

# Peter Thomson Planning Solutions

VC 37

Director of Service,  
Kilkenny County Council,  
Planning Department,  
County Hall,  
John Street,  
Kilkenny.



30 September 2016

Dear Sir/ Madam,

## **Submission in respect of proposed Variation No.1 (a) of the Kilkenny County Development Plan 2014 to 2020.**

### **Introduction**

I act on behalf of Bob Jull, 9 The Fox Covert, Mount Juliet, Thomastown who bought a site in Mount Juliet Estate in 2000 to build a permanent dwelling for his own use.

When he finished developing his site the Kilkenny County Council County Development Plan 2002 to 2008 had just come into force. This Plan provided the safeguards that Bob Jull, and others purchasing sites within the estate, sought to guarantee them a very high standard of residential amenity which would be safeguarded and protected into the future.

### **Kilkenny County Council County Development Plan 2002 to 2008**

Within the Conservation and Preservation Chapter of the Plan (Chapter 9) at Section 9.7, the Council provided its reason for preparing a specific action plan for the Mount Juliet Estate. The Plan text states: "*Mount Juliet is generally recognised as a high quality tourism benefit and a sporting resource of significant local, national and international importance. The importance of the estate, the sensitivity of its environment and the pressures for development that exist are the principle reasons why it is deemed necessary to develop a specific action plan for the estate*".

The Area Action Plan, which was enshrined into the Development Plan and therefore represented Council policy towards the estate, was prepared in consultation with the then owners of the estate, Kileen Investments Limited. It was a very detailed plan with specific objectives towards conservation and future development. A copy of the Area Action Plan is attached to this submission.

In terms of the specific proposals for what has become known as "The Fox Covert", the Area Action Plan provided for 7 pockets of land on which housing would be permitted. Six of these were developed during the lifetime of the Plan, the seventh remaining undeveloped to date. The seventh pocket was ear marked (ref: Objective CC) for "3 houses associated with the estates sporting and recreational activities".

In the centre and to the south west of The Fox Covert housing land was an existing area of dense woodland which was to be protected and maintained (ref: Objective M). Elsewhere and around the six pockets of housing referred to above it was the Plan objective to protect, maintain and reinstate the existing parkland character of the estate. The seventh pocket of housing was detached from the protected dense woodland and existing parkland areas. This pocket was surrounded by open golf course and the flood plain of the River Nore to the East.

During the life time of the 2002 to 2008 County Development Plan most of the housing at The Fox Covert was developed and the woodlands and parkland areas protected, maintained and reinforced.

#### **Kilkenny County Council County Development Plan 2008 to 2014**

Generally the same policies and objectives for the conservation and future development of the estate were carried through to the 2008 Plan, albeit in the context of The Fox Covert, updated to reflect the development that had taken place in the lifetime of the previous Plan.

Figure 8.2 of the Plan was a policy and objective map for the estate. Of particular relevance to The Fox Covert, was Policy J, "to protect the residential amenity of existing dwellings". Also of relevance were Policies G; "to protect, maintain and reinstate the existing parkland character" and Policy I; "to protect and maintain woodlands in accordance with a woodland management strategy".

Site specific Objective 15 again allowed for the 3 undeveloped houses to the east of the existing housing at The Fox Covert adjacent to the flood plain and otherwise surrounded by golf course grounds.

The future development of the estate provided for a further 26 houses elsewhere in the estate; 6 adjoining the Rose Garden Cottages, 10 next to the maintenance building complex, one at the maintenance building and 9 at the Kennels site.

An extract from the 2008 Plan pertaining to the Mount Juliet Estate, including Figure 8.2 is attached.

#### **Kilkenny County Council County Development Plan 2014 to 2020**

In the current Plan there is again a specific Section for Mount Juliet within the Recreation, Tourism and Arts chapter (Chapter 7). This provides Development Management Standards and site specific objectives for specific sites around

the estate. These are broadly similar to previous development plans, updated mainly to reflect the need to upgrade estate facilities.

In terms of Development Management Standards, these include the following:

- To provide for the maintenance and enhancement of tourism, sporting, leisure and related uses, and of existing agricultural and equestrian lands and buildings in an area of sensitive landscape.
- To protect the residential amenity of existing dwellings.

Provision for the development of the 3 undeveloped houses to the east of the existing housing at The Fox Covert remains as does the protection of the surrounding parkland and woodland.

Provision was also made for the development of an additional 6 dwellings over and above those provided for in the 2008 Plan. These are provided for at the maintenance building complex.

An Extract from the Kilkenny County Council County Development Plan 2014 to 2020 plan as it pertains to Mount Juliet is attached.

### **Change in Ownership**

In 2014, around the time the current development plan was adopted, Mount Juliet estate was purchased by the Tetrarch Group.

Following the acquisition of the estate, the owners appointed MCA, project architects, to prepare a blue print masterplan for the estate outlining their development objectives. This document is titled "Mount Juliet - Development Objective Masterplan", a copy of which is attached.

### **Mount Juliet - Development Objective Masterplan prepared for the Tetrarch Group.**

My client was fortunate enough to lay his hands on a copy of the masterplan. However others, including most other residents, were not. There was no consultation with residents in advance of the masterplan being prepared or presented to Kilkenny County Council or Members of Kilkenny County Council.

The masterplan document lists the following development objectives:

1. "New Rose Garden Lodges" No details are provided but it is assumed this cross refers to the long standing objective in the Mount Juliet section of the Development Plan for up to 6 further lodges associated with the estate's tourism, leisure and recreational function; i.e. guest accommodation housing
2. "Residential conversion of the maintenance building plus an additional residential site" The residential conversion of the maintenance building

is a new proposal; the single house is an existing objective in the Mount Juliet section of the current Development Plan.

3. "Three Existing Houses" These are 3 existing undeveloped house sites at the Fox Covert. Their future development has been a long term objective of the Development Plan dating back to 2000.
4. "Proposed additional residential sites". The layout in the masterplan shows 5 new large detached dwellings set in generous sites at The Fox Covert. Four of the 5 sites are currently horse paddocks while the fifth comprises an open area of parkland.
5. "New site for Lower Paddocks Development" No details are provided in the masterplan document but it is assumed these are further residential sites.
6. "Kennels site relocated to maintenance yard" The masterplan document provides a site layout showing 6 new houses in this location. The Mount Juliet section of the current Development Plan currently provides for 9 houses in this location.
7. "Proposed relocation of maintenance facility" The masterplan document provides a site layout showing 2 new houses in this location.

The "Mount Juliet - Development Objective Masterplan" was submitted to Kilkenny County Council and forms the background to the current proposed Variation No. 1(a) Kilkenny County Council County Development Plan 2014 to 2020 in respect of the site specific development standards for Mount Juliet Estate Development

**Proposed Variation No. 1(a) Kilkenny County Council County Development Plan 2014 to 2020 in respect of the site specific development standards for Mount Juliet Estate Development ("proposed Variation")**

For ease of reference and to focus on the issues that are of primary concern to my client, the following is a summary of the Council's response to proposals presented by the owners of the estate in the masterplan.

1. "New Rose Garden Lodges" The proposed Variation retains the long standing objective of the Mount Juliet section of the Development Plan for up to 6 further lodges associated with the estate's tourism, leisure and recreational function; i.e. guest accommodation housing (Objective 8 of the proposed Variation).
2. "Residential conversion of the maintenance building plus an additional residential site" The proposed Variation retains the long standing objective of the Mount Juliet section of the Development Plan for a single new house (Objective 11 of the proposed Variation) but does not provide for the residential conversion requested by the owners).
3. "Three Existing Houses" These are the to the 3 undeveloped house sites at The Fox Covert. Their future development has been a long term objective dating back to 2000 (Objective 10 of the proposed Variation).

4. "Proposed additional residential sites". These are the requested 5 new large detached dwellings set in generous sites at The Fox Covert. None of these sites are provided for in the proposed Variation.
5. "New site for Lower Paddocks Development" The development of this site is not provided for in the proposed Variation.
6. "Kennels site relocated to maintenance yard" The masterplan document provides a site layout showing 6 new houses in this location. The Mount Juliet section of the current Development Plan provides for 9 houses in this location while the proposed Variation allows for 16; an increase of 7 houses (Objective 12 of the proposed Variation).
7. "Proposed relocation of maintenance facility" The masterplan provides a site layout showing 2 new houses in this location. The proposed Variation provides for the relocation of the existing maintenance facility in this location to elsewhere in the estate (unspecified) but does not provide for any new housing in this location (Objective 9 of the proposed variation).

### **Observations/ objections**

The following submissions are made on behalf of my client, Bob Jull, to the proposed masterplan and Variation.

It appears there are no changes to the site specific development standards for the Mount Juliet Estate as they pertain to The Fox Covert and immediate surrounds. Provision remains for the development of the 3 undeveloped houses to the east of the existing housing at The Fox Covert as does the protection of the surrounding parkland and woodland.

In terms of the 3 undeveloped house sites remaining in their current location; this has been a long term objective dating back to 2000 and is unobjectionable.

It is noted that the proposed variation seeks to provide for an additional 13 dwellings over and above those proposed since the current Plan was adopted in April 2014. The rationale for any increase in housing is unclear and therefore a concern.

In terms of the five additional house sites at The Fox Covert proposed by the owners of the estate, this is a particular concern. Shortly after my client purchased his site and built his house at The Fox Covert, Mount Juliet Properties Ltd entered into a binding Agreement undertaking not to build any further housing on adjacent land to the north/ north east of his house. This area was identified on a map which accompanied the Agreement.

The proposal now by the owners of estate to build a further 5 houses at The Fox Covert involves developing two existing paddocks which are the subject of the Agreement.

Since the specific action plan for the Mount Juliet Estate was first prepared in 2002, site specific objectives have been in place to protect, maintain and

reinstating the existing park land character and to provide for the maintenance and enhancement of the existing golf course uses surrounding the permitted house sites around The Fox Covert. It is these protected lands the owners have suggested developing with further low density housing.

The current adopted Kilkenny County Council County Development Plan 2014 to 2020, like the Plans before, incorporate the following specific objectives:

- To provide for the maintenance and enhancement of tourism, sporting, leisure and related uses, and of existing agricultural and equestrian lands and buildings in an area of sensitive landscape.
- To protect the residential amenity of existing dwellings.

The five additional sites which the new estate owners have suggested in the masterplan as suitable for housing are currently in sporting/ leisure use, the majority of the area currently equestrian land. Any housing on these lands would materially contravene the longstanding objectives to protect these lands and the overall landscape character and amenity of the estate.

It would also not be possible to develop any further housing at The Fox Covert without having a severely negative impact on the residential amenity of any existing houses; whether such impacts are visual, through a reduction of habitats, loss of open parkland character, noise and fumes from additional traffic or from traffic hazard.

The Agreement which the owners of the estate entered into undertaking not to develop any further housing on the identified lands in front of my client's house was primarily to reinforce the Development Plan objectives to protect his residential amenity. These objectives were clearly long term objectives and anyone investing in property was given long term protection against future development.

The Kilkenny County Council County Development Plan 2014 to 2020 incorporates the up to date Core Strategy which effectively balances the amount of land to be made available for future housing against projected house demand during the Plan period. The Thomastown Local Area Plan was also updated to reflect the Core Strategy.

The type of housing proposed, including at The Fox Covert, is primarily mainstream housing and not tied housing; i.e. housing for tourist accommodation associated with the hotel or key workers housing. This type of housing is precisely the type of housing which National, Regional and County policy expects to be developed on zoned lands within and adjoining existing settlements.

The Thomastown Local Area Plan 2009 to 2020 was amended in 2012 to specifically allow for serviced house sites such as those sought by the owners of the estate at The Fox Covert. At paragraph 2.7.3 (Serviced Sites) of the LAP

it is noted there is considerable pressure for the development of single homes in the rural areas surrounding Thomastown. It is therefore proposed, in certain circumstances, to allow low density housing on residential zoned lands that might otherwise be encouraged to be developed at higher densities. The type of housing the estate owners are seeking at The Fox Covert is therefore already provided for through the Kilkenny County Council County Development Plan 2014 to 2020 Core Strategy and The Thomastown Local Area Plan 2009 to 2020 was amended (extract attached). Indeed there is presently undeveloped zoned residential land on Station Road very close to the eastern entrance to Mount Juliet Estate that is available and could accommodate the mix of mainstream housing currently proposed by the owners of the estate. Opposite this zoned site on Station Road seven executive type houses, similar in scale to those proposed at The Fox Covert, were recently completed and are occupied thereby demonstrating that the demand does not need to be catered for within the estate.

Further such housing on un zoned lands will undermine the Core Strategy as agreed as recently as 2014 by the Members of Kilkenny County Council and therefore conflict with National, Regional and County housing policies. Furthermore it will undermine the protection that has been afforded to the estate over the years in recognition of its highly sensitive environment and its unique high quality tourism benefit and sporting significance of local, regional and international importance.

Having regard to this background, in the event that the Council does seek to allow for any further housing at The Fox Covert, including on the paddocks referred to and elsewhere, and varies the Plan accordingly my client will be left with no alternative other than to challenge the Variation.

### **Conclusion**

Overall my client welcomes the retention of the conservation and enhancement measures for the estate but has concerns over the increase in the current quota of additional housing in the estate as proposed in the Proposed Variation No. 1 (a) Kilkenny County Council County Development Plan 2014 to 2020 in respect of the site specific development standards for Mount Juliet Estate Development.

The continued policies to provide for the maintenance and enhancement of tourism, sporting, leisure and related uses, and of existing agricultural and equestrian lands and buildings in an area of sensitive landscape AND to protect the residential amenity of existing dwellings are welcomed.

There is no objection to Objective 10 to provide for the 3 undeveloped house sites at the Fox Covert. Their future development has been a long term objective dating back to 2000.

However any proposals by the owners of Mount Juliet estate to provide further housing at The Fox Covert will be strongly opposed by my client and if incorporated into Variation 1, the Variation will be challenged. The owners of

Mount Juliet Estate have an Agreement with my client not to develop any housing on lands in front of his home at The Fox Covert which their masterplan document shows as a location for house sites.

My client bought and developed his house with the long term protection afforded by the Agreement and by the policies and objectives of Kilkenny County Council as expressed in the County Development Plan towards protecting the residential amenity of existing dwellings and the parkland and golf course surrounds from development. The Kilkenny County Council County Development Plan 2014 to 2020, adopted as recently as May 2014, and the Thomastown Local Area Plan 2009 to 2020 identify all of the housing land required for houses in the area, including for low density serviced sites such as being suggested at The Fox Covert. It is considered that any further planned speculative housing land such as proposed would undermine the Core Strategy and the Development Plans.

The Council is urged not to allow any further housing in the estate, in particular prohibiting further housing at The Fox Covert and to retain the Development Plan objectives towards the protection of the existing housing and surrounds of The Fox Covert.

Yours faithfully,

A handwritten signature in cursive script that reads "Peter Thomson".

Peter Thomson, MSc, MIPI



preliminary survey of historic gardens and designed landscapes in 2003-2005. A total of 196 potential historic gardens and designed landscape sites in County Kilkenny were identified. Further work is required to be undertaken to determine the actual heritage significance of each of these sites, and to determine appropriate protection and conservation measures.

#### **POLICY**

- **H41 Co-operate with the (Heritage Section) DEHLG and other interested parties to facilitate the protection, promotion and enhancement of significant historic gardens and designed landscapes in the county and to support public awareness, enjoyment of and access to these sites.**
- **H42 Have regard to the historic gardens and designed landscape sites in County Kilkenny, identified in the National Inventory of Architectural Heritage.**
- **H43 Discourage development that would lead to a loss of, or cause damage to, the character, the principal components of, or the setting of parks, gardens and demesnes of special historic interest.**
- **H44 Preserve, protect and where necessary encourage the use of, heritage/traditional varieties of plants and trees that form part of the local/regional biodiversity resource, and that contribute to local identity.**

#### **8.2.8 Woodstock Gardens**

In the Victorian era Woodstock was regarded as one of the great gardens of Ireland and it has been identified in the National Inventory of Architectural Heritage (NIAH). It suffered from years of neglect, vandalism and indifference but the main framework of the gardens remained intact. The Woodstock garden restoration project is an example in environmental partnership between Kilkenny County Council, Coillte, the Tighe Estate, Great Gardens of Ireland Restoration Programme, Inistioge Heritage Society, FAS and the local community.

In order to secure a long term strategy for Woodstock Gardens and the Demense the Council commissioned the preparation of a Local Area Plan for Woodstock.

#### **POLICY**

- **H45 To continue and complete the Woodstock Gardens Restoration Project.**
- **H46 To complete the Woodstock Local Area Plan.**
- **H47 To have regard to the policies regarding historic gardens and designed landscapes outlined in section 8.2.7 of this plan.**

#### **8.2.9 Mount Juliet Estate**

Mount Juliet Estate and the adjoining Ballylynch estate are situated in the Nore valley to the west of Thomastown. Mount Juliet is generally recognised as a high quality tourism and sporting resource of significant local, national and international importance. It is also a significant built, natural and cultural heritage resource. An action plan was developed for the estate in 2000 to set out the guiding principles and overall future direction for the development of the

estate. The relevant elements of this action plan have been updated to provide guidance for the estate during the period of this development plan.

The Mount Juliet Area Action Plan was drawn up in 2000, before changes in the architectural heritage protection legislation had been put into practice. Any future proposals for development at Mount Juliet and Ballylinch will be assessed against the carrying capacity of the estates and their ability to absorb development without detracting from the landscape character and built and natural heritage context of each estate. Significant development proposals should be made in the context of a long-term vision for the entire estate.

#### 8.2.9.1 Mount Juliet Action Plan Strategy

The strategy was based on the following principles:

- The entire Action Area is a sensitive environment.
- Some degree of future development was anticipated and the objective was to regulate and order development rather than presume against development.
- Development trends at that time (2000), either planned or constructed, were taken as indicators and the basis on which predictions of future growth and development patterns were made.
- Where particular development trends or intentions were identified, areas and site specific proposals were made.
- Existing planning permissions on the estate were incorporated into the plan and where appropriate further measures were proposed to integrate previously approved development.

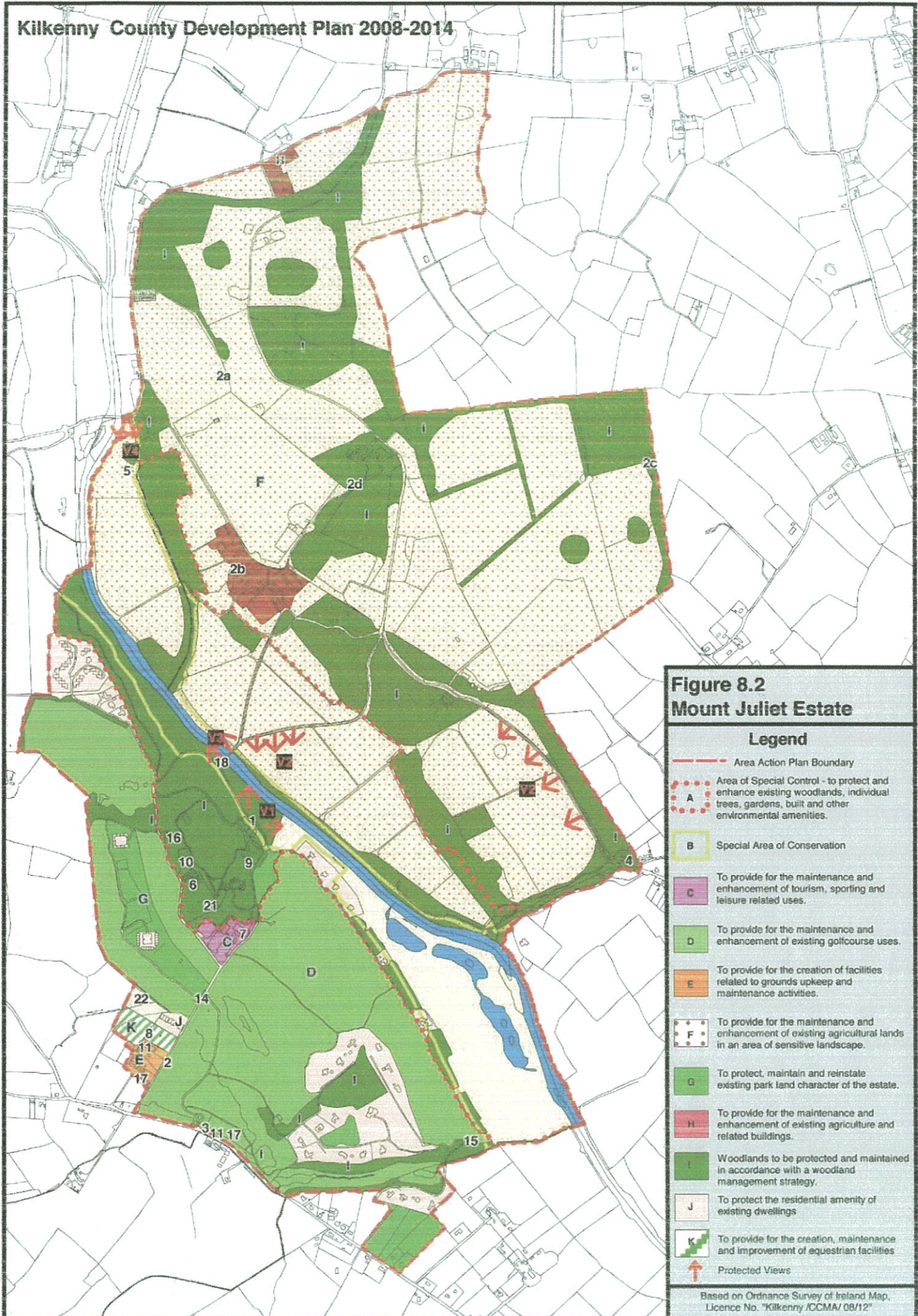
For this development plan period a review of the policies and objectives contained in the 2002 to 2008 Development Plan took place and the following Development Policies and Objectives are proposed (See Figure 8.2).

Table 8.4: Mount Juliet Development Policies

Area	Objectives	Permissible uses/Developments	Uses open for consideration
A	To protect and enhance the Protected Structure, its curtilage and attendant grounds, existing woodlands, individual trees, gardens, built and other environmental amenities.	Sport and leisure facilities such as croquet, tennis putting or bowling lawns.	Temporary tented or other temporary enclosures.
B	River Barrow/River Nore Special Area of Conservation: To protect and enhance existing landscape, ecological and other environmental amenities.  To provide for the protection of water quality and the ecological integrity of the watercourse.		
C	To provide for the maintenance and enhancement of tourism, sporting, leisure and related uses.		
D	To provide for the maintenance and enhancement of existing golf course uses.	Planting and ground works related to golf course uses.	Temporary tented or other temporary enclosures.
E	To provide for the creation of facilities related to grounds upkeep and maintenance activities	Stores, machinery storage/repair & office uses related to maintenance of estate lands.	
F	To provide for the maintenance and enhancement of existing agricultural lands in an area of sensitive landscape.		
G	To protect and maintain and reinstate existing parkland character of the estate.		
H	To provide for the maintenance and enhancement of existing agricultural and related buildings.		
I	Woodlands to be protected and maintained in accordance with the woodland management strategy.		
J	To protect the residential amenity of existing dwellings		
K	To provide for the creation, maintenance and improvement of equestrian facilities		

**Table 8.5: Mount Juliet Site-specific Objectives**

Area	Objective
1	To protect and enhance Mount Juliet House (protected structure), its curtilage and attendant grounds and allow for its extension as appropriate.
2	To protect and enhance existing archaeological features: 2a Ecclesiastical Remains 2b Castle and Mansion 2c Enclosure 2d Enclosure
3	To protect and enhance the existing south western entrance to the estate, gate lodges, boundary walls and road frontage.
4	To protect and enhance the existing Thomastown entrance to the estate, gate lodges, boundary walls and road frontage.
5	To provide for the enhancement of the cricket pavilion facilities.
6	To provide for the development of a health spa/wellness centre at the Walled Gardens as approved in planning permission 04/1153.
7	To provide for the development of an extension at Hunters Yard to cater for health spa requirements, golf reception, members area, restaurant, bar, additional bedroom accommodation, and conference facilities.
8	To provide for the creation of equestrian facilities as approved in planning permission 06/1455.
9	To provide for the development of 6 no. apartments adjoining the existing Rose Garden apartments associated with the estate's sporting and recreational functions
10	Provide for the development of 10 no. two storey houses previously approved in planning permission 06/1134, associated with the estate's sporting and recreational functions.
11	Provide for wet sand and dry sand storage areas to facilitate the on-going maintenance of the golf course uses.
12	Provide for an extension to the existing golf maintenance facility to include changing area and other associated staff uses.
13	Provide for the development of a tennis court, pavilion and croquet lawn.
14	Provide for 2 no. helipads as approved in pp. 07/219.
15	Provide for the development of 3 no. detached houses associated with the estate's sporting and recreational functions.
16	Provide for a house at the maintenance facility building previously approved under planning permission 05/925 associated with the estate's sporting and recreational functions
17	Provide for an administration building for the on-going management of the estate
18	Provide for the abstraction of water from the River Nore for fire fighting purposes in line with the Chief Fire Officer's requirements.
19	Provide for Mount Juliet staff offices at an appropriate location to replace the existing temporary facility
20	Provide for estate maintenance/administration area at an appropriate location to replace existing maintenance facility building
21	Provide for conservation works within the Walled Gardens in accordance with the Architectural Heritage Protection Guidelines (DoE, 2004).
22	Provide for the development of 9 no. houses at the Kennels site similar to those at the Gallops subject to the capacity of the estate to absorb development without detracting from the estate's landscape character and built and natural heritage context.



**Figure 8.2**  
**Mount Juliet Estate**

**Legend**

- Area Action Plan Boundary
- A** Area of Special Control - to protect and enhance existing woodlands, individual trees, gardens, built and other environmental amenities.
- B** Special Area of Conservation
- C** To provide for the maintenance and enhancement of tourism, sporting and leisure related uses.
- D** To provide for the maintenance and enhancement of existing golfcourse uses.
- E** To provide for the creation of facilities related to grounds upkeep and maintenance activities.
- F** To provide for the maintenance and enhancement of existing agricultural lands in an area of sensitive landscape.
- G** To protect, maintain and reinstate existing park land character of the estate.
- H** To provide for the maintenance and enhancement of existing agriculture and related buildings.
- I** Woodlands to be protected and maintained in accordance with a woodland management strategy.
- J** To protect the residential amenity of existing dwellings
- K** To provide for the creation, maintenance and improvement of equestrian facilities
- Protected Views

Based on Ordnance Survey of Ireland Map, Licence No. "Kilkenny /CCMA/ 08/12"

### 7.9.5 Mount Juliet Estate

Mount Juliet Estate and the adjoining Ballylinch Stud are situated in the Nore Valley to the west of Thomastown. Mount Juliet is generally recognised as a high quality tourism and sporting resource of significant local, national and international importance. It is also a significant built, natural and cultural heritage resource. The golf course and stud are recognised on an international scale, with the stud in operation since 1914 and the golf course has played host to international competitions. The estate and stud are a significant source of direct and indirect employment in the county. An action plan was developed for the estate in 2000 to set out the guiding principles and overall future direction for the development of the estate. The objectives of the action plan have been largely delivered over the intervening period. The provisions of the action plan have been incorporated into this plan which now aims to facilitate appropriate development in a manner which respects the sensitive nature of the landscape, heritage and environmental attributes of the estate and seeks to ensure their protection and enhancement, see Figure 7.3.

#### ***Mount Juliet Development Management Standards***

- To protect and enhance the Protected Structure, its curtilage and attendant grounds and woodlands. To protect and enhance existing landscape, ecological, water quality and other environmental amenities and in particular to provide for the protection of the River Nore (designated cSAC and SPA).
- To provide for the maintenance and enhancement of tourism, sporting, leisure and related uses, and of existing agricultural and equestrian lands and buildings in an area of sensitive landscape.
- To protect the residential amenity of existing dwellings.

Permissible uses/ developments:

- Equestrian, sport and leisure facilities.
- Stores, machinery storage/repair & office uses related to maintenance of estate lands.

Uses open for consideration:

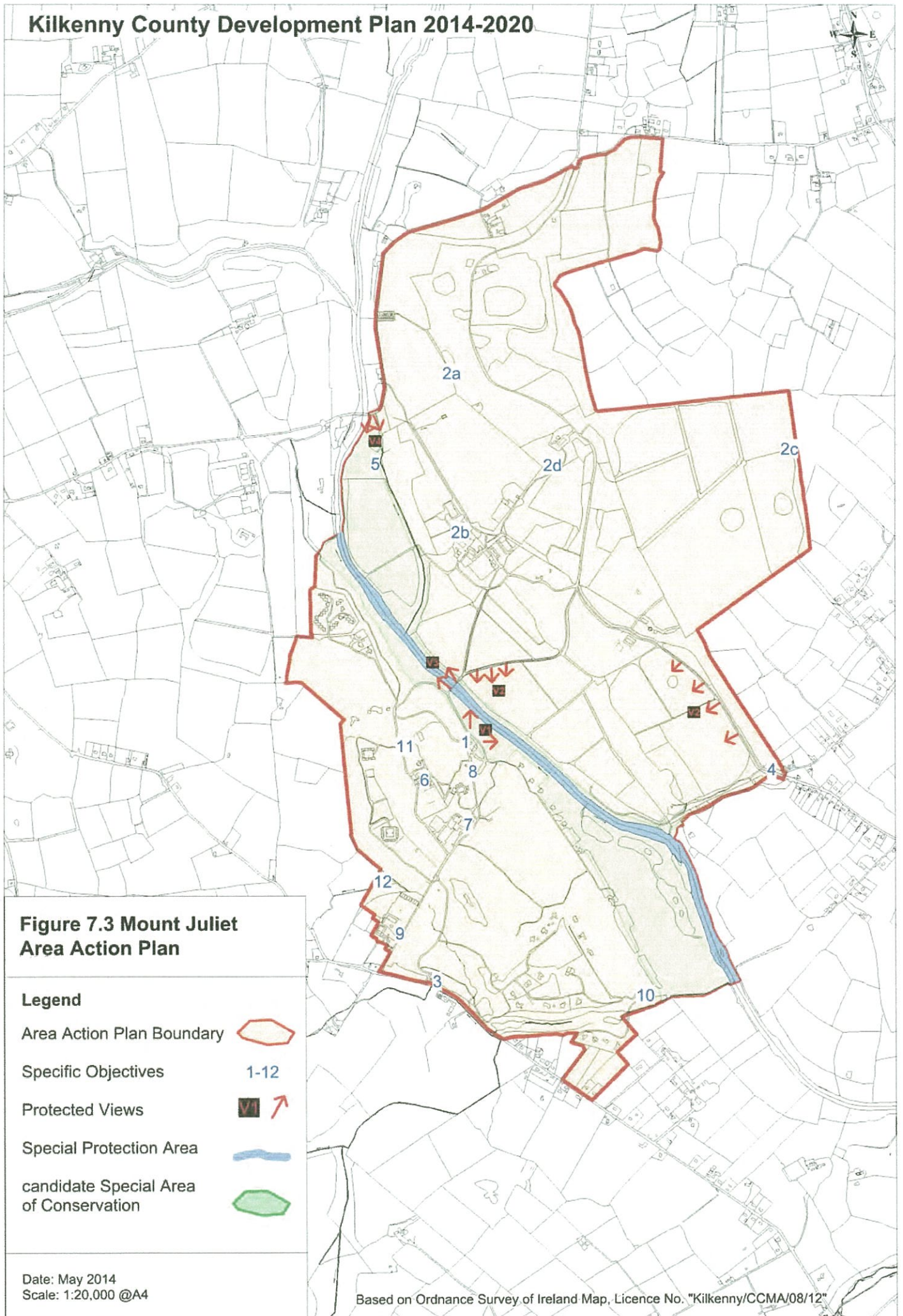
- Temporary tented or other temporary enclosures.

**Table 7.1: Mount Juliet Protected views**

<b>View</b>	<b>Description</b>
V1	From Mount Juliet House to Ballylinch Stud
V2	Approach from Thomastown gate towards Mount Juliet House and the Inch
V3	River valley from White bridge
V4	River valley from Ballylinch bridge

Table 7.2: Mount Juliet Site-specific Development Management Standards	
Map Ref.	Objective
1	To protect and enhance Mount Juliet House (protected structure), its curtilage and attendant grounds and allow for its extension as appropriate.
2	To protect and enhance existing archaeological features: 2a Ecclesiastical Remains 2b Castle and Mansion 2c Enclosure 2d Enclosure
3	To protect and enhance the existing south western entrance to the estate, gate lodges, boundary walls and road frontage.
4	To protect and enhance the existing Thomastown entrance to the estate, gate lodges, boundary walls and road frontage.
5	To provide for the enhancement of the cricket pavilion facilities.
6 & 7	To provide for the enhancement and development of tourism, leisure and recreational facilities and related activities at appropriate locations within the estate, including the Hunters Yard and the Walled Garden, without detracting from the estate's built and natural heritage.
8	To provide for the development of additional lodges adjacent to the existing Rose Garden lodges associated with the estate's tourism, leisure and recreational functions without detracting from the estate's landscape character and built and natural heritage.
9	Provide for an extension to the existing golf maintenance facility to include changing area and other associated staff uses.
10	Provide for the development of 3 no. detached houses associated with the estate's sporting and recreational functions.
11	Provide for a house at the maintenance facility building associated with the estate's sporting and recreational facilities.
	Provide for estate maintenance/administration area at an appropriate location to replace existing maintenance facility building for the on-going management of the estate.
12	Provide for the development of 9 no. houses at the Kennels site similar to those at the Gallops subject to the capacity of the estate to absorb development without detracting from the estate's landscape character and built and natural heritage context.

# Kilkenny County Development Plan 2014-2020



**Figure 7.3 Mount Juliet Area Action Plan**

**Legend**

- Area Action Plan Boundary 
- Specific Objectives 1-12
- Protected Views 
- Special Protection Area 
- candidate Special Area of Conservation 

Date: May 2014  
Scale: 1:20,000 @A4

Based on Ordnance Survey of Ireland Map, Licence No. "Kilkenny/CCMA/08/12"



Development Objective – Masterplan



**MOUNT JULIET**  
ESTATE



3 Existing sites  
(Map ref. 10)

Proposed additional  
residential sites  
(Map ref. 14 & 15)

New Rose Garden Lodges  
on existing sites  
(Map ref. 8)

Residential conversion of  
Maintenance building +1  
new residential site  
(Map ref. 11)

New site for Lower  
Paddocks development  
(Map ref. 13)

Kennels site relocated to  
maintenance yard  
(Map ref. 9a)

Proposed relocated  
maintenance facility  
(Map ref. 9)



**The Thomastown Local Area Plan 2009 to 2020, as  
amended (Core Strategy)**



Kilkenny County Council

Amendment No. 2 to  
Thomastown Local Area Plan  
- Core Strategy

Forward Planning  
Adopted 16<sup>th</sup> April 2012

A range of residential sites is required for development and this plan proposes ~~six areas a total of 12 hectares~~ in order to provide for a variety of housing types to meet the needs of various households. The Council considers that future residential growth will occur generally in lands reserved in the following areas (for individual proposals refer to Section 4.10)

Delete list of areas R1-R6

*A number of sites have been identified for possible residential development, both located in Phase 1 and Phase 2. These are set out in Section 4.10.*

*In addition to the above-zoned land 12 hectares, the Council will...*

Policy 10 – New Housing Developments

(e) Conformity with the ~~draft~~ Guidelines set out by the DoFH G in Sustainable Residential Development in Urban Areas (February 2008-May 2009)

### 2.7.3 Serviced Sites

There is considerable pressure for development of single homes in the rural area surrounding Thomastown. ~~and it is an objective of this plan to provide for~~ *In certain circumstances, proposals for low density schemes would be favourably considered on Phase 1 lands serviced sites at lower densities within the town environs* in order to offer people, who would otherwise seek to develop a house in an unserviced rural area, the option to develop in closer proximity to existing services and community facilities.

Delete Policy 13.

### 2.8.1 Sewerage Network

Delete first paragraph and replace with:

*A new waste water treatment plant (WWTP) began operating in September 2011 serving Thomastown. This WWTP has a Population Equivalent of 7,500 and has spare capacity.*

Delete Action (a)

### 2.8.3 Water Supply

Presently there is ~~limited no~~ spare capacity in the water supply network.... Programme 2007-2009 with an anticipated start in 2009.

Policy 17 (d) ~~Where public supply is not available temporary private supply may be considered for new developments.~~

### 2.8.4 Flood Defence

Delete entire section and replace:

*Flood risk in the Plan area will be managed through compliance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009.*

*The Guidelines outline three key principles that should be adopted by regional authorities, local authorities, developers and their agents when considering flood risk. These are:*

- *Avoid the risk, where possible,*
- *Substitute less vulnerable uses, where avoidance is not possible, and*
- *Mitigate and manage the risk, where avoidance and substitution are not possible*