

Planning Department  
Kilkenny County Council  
County Hall  
John Street  
Kilkenny

9<sup>th</sup> March 2021  
[By email]

Dear Sir/Madam

**RE: SUBMISSION TO THE KILKENNY CITY AND COUNTY DRAFT DEVELOPMENT PLAN 2021-2027 ON BEHALF OF MJBE INVESTMENTS 3 LIMITED IN RELATION TO MOUNT JULIET ESTATE, THOMASTOWN, CO. KILKENNY**

## **1.0 INTRODUCTION**

MJBE Investments 3 Limited<sup>1</sup>, have retained Tom Phillips + Associates<sup>2</sup>, to make this submission to the *Kilkenny City and County Draft Development Plan 2021-2027* ('Draft Development Plan) in relation to the lands in our Clients ownership at Mount Juliet Estate, Thomastown, Co. Kilkenny.

Mount Juliet Estate is one of Irelands leading country estates providing high end service and hospitality for which Mount Juliet is internationally renowned. Our Client owns and operates Mount Juliet Estate and seeks to further develop the Estate in a manner that will positively contribute towards meeting the expenditure requirement of the Estate, ensuring that Mount Juliet can compete in both the national and international market.

## **1.1 Purpose of This Submission**

Our Client welcomes the continued support outlined in the Draft Development Plan for the development of Mount Juliet Estate as a leading tourism, sporting and leisure destination and for the further development of residential accommodation within the Estate. Our Client has engaged with the Mount Juliet Estates Residents Group (MJERG), which currently comprises 64 No. members who are resident within the Estate, in relation to the ongoing management and development of the Estate. Through this dialogue it has been discussed as to appropriate locations within the Estate that may be further developed, which is presented in more detail below for inclusion as part of the Development Plan.

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<sup>1</sup> Heritage House, St. Stephen's House, Dublin 2.

<sup>2</sup> 80 Harcourt Street, Dublin 2, D02 F449.

## 2.0 SUBMISSION ON KILKENNY CITY AND COUNTY DRAFT DEVELOPMENT PLAN 2021-2027

Mount Juliet Estate is identified in the Draft Development Plan (Section 5.2.5.1.1) as a ‘*high quality tourism and sporting resource of significant local, national and international importance*’ with an action plan incorporated which ‘*...aims to facilitate appropriate development...*’ within the Estate.

Figure 5.1 and Table 5.2 of the Draft Development Plan include site-specific development management objectives.

Table 5.2: Mount Juliet Site-specific Development Management Requirements	
Map Ref.	
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.

Figure 1: Table 5.2 of Draft Development Plan Identifying Site-Specific Objectives for Mount Juliet Estate

## 2.1 Residential Objectives

Further to discussion with MJERG, our Client fully supports the continued inclusion of Map Ref. 1-7 and 9-11 in the Development Plan.

Through these discussions it is apparent that there is strong opposition to any further development within the vicinity of the Rose Garden Lodges as outlined in Map Ref. 8 and also the development of the Kennels site (which is in close proximity to The Paddocks residential development) as indicated in Map Ref. 12.

**Having regard to the above, our Client requests that Map Ref. 8 and 12 are removed from the action plan for Mount Juliet Estate and there will be no additional residential development proposed at these locations.**

In place of the above, it has been agreed that a more appropriate site within the Estate for further residential development would be to develop the existing golf maintenance yard, with the existing maintenance yard to be relocated. The development of this site is proposed to accommodate 9 No. units (8 No. 2 bed apartments and 1 No. 3 bed house), which results in a reduction in the quantum of planned residential units within the Estate identified in the Development Plan. A suggested wording for new text to be included in the Development Plan is as follows:

**“Map Ref. 12**

**Provide for the development of 9 No. residential units (8 No. 2 bed apartments and 1 No. 3 bed house) at the Golf Maintenance Yard subject to the capacity of the estate to absorb development without detracting from the estate’s landscape character and built and natural heritage context. “**

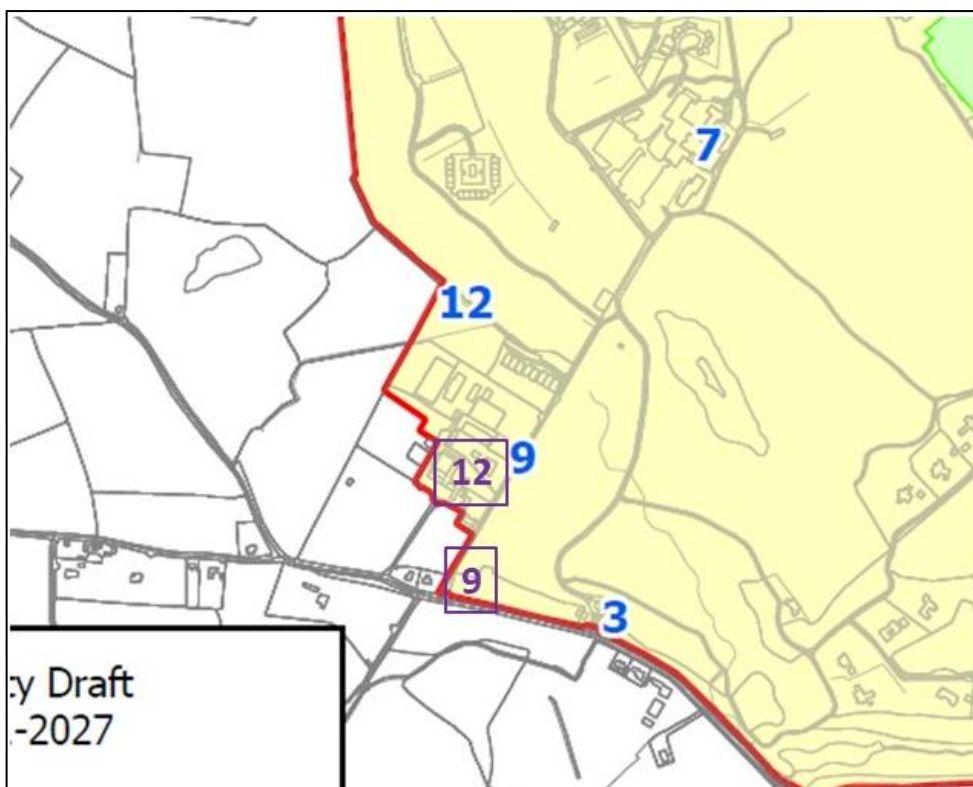


Figure 2: Relocated Map Ref. Objectives 9 and 12 in relation to Figure 5.1 of the Draft Development Plan (Annotated by TPA)

Map Ref. 9 relating to the Golf Maintenance Facility will be replaced with a new objective to highlight the proposed new location of the Facility to the east of the service entrance to the Estate. A suggested wording is as below:

**“Map Ref. 9**

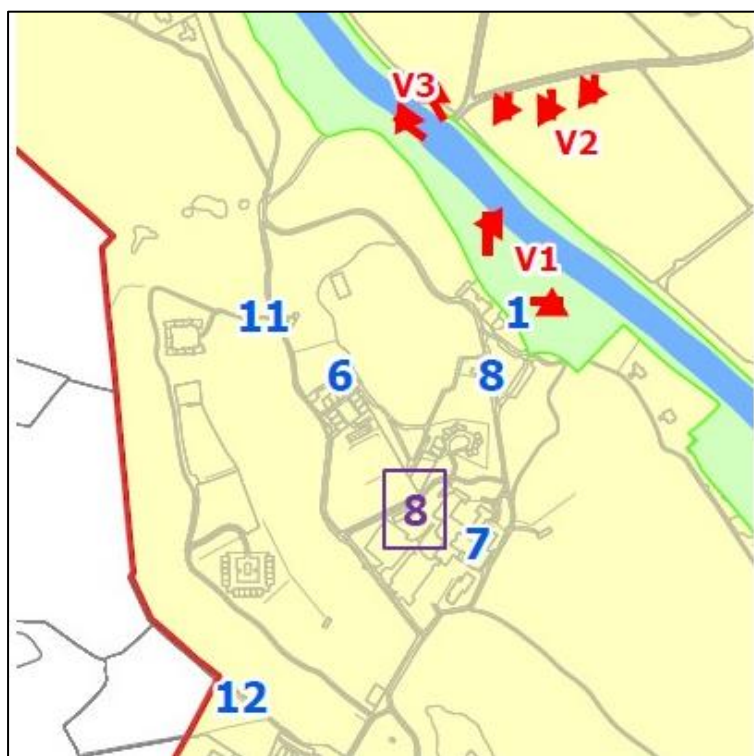
**Provide for the development of a Golf Maintenance Facility to include changing area and other associated staff uses to the east of the service entrance to the Estate.”**

**2.2 Other Facilities/Works at Mount Juliet Estate**

Through discussion with MJERG it has emerged that car parking dedicated to the Hotel can be insufficient during major events throughout the year and the provision of an extension of the car parking facilities would help to alleviate any issues experienced within the Estate in this regard. It is suggested that a new objective is included in the Development Plan to identify an appropriate extension of the car parking area.

**“Map Ref. 8**

**Provide for the extension of the upper car park at Hunters Yard”**





### 3.0 SUMMARY AND CONCLUSION

Our Client, in agreement with MJERG, outlines the following amendments to be made to the action plan for Mount Juliet Estate in the *Kilkenny City and County Draft Development Plan 2021-2027*.

1. Omission of objectives to provide for residential development in the vicinity of the Rose Garden Lodges (Map Ref. 8) and the Kennels (Map Ref. 12) and no further residential development at these locations.
2. Relocation of Map Ref. 12 to the Golf Maintenance Facility to provide for residential development as follows:

Provide for the development of 9 No. houses (8 No. 2 bed apartments and 1 No. 3 bed house) at the Golf Maintenance Yard subject to the capacity of the estate to absorb development without detracting from the estate's landscape character and built and natural heritage context.

3. Relocation of Map Ref. 9 to provide for a new Golf Maintenance Facility as follows:

Provide for the development of a Golf Maintenance Facility to include changing area and other associated staff uses to the east of the service entrance to the Estate.

4. Provide for the extension of the upper car park at Hunters Yard (new Map Ref. 8).

In the interests of the future sustainable development of Mount Juliet Estate and the wider area, we request that Kilkenny County Council support the development of the subject lands.

If you have any queries or comments with regard to this submission, we would be happy to discuss this matter further or furnish the Council with any information that may be required.

Yours faithfully

**Stephen Barrett**  
**Director**  
**Tom Phillips + Associates**