a long term strategy for the site to be delivered over possibly a 15 to 20 year period. It will be monitored in accordance with any recommendations of the Strategic Environmental Assessment and reviewed at least at the review of each Development Plan.

3. The masterplan is being prepared as a non-statutory document and to make it statutory a variation to the Development Plan will be required when the masterplan is agreed.

4. It is not recommended to make a model of the site at this stage. KCC will consider access to the site when possession of the site has been taken, subject to health & safety considerations.

5. The retention of these buildings will have an impact on any proposed planning scheme for the lands. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.

6. An archaeologist has been appointed to prepare an archaeological strategy for the lands. The making of the master plan is not considered premature pending a full archaeological investigation.

The plan making process can continue with the results of the archaeological assessment and the Strategic Environmental Assessment (SEA) being factored into the plan making process.

7. As part of the revision exercise, the form that the connection between point A on the CAS and point B at Bateman Quay takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation.

8. The formal process of approving a masterplan rests with the elected members of the Council. However as part of the ongoing consultation as part of the plan making process the Council carried out the workshops in January and early February. There will be further consultation exercises in April / May before a revised draft plan is finalised and again when the draft plan is placed on public display.

Ref	Name	Summary
RV 43	Orla O'Donnell	<ol style="list-style-type: none"> 1. The site is not suitable for large retail premises or car parking. Development should be in keeping with Kilkenny's rich archeological and medieval tradition. 2. CAS has the potential for negative impact on Kilkenny's tourism. Urban space should be used to enhance the lives of the people living there.

Response

1. The scale of retail development that should be allowed on the lands should be determined by the size of the building plots proposed in any revised masterplan, other planning considerations and in the context of the retail policy for the wider City. How to maintain the vitality and vibrancy of the existing retail core area (High Street, St. Kieran St. & Rose Inn St.) and at the same time service the needs of the masterplan area and the wider city and county requirements is a significant challenge. The decision in respect of retail on the site may have implications for other areas of the city. An archaeological strategy is being prepared for the plan area.

2. Decisions on the CAS are not within the remit of the process of making this masterplan. A vision for the masterplan should have an aspiration to create urban spaces which will enhance the lives of the people living there.

Ref	Name	Summary
RV 44	Donal Coyne	<ol style="list-style-type: none"> 1. The retention of the Mayfair, Brew House and Maturation buildings takes up space, reduces the chance for full archaeological investigation/ environmental assessment and splits the site and its potential. 2. Object to an urban street connection to Bateman Quay from the CAS because it will create a very dangerous rat run for cars and HGVs through the site near a park that children and families would be using, split the site destroying its potential, bring additional traffic into the city, could damage St Francis Abbey and Evan's Tower with the vibration of heavy traffic. Pedestrianisation is preferable. 3. There should be access to the river for activities.

Response

1. The footprint of the Mayfair and Brewhouse is 0.44ha. The maturation building has a footprint of 0.09ha. The total plan area of the initial draft is 6.5ha. An archaeologist has been appointed to prepare an archaeological strategy for the lands. The case for the retention of the 3 buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.

2. In the initial draft plan a route between the Central Access Scheme and Bateman quay was proposed. As per the Chief Executive's report in November it was recommended that the plan be

revised with a connection between point A on the CAS and point B at Bateman Quay. As part of that revision the form that the connection takes will be examined in the context of the SEA, the results of the Archaeological strategy and the outcomes of the public consultation.

3. Maximising the benefits of the river, subject to environmental constraints, will be part of the Plan

Ref	Name	Summary
RV 45	Dr. Michael Conway	<ol style="list-style-type: none"> 1. The St Francis Abbey site must be a 3rd and 4th level university campus. It is the kernel of a medieval university city of the future that will house Oxford-like colleges at St Kieran's, St Canice's, Stephen's Barracks etc. Many other city buildings have potential to be lecture halls and Halls of residence. 2. An academic precinct – linked to IT, the Arts and servicing the entertainment world (as per Cartoon Saloon) will fulfil all the objectives. 3. This would be a magnet for populations of academics etc. Any considerations re the St Francis College site need to think 1000 years ahead, not 10 years. 4. The history of the university initiatives in Kilkenny can be examined in John Leonard's 'A University for Kilkenny' and John Leonard and Michael Conway's 'Kilkenny in a Time of University'.

Response

1-4. It is agreed that a 3rd and 4th level education facility would bring added value to the city and this will be planned for.

Ref	Name	Summary
RV 46	Carmel Cummins	<ol style="list-style-type: none"> 1. An urban street linking CAS with Bateman Quay is inappropriate because it will bring traffic into the historic city, it is contrary to the principles of Smarter Travel, it could undermine St. Francis Abbey structurally, it will interfere with views of the national monument, it would create more need for parking and the road would cut across the burgage plot lines. 2. The site is valuable not just in monetary terms but culturally and historically. A masterplan is premature pending an archaeological assessment and excavation and this is an opportunity to give meaning to the medieval mile. 3. The Vision for the abbey site should not be about marketing or the short term and should be about sustainability and the long term and builds on the respect and love Kilkenny people have for their city.

Response

1. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed. As per the Chief Executive's report in November it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise, the form that the connection takes will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation.

2. The site is an asset of immeasurable value for the city and county of Kilkenny from many perspectives in terms of the opportunities it presents. The making of the master plan is not considered premature pending a full archaeological investigation. The plan making process can continue with the results of the archaeological assessment and the Strategic Environmental Assessment (SEA) being factored into it.

3. The visioning exercise is about creating long term sustainable goals for the development of the area. It is not about short term goals.

Ref	Name	Summary
RV 47	Enya Kennedy	<ol style="list-style-type: none"> 1. Objects to the retention of the Mayfair, Brewhouse and Maturation buildings because it disturbs views of St. Francis Abbey, is project splitting and is contrary to the Council's objectives of 'whole site envisioning', 'full archaeological investigation' and 'full environmental assessment'. 2. Objects to the provision of an urban street connecting the CAS to Bateman Quay because it threatens the structural stability of St. Francis Abbey and Evan's Tower, it is contrary to Smarter Travel principles, would interfere with the linear park and it contravenes the Design Manual for Urban Roads and Streets (DMURS). 3. The Brewery site should be a pedestrian area, with parking at the edges, with narrow east-west streets, with restricted residential parking. 4. A linear park should be provided along the eastern side of the river. 5. A full archaeological assessment should be carried out after demolition of the whole site.

Response

1. The view from Parliament Street of the Abbey is partially obscured by the Brewhouse building and the Mayfair depending on the location along Irishtown. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.
2. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed. As per the Chief Executive's report in November it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation. Any streets or routes will comply with the Design Manual for Urban Roads and Streets (DMURS).
3. As part of the revision to the masterplan the issue of access to and from the area and the extent of pedestrianised areas, carparking and vehicular movement will be assessed.
4. There is a specific objective in the Kilkenny City & Environs Development Plan (adopted June 2014) to complete the River Nore Linear Park within the lifetime of the Plan (Objective 6B).
5. An archaeologist has been appointed to prepare an archaeological strategy for the lands. The making of the master plan is not considered premature pending a full archaeological investigation. The plan making process can continue with the results of the archaeological assessment and the Strategic Environmental Assessment (SEA) being factored into it.

Ref	Name	Summary
RV 48	Margaret O'Brien	<ol style="list-style-type: none"> 1. A full archaeological assessment should be carried out first. 2. The retention of the Mayfair, Brewhouse and Maturation buildings restricts the opportunity to envision the site as a whole and is premature pending a full EIS of the site. An opinion from An Bord Pleanála should be sought as to whether this constitutes project splitting or not. 3. The Maturation building, Brewhouse and Mayfair should be demolished at the outset as this will support whole site envisioning, an archaeological assessment and EIS. Demolition of the Mayfair will allow public access to the City Wall, views of

		<p>heritage areas and will open up an important access point to the site. This would be consistent with Development Plan objectives.</p> <ol style="list-style-type: none"> 4. The Council should consider supporting a social and industrial history project that would record local experience and memory of the Mayfair and Brewery site before it is too late. 5. Strongly object to the proposed urban street linking the CAS to Bateman Quay because this will pose a threat to the foundations of St. Francis Abbey and Evan’s Tower, will detract from their settings, bring additional traffic into the city centre, is contrary to smarter travel policy, conflicts with the provision of a park to the east of the Abbey, will cause pollution and safety issues with the park/river, is premature and it contravenes Development Plan policies. 6. Supports the provision of a park on the eastern (river) side of St. Francis Abbey linking to the River Nore linear Park as this complies with the Development Plan. 7. The brewery site should be a pedestrian area, with narrow east-west streets, with the abbey as central focus of the area, with traffic confined to the periphery, and for housing, recreational, and small businesses development should be priorities on this site.
<p>Response</p> <p>1. An archaeologist has been appointed to prepare an archaeological strategy for the lands. The making of the master plan is not considered premature pending a full archaeological investigation. The plan making process can continue with the results of the archaeological assessment and the Strategic Environmental Assessment (SEA) being factored into the plan making process.</p> <p>2-3. The case for the retention of the Mayfair, Brewhouse and Maturation buildings is not project splitting and will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy. As stated above a Strategic Environmental Assessment is being carried out as part of the Plan re-visioning which is the appropriate mechanism for assessing the environmental impact of making the plan.</p> <p>4. The Arts Office of Kilkenny County Council has supported The Brewery Project which is a creative community celebration to mark the history of Smithwick's brewery in light of its closure. Funding from the Kilkenny Heritage Plan may be available for an industrial heritage project such as the suggested project.</p> <p>5. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed. As per the Chief Executive’s report in November it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation. Any streets or routes will comply with the Design Manual for Urban Roads and Streets (DMURS).</p> <p>6. The provision of a linear park is an objective of the City Development Plan. Support for this objective is welcomed.</p> <p>7. As part of the revision to the masterplan the issue of access to and from the area and the extent of pedestrianised areas, carparking and vehicular movement will be assessed. A mix of uses will be planned for.</p>		
<p>Ref</p>	<p>Name</p>	<p>Summary</p>
<p>RV 49</p>	<p>Pauline Cass</p>	<ol style="list-style-type: none"> 1. The process is premature pending an archaeological assessment. Take time with the process. 2. The Mayfair, Brewhouse and Maturation buildings should not be retained/refurbished, they should be demolished. Consultation

		<p>should have taken place before the Part 8 for the Mayfair.</p> <p>3. Object to building a road from CAS to Bateman Quay because it will split the site, cause pollution, bring traffic into the city, is a waste of space, will be dangerous for the proposed park and its proximity to St. Francis Abbey, Evan's Turret and City Walls which are national monuments.</p> <p>4. The proposed park on the eastern side of St. Francis Abbey linking the river is a good idea, but not with a road beside it.</p>
<p>Response</p> <p>1. An archaeologist has been appointed to prepare an archaeological strategy for the lands. The making of the master plan is not considered premature pending a full archaeological investigation. The plan making process can continue with the results of the archaeological assessment and the Strategic Environmental Assessment (SEA) being factored into it.</p> <p>2. As part of the process to date the Council had decided to retain and refurbish the Mayfair and Brewhouse buildings. However following the latest round of public consultation the case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and Archaeological Strategy.</p> <p>3. In the initial draft plan a route between the Central Access Scheme and Bateman quay was proposed. As per the Chief Executive's report in November it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation. Any streets or routes will comply with the Design Manual for Urban Roads and Streets (DMURS).</p> <p>4. The provision of a linear park is an objective of the City Development Plan. Support for this objective is welcomed.</p>		
Ref	Name	Summary
RV 50	Shirley O'Brien	<p>1. The process is premature in the absence of a Strategic Environmental Assessment (SEA)</p> <p>2. In the absence of an SEA fully informed public consultation cannot occur.</p> <p>3. A Building Height Study should be carried out in order to preserve views and character within the ACA. Contemporary rooflines positioned above rooflines of existing heritage buildings will negatively impact on the character of the area. All structures bounding the site should be screened for inclusion in the Record of Protected Structures.</p>
<p>Response</p> <p>1. The SEA process is designed to imbed environmental issues into the plan making process. The environmental issues identified through the SEA being factored into the revisioned masterplan. Another round of public consultation is recommended when the draft SEA is published.</p> <p>2. The Draft SEA statement will form part of further public consultation exercises.</p> <p>3. Views to and from the existing important heritage buildings on the lands and within the city will be assessed and guidance will be provided on the heights of buildings within the plan area.</p>		
Ref	Name	Summary
RV 51	Kilkenny Archaeological Society	<p>1. St. Francis's Abbey was one of the largest and most significant urban religious houses in medieval Ireland. Its abbey church is renowned for its corbels, which depict fourteenth-century burgesses of the city in remarkable detail. The extent of the precinct is poorly understood, but was somewhere in the</p>

		<p>order of 1 hectare in area and probably bounded by large stone walls. St. Francis’s Abbey remains one of the few such sites to have been the subject of extensive archaeological excavations. Regrettably, the results of these excavations (1960s and 1970s) have never been published and this has led to uncertainty regarding the nature and extent of archaeological remains beneath modern ground level. Retrieving these excavation archives must be a key priority</p> <ol style="list-style-type: none"> 2. A first step should entail the production of a conservation plan for the site, similar to those that have been successfully carried out for the City Walls, Rothe House and St. Mary’s. An advisory committee should be established to deal specifically, on behalf of the people of the city, with the myriad of conservation/heritage issues that will arise. 3. A centre for technical conservation on the site would be fitting. We also support plans to provide a ‘treasury’ on the site, where objects and collections associated with the city could be stored and curated. As a core principal the new buildings, whatever their purpose, should speak to their surroundings and be in harmony with their historic environment. 4. A large portion of the site should be given over to a linear garden that encompasses and highlights the standing remains of the abbey, the City Wall and a portion of the sub-surface archaeology (perhaps as an ‘archaeological park’) and links with Bateman quay and the linear walk at Green’s bridge. 5. We are also strongly opposed to the link from CAS into the site because it will compound the impact on the city’s historic environment by providing another conduit for traffic to enter the historic core of the city. The abbey quarter should instead be, as much as is practicable, a car-free space.
<p>Response</p> <ol style="list-style-type: none"> 1. An archaeologist has been appointed to prepare an archaeological strategy for the lands. As part of that work, investigation of the previous records referred to is taking place with the assistance of the National Monuments section of the Department of Arts Heritage & the Gealteacht. 2. Kilkenny County Council has commissioned an archaeological strategy report to provide a greater understanding of the above ground monuments and below ground potential of the Master Plan site. Building on this understanding, the significance of the site and individual elements within the area will be better understood and appreciated at a local and national level. As part of this current study an outcome maybe the necessity to undertake a conservation plan or a similar process and the establishment of an advisory committee of key stakeholders as proposed in this submission. By providing a sustainable balance that considers the cultural heritage diversity, historic monuments and creativity as key assets alongside the social and economic development as an approach in the development of this urban historic area can be created. 3. For any third level use on the site conservation could be an element to it. A treasury or museum for the site needs to be examined in the context of other repositories and museum proposals in the wider city context. 4. The provision of a linear park along the river Nore is an objective of the City Development Plan and support for that is welcomed. The extension of that park into the lands and the potential to incorporate the river Breaghagh will be examined as part of the re-visioning of the masterplan. 5. In the initial draft plan a route between the Central Access Scheme and Bateman quay was 		

proposed. As per the Chief Executive's report in November it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation. Any streets or routes will comply with the Design Manual for Urban Roads and Streets (DMURS). As part of the revision to the masterplan the issue of access to and from the area and the extent of pedestrianised areas, carparking and vehicular movement will be assessed.

Ref	Name	Summary
RV 52	Phil Funchion	1. I would like to see an examination into the possibility of attracting one or more U.S. Colleges or Universities to establish a Branch for Irish Studies here in Kilkenny. The large diaspora in the US would be a market for this. This project would fit with housing and other social uses of the site, would add to the relevance of Kilkenny as an educational center and contribute to the tourist industry and creation of jobs.

Response

1. The establishment of a third level facility within the plan area has got broad support through this consultation exercise. In addition, the expansion of third level/fourth level education in the city is central to the economic strategy set out in the City Development Plan.

Ref	Name	Summary
RV 53	Gabrielle Baldwin Wall	<ol style="list-style-type: none"> 1. Object to the retention, expansion and refurbishment of the Mayfair building, as it will block the entrance to the site from Parliament Street and will obscure the view to St Francis Abbey which is a National monument. 2. Object to the retention of the Brewhouse as it has no Architectural value, and its retention greatly reduces the opportunity for proper sustainable development on the site. 3. Object to a HGV road or road of any sort running through the site to Bateman key, this road will obstruct the linear park and could seriously compromise St Francis Abbey which it will run very close to. 4. Kilkenny County Council needs to look to the future and not to short term or medium term gain.

Response

1-2. The view from Parliament Street of the Abbey is partially obscured by the Brewhouse building and the Mayfair, depending on the location along Irishtown. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.

3. In the initial draft plan a route between the Central Access Scheme and Bateman quay was proposed. As per the Chief Executive's report in November it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation. Any streets or routes will comply with the Design Manual for Urban Roads and Streets (DMURS). At a minimum there will have to be access to the site for servicing and emergency vehicles. Permeability for pedestrians and cyclists will be a priority. This will necessitate however the building of streets/access routes within the plan area.

4. The preparation of the masterplan is to plan for the long term strategy for the area.

Ref	Name	Summary
RV 54	Elizabeth Delahanty	<ol style="list-style-type: none"> 1. The site is full of archaeology, heritage and culture. Retention of all these important aspects should be given a high priority and treated with the utmost sensitivity at all times. 2. There should be a lot of amenities for all ages. Parks and gardens are a favourite of the people and should be considered over and above the spur road. The river bank and tea houses should be an amenity area first and foremost. 3. Education, R&D should receive serious thought which would hopefully improve employment. 4. There should be minimal retail outlets and car parking areas. 5. This is a wonderful opportunity. Please don't destroy it.
<p>Response</p> <ol style="list-style-type: none"> 1. An archaeologist has been appointed to prepare an archaeological strategy for the lands. 2. The provision of a linear park along the river Nore is an objective of the City Development Plan and support for that is welcomed. The detailed design of the activities in the park will include for passive and active amenity and will be subject to its own public consultation exercise. 3. The establishment of a third level facility within the plan area has got broad support through this consultation exercise. In addition, the expansion of third level/fourth level education in the city is central to the economic strategy set out in the City Development Plan. 4. Retailing is one of the mix of uses that should be considered for the plan area. The scale of any retail use will be determined by the provisions of the revised masterplan. 5. Noted. 		
Ref	Name	Summary
RV 55	Christopher O'Keeffe	<ol style="list-style-type: none"> 1. Kilkenny County Council should fund a project 'Recognising Kilkenny's Social and Industrial History 1943-1973' to provide a social history of people who lived and worked in the Mayfair, the brewery, boot factory, and the lives of people in Irishtown and Dean Street. 2. There should be a model for the site and proposed developments, model should be changed and adapted as the consultation process, archaeological investigation continues. 3. Project splitting is occurring. An opinion from An Bord Pleanála should be sought in this regard. 4. There is a requirement for screening for Appropriate Assessment and Environmental Impact Assessment. 5. A comprehensive and full archaeology assessment of the site, to include drawn and photographic recording, should be undertaken pre and post demolition. This will inform the scope, extent and specifications for consultation and planning. 6. The site from Irishtown to Evans Tower, including the City Walls, the Abbey, and Abbey Well, must be seen in a medieval context and setting. 7. Until a comprehensive and full archaeology assessment of the site is undertaken it is premature to commit to any particular proposal which may be required to change and is totally dependent on the findings of the archaeological assessment. 8. Any variation, not addressing the archaeological and environmental issues associated with the site first, is premature as it is totally dependent on the findings of the archaeological assessment.

		<ol style="list-style-type: none"> 9. There must be public consultation post any archaeological and environmental assessment. 10. The mediaeval setting, including mediaeval structures and archaeological setting, is the most important aspect of Mayfair Area and Abbey Precinct. 11. The proposal for of the retention of the Mayfair, a building with no architectural significance, is in direct contravention of the current City Development Plan. The proposal would block significance views of the mediaeval setting along the Mediaeval Mile including the Town Wall (National Monument), Evans' Tower and Saint Francis' abbey (National Monument). 12. An archaeology and conservation assessment should be carried out before any decision for the retention Brewhouse and maturation buildings. 13. The proposal for a road through the Abbey precinct is in direct contravention of National Policy on Town Defences. The proposal would destroy the mediaeval setting and context including; the Town Wall, Evan's Tower and Saint Francis' Abbey and the setting and context of the Mediaeval Mile. 14. Object strongly to a Central Access Street running straight through St. Francis' Abbey National Monument site. the site from Irishtown to Evans Tower must be seen in a medieval context and setting as part of St Francis' Abbey National Monument site and should not promote traffic onto the site of a National Monument. The construction and long term use of a road running through a National Monument and a National Monument's site, could pose a threat to these National Monuments, the site of these National Monuments, and the archaeology, context, and settings, associated with these National Monuments. A road from CAS to Bateman Quay would encourage and increase through-traffic and is contrary to the policy, guidelines, and objectives of the current City and County Development Plan. A road through St Francis' Abbey National Monument site is not compatible with the variation to 'Provide for a park on the eastern (river) side of St. Francis Abbey linking to the River Nore linear Park', not sensitive and mindful of the proximity to the river, and would be a barrier to the connection of the Breagagh River Linear Walk and the proposed Linear Park. The proposed increase in road traffic could cause pollution and be danger to people, the park, and its environment, and is contrary to policy and best practice and policy. The archaeological costs, environmental costs, and opportunity costs of any proposal on the site should be examined. 15. Most of the public involved in the consultation process were for a car free pedestrian area, of non uniform streets running towards the river, opening up into a garden/park/natural area. Most people were against the proposed scale of building currently in masterplan. 16. Drop off and collect points for tourists should be located at both ends of the medieval mile and alternate drop off and collect locations should encourage movement through the city centre. Parking of the buses should be located outside the city until
--	--	---

		<p>tourists await collection.</p> <ol style="list-style-type: none"> 17. The priority of the council should be to open a linear park along the Breaghagh from Kenny's well road through Irishtown onto Evens Tower and connected to the proposed linear park. 18. Retention of Mayfair will cost the view, the wow factor, for Irishtown. Irishtown should be the main pedestrian entrance to the site from the Medieval Mile. Retention of Mayfair is in direct contravention of the current City and County Development Plan, National Guidelines, and International Standards. 19. This is a development with a construction area adjacent to a Special Area of Conservation and could have an effect on the SAC. 20. This is a development which requires screening for Appropriate Assessment and Environmental Impact Assessment. 21. Provide for a park on the eastern (river) side of St. Francis' Abbey linking to the River Nore linear park to include a link from Kennyswell Road along Breaghagh, removing Mayfair. Create a direct link along Breaghagh from Kennyswell Road, Irishtown, to the River Nore, and remove the Mayfair. 22. Concentrate on redevelopment on Bateman Quay including new International Library and Research Center. 23. Develop a housing strategy for the site. 24. The draft masterplan should be revised having regard to the outcome of the consultation, archaeological recommendations, environmental recommendations and further public consultation.
<p>Response</p> <ol style="list-style-type: none"> 1. The Arts Office of Kilkenny County Council has supported The Brewery Project which is a creative community celebration to mark the history of Smithwick's brewery in light of its closure. Funding from the Kilkenny Heritage Plan may also be available for an industrial heritage project such as the suggested project. 2. It is not recommended to make a model of the site at this stage. 3. The focus of this process is the making of the masterplan for the area. Individual projects will evolve from the masterplan over time. Project splitting is not occurring. 4. The initial draft plan was screened for Appropriate Assessment (AA) and a stage 2 Appropriate Assessment will be undertaken. A Strategic Environmental Assessment is being carried out as part of the plan making process. 5-7. An archaeologist has been appointed to prepare an archaeological strategy for the lands. It is not considered premature as the Archaeological Strategy will inform the re-visioning process. 8. It is recommended that the Proposed Variation to the City & Environs Development Plan be deferred until such time as the masterplan for the site has been finalised. 9. A further round of feedback and public engagement will take place in late April/early May when archaeological assessment is complete and comments from statutory agencies have been received on draft SEA. 10. An archaeologist has been appointed to prepare an archaeological strategy for the lands. Heritage will be to the fore of the revised masterplan. 11-12. The view from Parliament Street of the Abbey is partially obscured by the Brewhouse building and the Mayfair, depending on the location along Irishtown. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy. 13-14. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed. This proposal utilised the existing bridge across the Breaghagh river. As per the Chief 		

Executive's report in November it was recommended that the plan be revised with an un-defined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the archaeological strategy and the outcomes of the public consultation.

15. As part of the revision to the masterplan the issue of access to and from the area and the extent of pedestrianised areas, carparking and vehicular movement will be assessed. The provision of a linear park along the river Nore is an objective of the City Development Plan and support for that is welcomed. It is intended that the urban design element will deal with design principles for new structures on the site. This will be published as part of the masterplan.

16. There is a specific objective in the Kilkenny City & Environs Development Plan (10G p166) 'To facilitate parking provision for tourist buses within the city'. A bus park for tourist busses to address the low numbers of visitors to St Canice's Cathedral was proposed previously as a solution. A bus park by its nature takes up a large amount of land that could be used for other uses and may not be the most beneficial long term use. A bus park in the long term is not recommended for the plan area. Facilitating tourist bus parking needs to be found in the context of transport planning for the City Centre generally and the Medieval Mile in particular.

17. There is a specific objective in the Kilkenny City & Environs Development Plan (adopted June 2014) for the creation of a linear park. The extension of that park into the lands and the potential to incorporate the river Breagagh will be examined as part of the revisioning of the masterplan.

18. The view of the Abbey from Parliament Street is partially obscured by the Brewhouse building and the Mayfair depending on the location along Irishtown. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy. The main entrance to the brewery site when it was fully operational is located at the Irishtown entrance beside the Mayfair.

19. The initial draft plan has been screened for Appropriate Assessment and a full AA has been commissioned.

20. A full Appropriate Assessment has been commissioned and a Strategic Environmental Assessment (SEA) will be undertaken as part of the preparation of the revised masterplan. SEA is the appropriate form of assessment for plan making. Environmental Impact Statement is appropriate for individual projects not plans.

21. As per Nos. 17 and 18 above there is a specific objective in the Kilkenny City & Environs Development Plan (adopted June 2014) for the creation of a linear park. The extension of that park into the lands and the potential to incorporate the river Breagagh will be examined as part of the revisioning of the masterplan. The removal/retention of the Mayfair will be examined in the context of the Strategic Environmental Assessment.

22. The plan area includes Bateman Quay and proposals for Bateman Quay will be included in the revised masterplan.

23. Housing is a use which would be considered acceptable within the plan area. The City & County Development Plans have a housing strategy (Appendix B). The revised masterplan will comply with this. Due to the shortage of housing, opportunities to provide for housing units in the short term will be identified.

24. The draft masterplan will be revised having regard to the outcome of the consultation process carried out to date, the archaeological strategy prepared, the Strategic Environmental Assessment and the further rounds of feedback and public engagement to be carried out.

Ref	Name	Summary
RV 56	Terence Kelly	<ol style="list-style-type: none"> 1. Object to the refurbishment of the Mayfair and Brew House Buildings. The retention of the Mayfair for nostalgic reasons would be a mistake. Demolition of the Mayfair would open up a view of St. Francis Abbey. 2. Object to an urban street connection between the central access

		<p>scheme and Bateman quay because it would run close to the abbey encouraging heavy goods vehicles into an archaeological fragile site, would cause more congestion on Bateman quay and would be a waste of valuable land.</p>
<p>Response</p> <p>1. As stated previously the view of the Abbey from Parliament Street is partially obscured by the Brewhouse building and the Mayfair depending on the location along Irishtown. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy. The main entrance to the brewery site when it was fully operational is located at the Irishtown entrance beside the Mayfair.</p> <p>2. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed. This proposal utilised the existing bridge across the Breagagh river. As per the Chief Executive’s report in November it was recommended that the plan be revised with an un-defined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the Archaeological strategy and the outcomes of the public consultation.</p>		
Ref	Name	Summary
RV 57	Aine Murphy	<ol style="list-style-type: none"> 1. Until a full archaeological assessment is done, everything else is premature. 2. Both the Mayfair and Brewhouse should be demolished to make the area more accessible to potential. 3. A spur road from the Central Access Scheme along the river bank to Bateman Quay will be detrimental to the possibilities of developing the Brewery Site, would take up expensive land as well as possibly damaging St Francis Abbey and would be damaging to the view of the river. 4. Explore ideas before ploughing ahead. 5. It’s a shame to bring more traffic into the city. We should promote more sustainable modes of transport. 6. It is the intention of the Development Plan to actively support the protection, conservation and enhancement of the cultural heritage in Kilkenny to benefit the people of Kilkenny and to target cultural tourism as a major economic driver in the county.
<p>Response</p> <p>1. An archaeologist has been appointed to the project to devise an appropriate archaeological strategy for the area for purpose of making the plan. The making of the master plan is not considered premature pending a full archaeological investigation. The plan making process can continue with the results of the archaeological assessment and the Strategic Environmental Assessment (SEA) being factored into the plan making process.</p> <p>2. The main entrance to the brewery site when it was fully operational is located at the Irishtown entrance beside the Mayfair. The retention of the Mayfair will not block the entrance. The view from Parliament Street of the Abbey is partially obscured by the Brewhouse building and the Mayfair depending on the location along Irishtown. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.</p> <p>3. In the initial draft plan a route between the Central Access Scheme and Bateman quay was proposed. This proposal utilised the existing bridge across the Breagagh river. As per the Chief Executive’s report in November it was recommended that the plan be revised with an undefined</p>		

connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that that connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the Archaeological strategy and the outcomes of the public consultation.

4. The process to date from the holding of the colloquium to the publication of the initial draft masterplan through to the two public consultation workshops has been about formulating ideas and visions for the area.

5. Permeability for pedestrians and cyclists will be a priority. At a minimum there will have to be access to the site for servicing and emergency vehicles.

6. The masterplan will comply with the City & Environs Development Plan. Heritage will be to the fore the masterplan.

Ref	Name	Summary
RV 58	Rosemarie Kelly	<ol style="list-style-type: none"> 1. Object to the refurbishment of the Mayfair and Brew House Buildings. The retention of the Mayfair for nostalgic reasons would be a mistake. Demolition of the Mayfair would open up a view of St. Francis Abbey. 2. Object to an urban street connection between the central access scheme and Bateman quay because it would run close to the abbey encouraging heavy goods vehicles into an archaeological fragile site, would cause more congestion on Bateman quay and would be a waste of valuable land. 3. Why is the maturation building being retained in the short term? It would be easier to demolish it.

Response

1. As stated previously the view of the Abbey from Parliament Street is partially obscured by the Brewhouse building and the Mayfair depending on the location along Irishtown. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy. The main entrance to the brewery site when it was fully operational is located at the Irishtown entrance beside the Mayfair.

2. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed. This proposal utilised the existing bridge across the Breagagh river. As per the Chief Executive’s report in November it was recommended that the plan be revised with an un-defined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that the connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the Archaeological strategy and the outcomes of the public consultation.

3. The intention in retaining the maturation building in the short term was to provide a large space that could accommodate temporary uses such as festival activities, creative work spaces incubation units, etc. This is in the context that the development of the site is long term and that the building could be put to a beneficial use before that part of the site would be redeveloped.

Ref	Name	Summary
RV 59	Canice Hogan	<ol style="list-style-type: none"> 1. A full EIS will have to be carried out. 2. A roadway running through the site through St. Francis Abbey precinct would be detrimental.

Response

1. As part of the re-visioning of the initial masterplan a Strategic Environmental Assessment is being

carried out. SEA is the appropriate form of assessment for plan making. Environmental Impact Statement is appropriate for individual projects not plans.

2. In the initial draft plan a route between the Central Access Scheme and Bateman quay was proposed. This proposal utilised the existing bridge across the Breagagh river. As per the Chief Executive's report in November it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that that connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the Archaeological strategy and the outcomes of the public consultation.

Ref	Name	Summary
RV 60	Padraig O'Ceallaigh	<ol style="list-style-type: none"> 1. This generational opportunity is not to get bogged down in what may appear immediate pressing needs but to think bigger, broader and wider for this city and county. 2. All of Kilkenny's many historical eras have merit, and deserve tasteful appreciation not to live like medieval, Tudor or even pre-Norman people, but to appreciate that with similar European cities of this scale, the historic heart beats loudest when conserved, and vital organs of commerce around it thrive on the periphery. 3. The new 'notion' that the council now posits that 'providing for an urban street connecting the CAS and Bateman Quay' is bonkers. It would undermine the linear park objective, would become a traffic rat run and could undermine the foundations of St. Francis Abbey. 4. Asking the public to envision the site whilst decisions have been made on retaining buildings undermines council credibility. 5. There are concerns that project splitting is going on to avoid an EIS. 6. The Mayfair, Brewhouse and Maturation buildings should be demolished to ascertain what treasures lie beneath and to give a blank canvas. 7. Concerns about environmental impacts of brewing over the generations. Is the County Council indemnified if there are public health concerns in the future? 8. The masterplan needs to be radically altered and national and international expertise and funding should be sought in developing this jewel by the Nore

Response

1. Noted. It is anticipated that the masterplan will be a flexible document that will be reviewed over time.

2. Noted. Heritage will be to the fore of the revisioned masterplan.

3. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed, which utilised the existing bridge across the Breagagh river. As per the Chief Executive's report in November it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that that connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the Archaeological Strategy and the outcomes of the public consultation.

4. As a result of the public consultation, a review of the decision to retain buildings on site will be carried out in the context of archaeological assessment SEA and AA.

5. A full Strategic Environmental Assessment is being undertaken as part of this plan making process. EIS refers to projects. Project splitting is not occurring.
6. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.
7. Diageo Ireland has made an application to the Environmental Protection Agency (EPA) to surrender their IPPC licence and the Council will not take possession of the site until the surrender has been accepted by the EPA. Section 95 of the EPA Acts enables a licensee to apply to surrender the licence if the activity stops permanently. The surrender application is a process that required the licensee to verify to the EPA '*...that the condition of the relevant installation is not causing or likely to cause environmental pollution and the site of the activity is in a satisfactory state*'. There are two key criteria in this requirement: (i) That the technical unit and any equipment or materials located on the site are not causing or likely to cause pollution. (ii) That the site (including subsoil and groundwater) is in a satisfactory state. If these conditions are verified to the satisfaction of the EPA, an application to surrender a licence can be approved.
8. The revisioning of the masterplan will result in significant changes to the initial draft masterplan published in Nov 2013 based on the environmental & archaeological assessments and the public consultations.

Ref	Name	Summary
RV 61	Ruth O'Neill	<ol style="list-style-type: none"> 1. Surprised to hear there are plans to build a superstore on the site. This would do nothing for an interesting historical town like Kilkenny. 2. There should be an archaeological excavation of the site. 3. A park could be provided at the centre of the city by the river. 4. There's opportunity to build a centre for community use. 5. The CAS is not needed. It will spoil the character of the city and encourage more traffic. A park and ride scheme should be considered.

Response

1. There are no plans before the Council to build a superstore on the lands.
2. An archaeologist has been appointed to prepare an archaeological strategy for the lands. The making of the master plan is not considered premature pending a full archaeological investigation. The plan making process can continue with the results of the archaeological assessment and the Strategic Environmental Assessment (SEA) being factored into the plan making process.
3. The provision of a linear park along the river Nore is an objective of the City Development Plan. The extension of that park into the lands and the potential to incorporate the river Breagagh will be examined as part of the revisioning of the masterplan.
4. The provision for community centre such as that suggested will be examined.
5. The Central Access Scheme is a separate project and is under construction. It is expected to be completed in early 2016. The masterplan is being prepared on the basis that the CAS will proceed.

Ref	Name	Summary
RV 62	Michael Morris	<ol style="list-style-type: none"> 1. Full, comprehensive and proper archaeology is essential for this medieval site. It should be to a full depth as this was a flood plain - at least 3-4 yards. 2. The urban excavation should be open to the public to attract tourists. Examples are Viking site in York, Vindolanda Roman fort, Roman archaeology in central Manchester. 3. There is no heritage consultant in Masterplan which is a serious deficit. 4. Don't remove brewing artefacts. Lough Boora in Co Offaly retained industrial artefacts which enhances the visitors experience.

		<p>5. We need more urban green space / public parkland like Central Park in New York.</p> <p>6. The people do not want ugly high rise glass box buildings as shown by Masterplan computerized images.</p> <p>7. Knock the Mayfair ballroom site and allow tourists to see medieval city wall.</p> <p>9. The whole site should be planned as a unit and not broken up into pieces for planning purposes. This unity is important for environment impact assessments. The premature and rushed development of the Mayfair site is an example of piecemeal planning and development.</p> <p>10. No Central Access Scheme.</p> <p>11. No Tesco-like superstores.</p> <p>12. More imagination is needed.</p>
<p>Response</p> <p>1. An archaeologist has been appointed to the project to devise an appropriate archaeological strategy for the area for the purposes of making the plan. The making of the master plan is not considered premature pending a full archaeological investigation. The plan making process can continue with the results of the archaeological assessment and the Strategic Environmental Assessment (SEA) being factored into the plan making process.</p> <p>2. See response to Submission RV 15.</p> <p>3. An archaeologist has been appointed to the project. It is also recommended that the Conservation Officer of Kilkenny County Council be included.</p> <p>4. All items of plant within the buildings and the site of the Smithwick’s Brewery are the property of Diageo Ireland and are not included in the sale of the site to Kilkenny County Council. These items are the property of Diageo Ireland and will be removed off site for reuse elsewhere. Kilkenny Co. Co. recognises that the retention of some items of the plant is important in order to reflect the history of the site in any future development and it is hoped that agreement can be reached with Diageo Ireland to retain some items on the site. However, as these items have a reuse value, it should be noted that any items to be retained will most likely need to be purchased by Kilkenny Co. Co. and thus, any agreement will be subject to the necessary funding being available.</p> <p>5. There is a specific objective in the Kilkenny City & Environs Development Plan (adopted June 2014) for the creation of a linear park. The extension of that park into the lands and the potential to incorporate the river Bregagh will be examined as part of the re-visioning of the masterplan.</p> <p>6. It is intended that the urban design element will deal with design principles for structures on the site. This will be published as part of the masterplan.</p> <p>7. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.</p> <p>9. The masterplan will cover the entire plan area which includes the Mayfair building. The case for the retention of the Mayfair will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.</p> <p>10. The Central Access Scheme is a separate project and is under construction. It is expected to be completed in early 2016. The masterplan is being prepared on the basis that the CAs will proceed.</p> <p>11. The scale of retail development that should be allowed on the lands should be determined by the size of the building plots, other planning considerations and in the context of the retail policy for the wider city. How to maintain the vitality and vibrancy of the existing retail core area (High Street, St. Kieran St. & Rose Inn St.) and at the same time service the needs of the masterplan area and the wider city and county requirements is a significant challenge. The decision in respect of retail on the site may have implications for other areas of the city.</p> <p>12. The process to date since its inception in 2012, including the recent public consultation exercises has generated a very imaginative response from all those that have participated.</p>		

Ref	Name	Summary
RV 63	Jeanne Marie Murphy	<ol style="list-style-type: none"> 1. Great caution should be taken with these proposed changes. The allure of Kilkenny is its pristine medieval heritage not its glass-top municipal edifices, modern bridges, malls or mega pharmaceutical/shopping facilities. These "innovations" will put a spike in the heart of those of us who revere this city not just as tourists but more importantly as those with an ancestral heritage in Ireland that, until now, always make us want to come back. We respect the rich historic/architectural and artistic aspects of Kilkenny which all of us hope will be preserved.
Response		
1. Protection of heritage is a significant part of the Kilkenny City & Environs Development Plan and this will be continued through to the masterplan.		
Ref	Name	Summary
RV 64	Katharine Larkin	<ol style="list-style-type: none"> 1. It is not clear how the findings of the workshops are intended to be used and whether the Council is open to radical review of the draft masterplan. 2. The masterplan area should be extended to ensure overall planning of this area is rational and cohesive. It is suggested that the entire area between Irishtown/High Street, Kieran Street and the River, between Green's Bridge and Johns Bridge be included within the masterplan area. 3. There should be a detailed assessment and survey of all relevant positive and negative attributes of the site. The draft masterplan and all projects should be parked until all survey work is complete and re-evaluated. The following surveys are suggested: (i) physical survey of site with 1m contours showing all existing structures, (ii) archaeological assessment. (iii) Environmental / Natura 2000 constraints, (iv) Investigation of industrial contamination, (v) Flood risk assessment, (vi) location and dimension of all existing structures/mature trees etc. (vii) Road access options from existing and proposed roads, (viii) the masterplan is premature due to lack of clear design proposals for the CAS, (ix) The masterplan should show the impacts of the CAS bridge and include mitigations measures, (x) the design location and access to multi-storey car parks should be part of the project, (xi) A contour base map is needed to assess impacts of structures as the site is not flat. 4. The frameworks should be based on sound planning principles with consistency between the written policies and the schematic diagrams that form the masterplan. The framework text provides mainly positive written advice, however the images need amendment to conform to this text. The burgage plot division is irrelevant to a new urban layout. A more varied, distinctive approach is needed. 5. Premature development should be avoided as this narrows options and prevents optimal planning. The Mayfair and Linear Park should be set aside pending completion of archaeological and environmental surveys and further consultation.

		6. Project splitting should be avoided. Environmental and archaeological assessment should be carried out prior to any aspects of the Framework being fixed.
<p>Response</p> <p>1. This report contains recommendations dealing with concerns raised at the public consultation meeting in January. The concerns relate both to process and the masterplan. The results of these recommendations which will require further detailed survey and analysis will be incorporated into a revised masterplan. The full extent of that revision will be dependant the outcomes of the necessary survey(s) and analysis.</p> <p>2 The masterplan area will be extended to New Street, Vicar Street, Parliament Street and Kieran Street.</p> <p>3. (i) A physical survey of the site has been carried (ii) An archaeologist has been appointed to the project to devise an appropriate archaeological strategy, (iii) An appropriate assessment and Strategic Environmental Assessment (SEA) will be carried out for the masterplan, (iv) As part of the EPA license surrender (v) Flood risk will be addressed as part of the SEA, (vi) All existing structures were captured as part of the physical survey in (i), (vii) Road access options will be examined, (viii) The CAS is a separate project and detailed design has been carried out for its construction. (ix) The impacts of the CAS on the site can be shown in the revised masterplan with detail on how to mitigate any impacts if necessary, (x) Accessibility to the lands and movement within the area including carparking will be dealt with as part of the masterplan, (xi) A contour based survey has been carried out.</p> <p>4. The masterplan and any urban design framework will have to conform to the policies and objectives set out in the Kilkenny City & Environs Development Plan, Government guidelines and best practice. The re-visioning process will result in changes being made to the draft masterplan.</p> <p>5. The linear park by the river Nore is an objective of the Kilkenny City & Environs Development Plan and it is a proposal that has achieved broad support through the process to date. Detailed design on the linear park will be influenced by the outcome of the surveys and the content of the masterplan document. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy. There will be further opportunities for feedback and public engagement.</p> <p>6. Strategic Environmental Assessment and archaeological assessment are being carried out as part of the revision to the initial masterplan.</p>		
Ref	Name	Summary
RV 65	Jean McCreath	<ol style="list-style-type: none"> 1. The CAS should be abandoned. 2. A park and ride scheme is needed. 3. Use the brewery site for public parks, like the royal parks of London. 4. Detailed archaeological excavation of the site is needed, greater than 1m depth. 5. No tower blocks or high rise glass buildings as they are out of character with the area. 6. Regular consultation meetings with the public are needed. 7. There is no need to retain the Mayfair. It is unattractive for tourists.
<p>Response</p> <p>1. The Central Access Scheme is a separate project and is under construction. The masterplan is being prepared on the basis that the CAs will proceed.</p> <p>2. Park and Ride facilities are beyond the remit of this masterplan, as it is a city wide issue.</p> <p>3. The provision of a linear park is an objective of the City Development Plan. The extension of that</p>		

park into the lands and the potential to incorporate the river Breaghagh will be examined as part of the revisioning of the masterplan.

4. An archaeologist has been appointed to the project to devise an appropriate archaeological strategy. Recommendations on excavation will be included in the strategy.

5. It is recommended that a set of design principles be included in the revised masterplan for new structures within the plan area with particular emphasis on the context of Kilkenny City centre and compliance with Government Guidelines [Architectural Heritage Protection Guidelines](#) and [Government Policy on Architecture](#) in particular. Matters to be considered include architecture, building heights, roofscapes, materials, etc.

6. There will be further opportunities for feedback and public engagement and the www.ourplan.kilkenny.ie website is regularly updated. People are encouraged to register with the website and in this way they will automatically receive notification of updates on the site.

7. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.

Ref	Name	Summary
RV 66	Tom Campbell	<ol style="list-style-type: none"> 1. There should be multi-media Arts centre at the Brewery site, which would have a visual arts exhibition space, theatre space, studio and arts & crafts workshop space. 2. The use of Kilkenny limestone at its highly polished best would be a very attractive addition in sculpture or in buildings. 3. Landscaping that supports bio-diversity is the way forward, with trees planting that will grow into mature trees. 4. Access to the river should be a feature. 5. The Value of culture, history and environment should be key to this Development. It would be better if small scale local business was supported over the blandness of multi-nationals.

Response

1. Such a use on the site would be creative and innovative. The provision of a centre could form part of any creative education /research/ third level activity. Procurement and delivery of such a centre will be a major issue for the Council.

2. It is intended that the urban design element will deal with design principles for structures on the site. This will be published as part of the masterplan.

3. This issue will be addressed as part of the masterplan.

4. Maximising the benefits of the river, subject to environmental constraints, will be part of the Plan.

5. Heritage and environmental issues will be important in the formulation of the revised masterplan. The plan will have cognisance of the current economic development strategy for the City and County which is set out in the Development Plan. It seeks to promote job creation in the following sectors within Kilkenny: Third/fourth level education, Agri-food, services development, tourism, arts, leisure and life sciences.

Ref	Name	Summary
RV 67	Anna Kelly	<ol style="list-style-type: none"> 1. There should be no HGV/Urban streetway though the site as it will cause traffic congestion, it takes up huge space on such a valuable site and is contrary to the view of the Councillors and smarter travel. Car parking should be removed from behind Dunnes Stores. The vast majority of people at the consultation highly recommended pedestrianisation in this area. 2. St. Francis Abbey will be undermined by the proximity of this roadway, traffic, buses and HGV. This entire plan is premature and

		<p>determines the use of the site before any surveys have taken place.</p> <ol style="list-style-type: none"> 3. The Mayfair and Brewhouse should be demolished. The vista of the old town wall and abbey is a valuable asset to tourism. Why is the Maturation building being temporarily retained. 4. Set down and collection points at Dean St. and Castle Road are compatible with best European practice as in Heidelberg and other heritage towns. 5. This overall plan is a total insult to the citizens of Kilkenny (Former Medieval City), who spent their invaluable time attending consultation meetings. The plan has been formed before the findings of the consultation were even published. 6. Scrap the CAS and finish the Ring Road
<p>Response</p> <p>1-2. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed. This proposal utilised the existing bridge across the Breagagh River. As per the Chief Executive's report in November it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that that connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the Archaeological strategy and the outcomes of the public consultation.</p> <p>3. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy. The intention in retaining the maturation building in the short term was to provide a large space that could accommodate temporary uses such as festival activities, creative work spaces, incubation units. This is in the context that the development of the site is long term and that the building could be put to a beneficial use before that part of the site would be redeveloped.</p> <p>4 Noted. While public transport is a city-wide issue that cannot be addressed solely by this masterplan process, it must be considered when designing access into and around the plan area. The provision of public transport facilities, such as bus stops and rest areas, will be considered further in the next part of the revisioning exercise.</p> <p>5. The decision to purchase the brewery lands was made in 2012. Since that time there have been a number of public consultations which resulted in the publication of the initial draft in Nov 2013. As a result of the public display of the initial draft a recommendation was made to revision/redraft the masterplan. Two well attended public workshops were held in mid and late January 2015. This report and recommendations is a result of that process.</p> <p>6. It is not within the remit of the masterplan process to revisit decisions already made about the Central Access Scheme.</p>		
Ref	Name	Summary
RV 68	Marie Kelly	<ol style="list-style-type: none"> 1. There should be no spur road from the CAS to Bateman Quay as it will cause congestion in Rose Inn Street. 2. The current plan is premature pending a full survey and archaeological investigation of brewery site. 3. Demolish all buildings. There's no value in Mayfair and Brewhouse. Especially in context of the Edwardian houses in vicar street, whose value far overshadows anything on the brewery site. 4. There should be collection points in Dean Street and Castle Road and keep all traffic out of the brewery site. 5. There should be a full investigation as to why the CAS and brewery site is constantly being pushed the opposite way than the views of the people

		of kilkenny. Money is being wasted.
<p>Response</p> <p>1. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed, which utilised the existing bridge across the Breagagh river. As per the Chief Executive's report in November it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that that connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the Archaeological strategy and the outcomes of the public consultation.</p> <p>2. An Archaeological Strategy for the site is being prepared. The plan making process can continue with the results of the archaeological assessment and the SEA being factored into the plan. It is not necessary to have archaeological site investigations completed before making the masterplan.</p> <p>3. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.</p> <p>4. While public transport is a city-wide issue that cannot be addressed solely by this masterplan process, it must be considered when designing access into and around the plan area. The provision of public transport facilities, such as bus stops and rest areas, will be considered further in the next part of the revisioning exercise.</p> <p>5. The Central Access Scheme is a separate project and has gone through all statutory processes and evaluation. It is under construction. It is expected to be completed in early 2016. The masterplan is being prepared on the basis that the CAS will proceed.</p> <p>The decision to purchase the brewery lands was made in 2012. Since that time there have been a number of public consultations which resulted in the publication of the initial draft in Nov 2013. Further revisions will now be made as a result of this latest round of public consultation.</p>		
Ref	Name	Summary
RV 69	James M Kelly	<ol style="list-style-type: none"> 1. I'm shocked that your proposal to build a spur road from the proposed CAS into the heart of the brewery site and the natural consequences of this development. 2. The Mayfair is nothing more than a glorified shed built on the cheap. It's more expensive to renovate than to build. 3. Why is the maturation building being retained temporarily- Is this site toxic? 4. First and foremost, a full and meaningful archaeological inspection must be carried out, including under existing building.
<p>Response</p> <p>1. In the initial draft plan a route between the Central Access Scheme and Bateman Quay was proposed, which utilised the existing bridge across the Breagagh river. As per the Chief Executive's report in November it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that that connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the Archaeological strategy and the outcomes of the public consultation.</p> <p>2. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy.</p> <p>3. The intention in retaining the maturation building in the short term was to provide a large space that could accommodate temporary uses such as festival activities, creative work spaces, incubation units etc. This is in the context that the development of the site is long term and that the building could be put to a beneficial use before that part of the site would be redeveloped.</p> <p>4. An Archaeological Strategy for the site is being prepared. The plan making process can continue</p>		

with the results of the archaeological assessment and the SEA being factored into the plan. It is not necessary to have archaeological site investigations completed before making the masterplan.

Ref	Name	Summary
RV 70	Anne Cody	1. The Vicar Street houses should be retained and included in the revised masterplan.
<p>Response</p> <p>1. The Vicar Street houses are part of the Central Access scheme. It is a separate project and is under construction. It is expected to be completed in early 2016. The masterplan is being prepared on the basis that the CAS will proceed.</p>		
Ref	Name	Summary
RV 71	Neill Kelly	<ol style="list-style-type: none"> 1. The Mayfair and the Brewhouse should be demolished. 2. A full archaeological assessment by an independent team should be carried out before any new structures, buildings and roads are considered. 3. The council's use of car parks that raise revenue to the detrimental sustainable development of the site and the city. 4. The spur road will bring more heavy goods vehicles into the city which limits the use of the site before a proper plan is in place. 5. The consultation process has to be more than a window dressing. Listen to people with vision.
<p>Response</p> <p>1. The case for the retention of the Mayfair, Brewhouse and Maturation buildings will be further addressed in the context of the Strategic Environmental Assessment and archaeological strategy. There will be further opportunities for feedback and public engagement.</p> <p>2. An archaeologist has been appointed to the project to devise an appropriate Archaeological Strategy.</p> <p>3. Car parks are necessary for people who use cars as a means of transport and are necessary as part of a transport policy in any city.</p> <p>4. In the initial draft plan a route between the Central Access Scheme and Bateman quay was proposed, which utilised the existing bridge across the Breagh river. As per the Chief Executive's report in November it was recommended that the plan be revised with an undefined connection between point A on the CAS and point B at Bateman Quay. As part of the revision exercise the form that that connection takes (whether pedestrian or a combination of pedestrian and vehicular) will be examined in the context of the SEA, the results of the Archaeological strategy and the outcomes of the public consultation.</p> <p>5. As a result of the public display of the initial draft masterplan a recommendation was made to revision/redraft the masterplan. Two well attended public workshops were held in mid and late January 2015. This report and recommendations is a result of that process. It is recommended that a further round of feedback and public engagement will take place again in April/May this year to continue public engagement in this process.</p>		

5. Recommendations

5.1 Summary of Overall Recommendations

The re-visioning exercise took place as a result of the recommendations of the Chief Executive's report of November 2014. The exercise is intended to allow further opinions and views of the public to be recorded so that the opinions and views of the public could be used in the plan making process. The following list is a summary of the recommendations which it is considered appropriate to detail following the process to date.

It should be noted that some of these recommendations have come from the Chief Executive's report of November 2014 and have already commenced (such as preparation of Archaeological Strategy) and that recommendations 1 to 7 are repeated from Section 2.3 of this report:

1. Complete the archaeological assessment and devise an Archaeological Strategy for the plan area in conjunction with all stakeholders
2. Complete a Strategic Environmental Assessment (SEA) for the masterplan.
3. Complete a full Appropriate Assessment (AA) for the masterplan.
4. Initiate further feedback and public engagement when the Archaeological Strategy and the Draft Strategic Environmental Assessment are published.
5. The Proposed Variation to the City & Environs Development Plan will not commence until the masterplan for the area has been finalised and approved by the elected members of Kilkenny County Council.
6. No new developments within the masterplan area will be commenced until such time as the masterplan process has been finalised except in the case where there is demand for space in the Brewhouse or Mayfair.
7. Review the retention of the Mayfair, Brewhouse and Maturation buildings in the context of the Archaeological Strategy and the Strategic Environmental Assessment.
8. That the form that the proposed urban street connecting the Central Access Scheme to Bateman Quay referred to as 'future route A to B'⁴ takes (whether pedestrian or a combination of pedestrian and vehicular) be reviewed in the context of the SEA and the Archaeological Strategy.
9. Include in the revised masterplan a set of design principles for new structures within the plan area with particular emphasis on the context of Kilkenny City centre and compliance with Government Guidelines [Architectural Heritage Protection Guidelines](#) and [Government](#)

⁴ Referred to in the Chief Executive's Report, November 2014

[Policy on Architecture](#) in particular. Matters to be considered include architecture, building heights, roofscapes, materials, etc.

10. A third/fourth level education facility will be planned for within the masterplan area.
11. Maximise the benefits of the rivers Nore and Breagagh in terms of access and recreational activities, subject to the findings from the SEA and AA processes.
12. Maintain the objective in the Kilkenny City & Environs Development Plan to provide for a linear park along the River Nore. The extension of that park into the lands and the potential to incorporate the river Breagagh will be examined as part of the revisioning of the masterplan.
13. That the revised master plan encourages sustainable transport with safe and direct routes for pedestrians and cyclists.
14. Make provision for a mix of sustainable housing types and tenures within the plan area.
15. Ensure that all new buildings will provide access for all and be compliant with Part M of the Building Regulations (Access for People with Disabilities). All lanes, streets and/or pathways shall be designed in accordance with Design Manual for Urban Roads and Streets (DMURS) and current safety standards.
16. That the masterplan provide for the servicing of the area by public transport (including taxis) but a bus park in the long term is not recommended for the plan area.
17. That vehicular access be made to and from the area providing for servicing and emergency vehicles at a minimum and limited car parking.
18. Include well designed, accessible, safe external civic spaces for all ages in the masterplan.
19. Include an Energy Strategy in the masterplan and investigate further a proposal for hydro power generation.
20. Investigate funding for supporting a social and industrial history project that would record local experience and memory of the Mayfair and Brewery site.
21. That the potential to open up and incorporate views to and from the plan area to existing civic buildings and to and from St. Francis Abbey will be examined.
22. That retailing is one of the mix of uses that is considered for the plan area. The scale of any retail use to be determined by the provisions of the revisioned masterplan.

5.2 Commentary

It is important to recognise the process that has taken place to date since the announcement to purchase the lands in April 2012.

In June 2012 a town hall style meeting was held by the Mayor. Approximately 100 people attended an open session and discussion on the future of the site.

From December 2012 to February 2013, a range of architects, planners, and other property experts were invited to participate in a colloquium. An Urban Design Review Report was published as a result.

In May 2013 a special joint meeting of Kilkenny Borough Council and Kilkenny County Council was held to outline the results of that Urban Design Review.

Following the colloquium and urban design review, tenders for consultants to prepare a masterplan for the lands were issued. In July 2013 Reddy Architecture and Urbanism were appointed to assist in the preparation of a masterplan for the lands.

A joint meeting of the County Council and the Borough Council was held in July 2013 at which the decision to retain and refurbish the Mayfair Brewhouse and the Maturation buildings was made to support early interest in business start-ups.

A draft masterplan document was published in November 2013 and submissions were received by the Council up to 13th December. A public meeting was held in the town hall on the 5th November presenting the draft masterplan.

Thirty eight (38) submissions were received to the initial draft Masterplan from members of the public and statutory authorities.

Following these consultation events, a Chief Executive's report was brought to the County Council in November 2014.

As a direct result of the Chief Executive's report, the Council embarked on reviewing the draft Masterplan. This included the holding of the workshops and the carrying out of further work and assessment in relation to archaeology and impacts on the environment, in particular the River Nore.

Many of the suggestions and comments that were raised through the process to date have again re-emerged in this round of consultation such as third/fourth level facility, environmental impact, linear park, archaeological strategy, a mix of uses, water based river activity, the importance of St. Francis Abbey. It highlights that there are a lot of common ideas and aspirations for the area from all stakeholders.

This report attempts to record the views and contributions of the community as expressed in the workshops and submissions. It will serve as a reminder of the issues, views, concerns, and aspirations expressed through this stage of the process. As with any project it will not be possible to meet the aims and hopes of every individual and group.

5.3 Next Steps

Following the publication of the Archaeological Strategy and the Draft Strategic Environmental Assessment, the Council will engage in another round of feedback and public engagement workshops in April/May of this year.

The results of the public feedback will, in addition to the archaeological strategy, SEA and AA, inform the revisions to the masterplan.

The revised masterplan will be put on public display during the early summer and will be referred to the statutory authorities for their observations. Members of the public may make a submission at this stage also.

A report, outlining the results of the public display consultation, will be brought to the Elected Representatives of Kilkenny County Council for their consideration. The Elected Representatives will adopt the masterplan.

A variation to the Kilkenny City & Environs Development Plan 2014-2020 will be made to ensure the provisions of the masterplan are incorporated into the statutory plan for the city.