KILKENNY COUNTY COUNCIL

Comhairle Chontae Chill Chainnigh



Part 8 DISPLAY DOCUMENT

EXPLANATORY BOOKLET

Ferrybank Neighbourhood Park

May 2017

[1.0 Introduction 2](#_Toc482179941)

[2.0 Brief description of the proposed works 2](#_Toc482179942)

[**2.1** **Concept design for the park** 3](#_Toc482179943)

[3.0 Background and reasons for scheme 4](#_Toc482179944)

[4.0 Funding 4](#_Toc482179945)

[5.0 Public consultation 4](#_Toc482179946)

[6.0 Submissions 5](#_Toc482179947)

# Introduction

This document has been prepared in compliance with Section 179 of the Planning and Development Act 2000-2010 and Part 8 of the Planning and Development Regulations 2001-2011.

The background and reason for the scheme in relation to proper planning and sustainable development are set out below and the description of the proposed development works associated with this scheme are set out in Section 2 and 3.

# 2.0 Brief description of the proposed works

The proposal involves the development of an area of formerly derelict ground into a neighbourhood park to serve the recreational needs of the community. The site is 2.177 hectares in size and is the ownership of Kilkenny County Council. The concept design proposed is outline in nature only and will be the subject of on-going public consultation to finalise the detail design. A series of public consultation workshops and events have been underway since January this year, the detail of these workshops and findings is contained in the ‘Park Life Report’ in the Appendix at the end of this document.

The summary of findings arising from the public consultation to date indicate what members of the community wish to see in the park, these can be summarised as follows. Every effort will be made to incorporate these elements into the final design through on going public consultation and subject to funding.

**Table 1. Summary of findings from public consultation under 5 Themed Headings**

|  |  |
| --- | --- |
| **Theme** | **Finding** |
| Threshold | Multi-entrances to create access to the wider community - from different gates Public access for future community events (vehicular access from main entrance to the flexible space multi-purpose space in anticipation of future needs e.g. music equipment)Car Parking, LightingPlanted buffer on the Aylesbury estate edge |
| Move | Running/walking track/trails (pushchair, roller skating, scooters and wheelchair friendly)Outdoor Gym/ Exercise equipment/ Pull up barsClimbing wall, Somersaulting bars (turning, gymnastics)Balancing beams/Jumping stonesSkateboarding/ BMX area  |
| Play | A transitional playscapeCentral climbing frame/geometrical climbing structure/ resting structure Zip lines, Wheelchair accessible swings, Nest swingNature play, rolling hills, tunnels and trees to climbHiding places, undulating ground for shelter, slidesSandpit/ cooperative play area (pulleys and water pump for filling/lifting) |
| Gather | Place of encounter for Ferrybank CommunityAmphitheatre social gathering space/ a stage for impromptu performancesPull up bar area for group exercisePicnic Area, Seating Area, Shelter |
| Ecology | Open Space/grassNature SanctuaryBiodiversity, Native trees and plantingAllotment area, Fruit TreesWillow structures or huts |

## **2.1 Concept design for the park**

In outline, the design for the park will create a range of individual but linked play and recreation zones for all age groups. The more active play areas will be situated to the east of the site being further away from the existing residential area thus limiting the effects of noise on the housing. The more informal and passive areas will include seating and picnic areas, areas for groups to gather or for small community events. Natural elements as well as traditional equipment will be used to create interesting play spaces. The detail of these recreational areas will be finalised according to the needs of the users following further consultation.

In addition to active play it is intended to install an outdoor gym or outdoor exercise area aimed at adults; this coupled with a network of internal paths will provide a space for people to exercise in a social environment. Other features such as outdoor table tennis, a giant swing and a basketball area are shown to complement these facilities but equally other facilities can be considered depending on the needs of the local community.

The site currently shown on the drawing for the proposed M.U.G.A. (multi use games area) has been chosen to keep the area away from the existing housing, due to potential noise issues but also to be in a central position to allow access from all paths. Due to the size and nature of the M.U.G.A. it needs to be on a level site. Disabled access (1:20) to the M.U.G.A. would be achievable via the path from the north east corner connecting to the car park.

Levels onsite are an issue but the final design will aim to allow 1:20 access to every play area, with all the play areas themselves being at a 1:20 slope or less but some of the paths which cut across the slope may be steeper.

Car parking

The car park has been located in the north east corner and makes use of a raised area which would be difficult to incorporate into the park for play uses, the central road to the car park also allows access to the existing pump house. The number or parking spaces shown are indicative and will be calculated from foreseen usage but cycle parking will also be provided on site to encourage cycling particularly as there will be access from a number of surrounding residential areas and in time along proposed cycle paths (Smarter travel strategy).

Boundaries and entrances

Although the existing boundary walls and railings are a very poor quality design the extensive area of wall would be expensive to remove and replace therefore it will be important to treat the wall in a way which will be in keeping with the design of the park. This could mean removing the higher sections of walls and replacing them with railings to allow views into the park from all viewpoints. Strong, clear entrance points will also be designed to give the park a clear identity.

The western boundary with the existing housing at Aylesbury will be planted with a buffer of trees and shrubs.

Planting and Shelter

The site at present has little vegetation remaining as it was formerly a derelict site. The intention will be to create as much shelter as possible through the correct location and planting of belts of tree and shrubs with the emphasis on using trees from local provenance where possible.

Boundary walls will be partially planted with trees, shrubs and climbers, these will be more abundant at the south west of the site where shelter is most needed. More ornamental, perennial planting will also be included at key feature areas and to create more intimate areas around seating and picnic areas. Tree planting will be varied using groups of different species in different sections of the park with a formal line of trees along the main entrance path to visually reinstate the former historic boulevard from the church at the Brothers of Charity and link back in to the one remaining mature tree on site which probably formed part of this avenue.

As the soil on site is very poor with a huge amount of rubble and built matter still present from the former construction site, it is proposed to develop areas of wildflower meadow grassland which do not require much topsoil and will provide an attractive, colourful and bio-diverse finish. Areas of grassed lawn have also been shown which provide a nice contrast to the wildflower areas.

Surface water treatment

A swale feature has been shown to be included in the park which will start at the higher end of the site near the car park. This will mostly be dry so only present as a planted ditch but in times of heavy rainfall will carry any run off from the car park. Depending on if the swale is lined, the water will either filter into the ground along the route or can be retained in a pond as shown. The route of the swale will be planted with ornamental grasses, reeds, iris and plants chosen for the conditions. The surface water from the site will then be slowly released to an existing network of surface water drainage in the area which has sufficient capacity .

# 3.0 Background and reasons for scheme

Kilkenny County Council as the project promoter proposes to undertake the development of a neighbourhood park to serve the people of Ferrybank and south Kilkenny.

The primary reasons for undertaking the project include;

* Improved recreational facilities which provide an attractive environment and public space with ease of access from all surrounding residential areas.
* On completion it will promote a sense of place, a new focal point within the local community, and a place to gather and play in a social setting.
* Improve the connectivity between surrounding residential areas and in due course link in to the wider open space network identified in the current Ferrybank Local Area Plan.
* The substantially improved visual amenity offered by the scheme will make the area a more attractive place to visit and live, which will in turn support the local business and commercial enterprises and will also promote tourism in the area.

#  Funding

Funding will be from a recent grant allocation through LIHAF (Local Infrastructure Housing Activation Fund) together with matching funding from both Kilkenny and Waterford County Council. The estimated cost of the project is €650,000.

# 5.0 Public consultation

Plans and particulars of the proposed development will be available for inspection from Friday **the 12th of May, 2017 to Friday the 23rd of June 2017 inclusive**, at the following offices:

**Kilkenny County Council,** From 9am to 1pm & 2pm to 5pm

County Buildings, Monday to Friday (Except Public Holidays)

John Street, Kilkenny City

**Ferrybank Library,** Tuesday, Thursday and Fridays

Ferrybank Shopping Centre, From 10am to 1.30pm, 2.30pm to 5pm

Ferrybank, Wed 10am to 1.30pm, 2.30pm to 7pm

Co.Kilkenny Saturday 9.30am to 1.30pm

**Kilkenny County Council,** From 9am to 1pm & 2pm to 5pm

Ferrybank Area Office, Monday to Friday (Except Public Holidays)

Ferrybank,

Co. Kilkenny

Details of the proposed development can be viewed at <https://consult.kilkenny.ie/> and [www.kilkennycoco.ie](http://www.kilkennycoco.ie/)

# 6.0 Submissions

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be carried out, may be made online at <https://consult.kilkenny.ie/>, in writing to the undersigned or sent to the following e-mail address Ferrybankpark@kilkennycoco.ie .

The latest date for receipt of submissions on the above scheme is **Friday the 7th of July, 2017**. Submissions should be clearly marked ‘**Ferrybank Neighbourhood Park**.

**Mary Mulholland,**

**Director of Services**

**Kilkenny County Council**

**County Hall**

**John Street**

**Kilkenny**

**Appendix**

Copy of Public Notice

**NOTICE OF PROPOSED DEVELOPMENT BY A**

**LOCAL AUTHORITY**

**Comhairle Chontae Chill Chainnigh**

**Kilkenny County Council**



**Proposed development by a Local Authority**

**Section 179 of the Planning and Development Act 2000-2010**

**Part 8 of the Planning and Development Regulations 2001-2011**

**Ferrybank Neighbourhood Park**

In accordance with Part 8, Article 81 of the above Regulations, Kilkenny County Council as lead authority hereby gives notice of proposals pertaining to the following development:

The development of a neighbourhood park at Aylesbury Road, Belmount, Ferrybank. The park will incorporate a playground for children of all age groups, a Multi Use Games Area (MUGA) , seating areas/picnic areas, an outdoor exercise area, a footpath network, meadow areas for biodiversity, shelter belt planting to provide shelter, screen planting to Aylesbury housing estate, a shallow swale to deal with surface water, four no. pedestrian entrances and 1 no. vehicular entrance, car parking and all other associated works.

Plans and particulars of the proposed development will be available for inspection from Friday **the 12th of May 2017 to Friday the 23rd of June 2017 inclusive**, at the following offices:

Kilkenny County Council, From 9am to 1pm & 2pm to 5pm

County Buildings, Monday to Friday (Except Public Holidays)

County Buildings,

John Street, Kilkenny City,

Ferrybank Library, Tuesday, Thursday and Fridays

Ferrybank Shopping Centre, From 10am to 1.30pm, 2.30pm to 5pm

Ferrybank, Wednesday 10am to 1.30pm, 2.30pm to 7pm

Co.Kilkenny Saturday 9.30am to 1.30pm

Kilkenny County Council, From 9am to 1pm & 2pm to 5pm

Ferrybank Area Office, Monday to Friday (Except Public Holidays)

Ferrybank,

Co. Kilkenny

Details of the proposed development can also be viewed at <https://consult.kilkenny.ie/> and [www.kilkennycoco.ie](http://www.kilkennycoco.ie/)

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be carried out, may be made online at <https://consult.kilkenny.ie/> in writing to the Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny or sent to the following e-mail address Ferrybankpark@kilkennycoco.ie .

The latest date for receipt of submissions on the above scheme is **Friday the 7th of July, 2017**.

**Submissions should be clearly marked ‘Ferrybank Neighbourhood Park Project’**

**Mary Mulholland,**

**Director of Services,**

**Kilkenny County Council,**

**County Buildings,**

**John Street,**

**Kilkenny**

**Appendix 2 - Park Life Report from Proposed Ferrybank Neighbourhood Park Public Engagement Process Spring 2017**