

Planning Department,
Kilkenny County Council,
County Hall,
John Street,
Kilkenny,
Co. Kilkenny
R95 A39T

12th March 2021

Re: Draft Kilkenny City and County Development Plan 2021 -2027
Stage 2 Submission

Dear Sir / Madame

Kilree Partnership wish to make a submission relating to the Draft Kilkenny City and County Development Plan 2021 – 2027 regarding the zoning objective on lands adjacent to Newpark Shopping Centre.

Newpark Shopping Centre provides convenience goods and services to the local community. The centre's accommodation includes 2,900m² retail space and 110m² pharmacy. It also currently has 110m² of vacant retail, and 1040m² of vacant office space.

The Primary Care Centre (PCC) (Planning Ref: 18/59), is currently under construction adjacent to the Newpark Shopping Centre. The site where this centre is located is zoned Amenity use. This current zoning is fully supported by Newpark Shopping Centre as it provides for uses that are complementary to the neighbourhood centre designation.

We understand that Lou Investments Healthcare Kilkenny Limited in partnership with Westcourt (Ref: KK-C162-124), has requested that the lands zoned as Amenity use be changed to Neighbourhood Centre and we wish to make the following submission in relation to this matter.

As stated in Section 2.9 Zoning Objectives for Kilkenny City and County Draft Development Plan Volume 2:

“Zoning is designed to reduce conflicting uses within areas, to protect resources and, in association with phasing, to create a basis for investment in public and private infrastructure and facilities thereby ensuring that land suitable for development is used to the best advantage of the community as a whole.”

The suggested re-zoning contained in the above referenced submission would conflict with existing uses within the area. It would not be to the best advantage of the community, and will do nothing to promote the neighbourhood concept.

The following outlines the key points that we would like to address;

1. The Primary Care Centre (PCC) will be a complimentary facility to the existing and well-established Newpark Shopping Centre which is currently servicing the surrounding community.
2. Demand has not increased to justify the change in zoning. It would be contrary to the retail planning guidelines which are in place to safeguard neighbourhood centres in development plans. As stated above there is currently vacant floorspace in Newpark Shopping Centre. Retail objective 5V aims “To encourage the reduction in vacant floorspace, taking into account suitability, obsolescence, and potential alternative uses that may be appropriate where possible”.
3. Retail objective 5U states “To ensure a town centre first approach is adopted for all future retail development across the County, whereby the order of priority for the sequential approach will be City and Town Centre sites first, then edge-of-centre sites, and then out-of-centre sites”.
4. We request that the subject lands be maintained as Amenity/Green links/Biodiversity conservation/ Open Space/Recreation. There is no justification for reducing the area of land zoned for Amenity/Green links/Biodiversity conservation/ Open Space/Recreation uses. We therefore support the Draft CDP and request that the zoning objective on these lands are not amended.

We hope you consider our submission and await the next stage of the county development plan review.

Yours sincerely



Kilree Partnership