

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

12<sup>th</sup> 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 2,900m<sup>2</sup> retail space and 110m<sup>2</sup> pharmacy. It also currently has 110m<sup>2</sup> of vacant retail, and 1040m<sup>2</sup> of vacant office space.

We understand that Westcourt Healthcare Ltd (Ref: KK-C162-264), 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.

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

1. In Westcourt Healthcare Ltd submission they state "It is proposed that any future access proposal would be accessed via the existing access to the adjoining neighbourhood centre with pedestrian linkage to Lakeside/Pennyfeather"Way". The land owners at Newpark Shopping Centre were not made aware of this and they most certainly have not given their permission to third parties to use their land in relation to a submission to Kilkenny County Council. In addition Westcourt Helatcare Ltd do not have permission to access the subject lands via Newpark Shopping Centre.

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 were of the understanding that the subject lands in question are part of the open space requirement for the Lintown Hall Housing Estate.
5. 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



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Kilree Partnership