

# Planning Submission

*In respect of*  
**Draft Kilkenny City & County Development Plan 2021-  
2027**

*Prepared by*

**John Spain Associates**

*On behalf of*

**Cairn Homes Properties Ltd.**

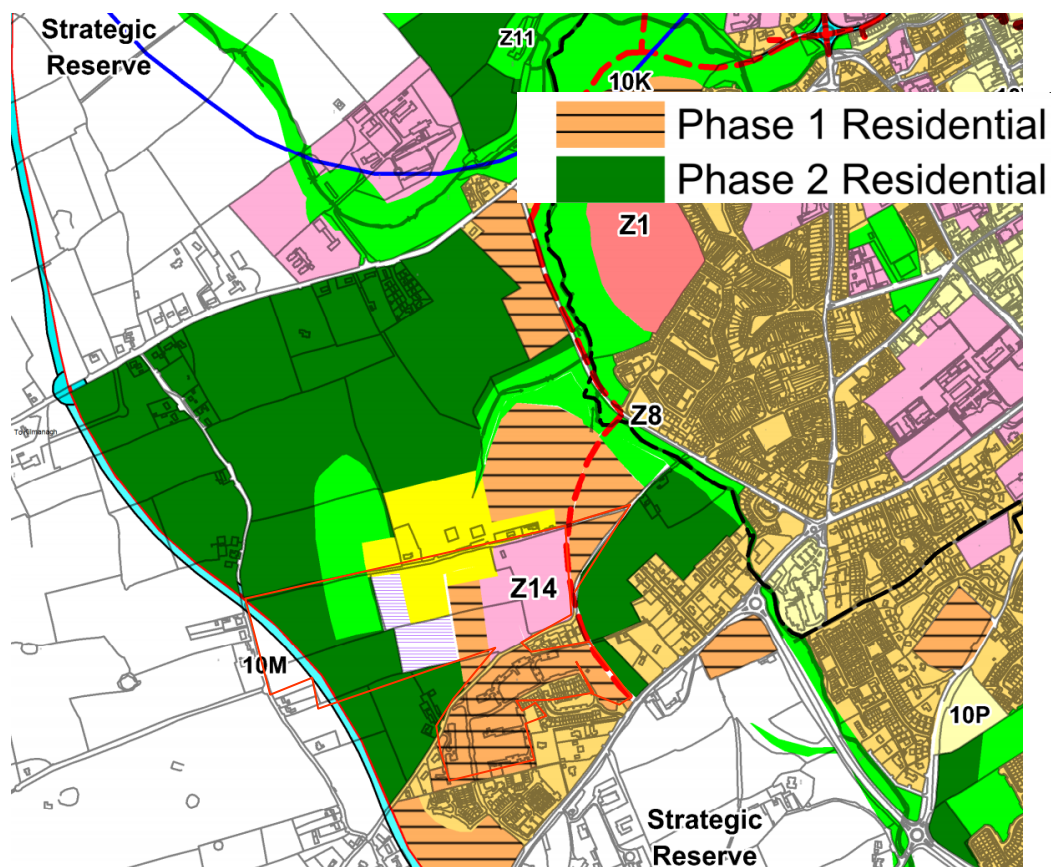
**March 2021**



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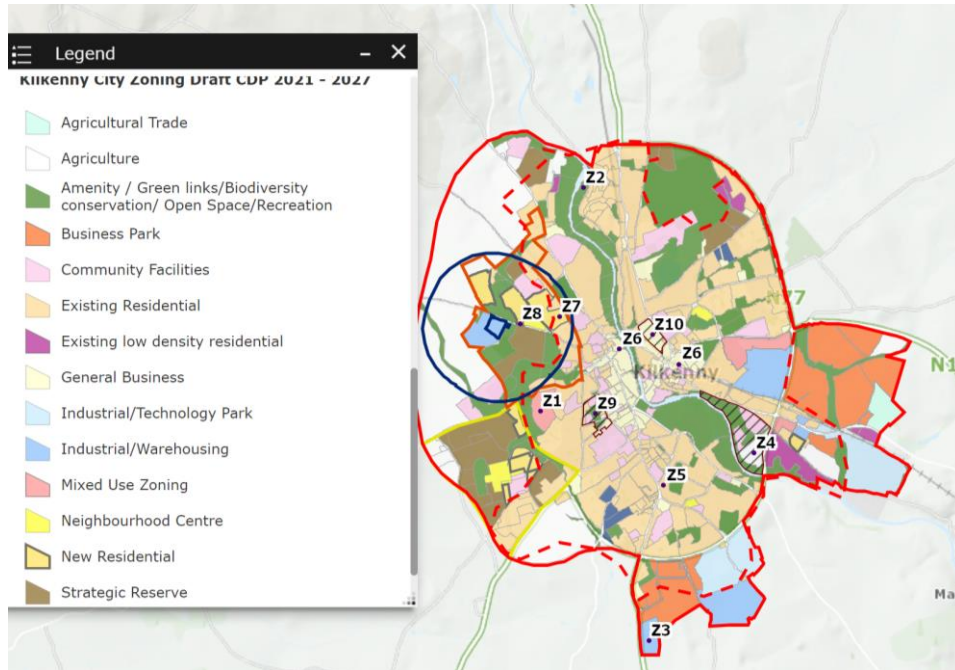
- 2.2. Under the Planning & Development Act 2000, as amended, there is now a legal requirement that each statutory plan must be consistent with the plans/strategies above it in the planning hierarchy. This means in the current context that the proposed Limerick City & County Development Plan must be consistent with the RSES and NPF.
- 2.3. The publication of the NPF, and the various Guidelines which flowed from it (Apartment Guidelines, Urban Development & Building Height Guidelines), introduced a radical new planning policy framework in Ireland which will shape the pattern of development over the next two decades. In particular, the emphasis now placed on sustainable compact urban growth, and the need to significantly grow the population of the regional cities and key towns, must be reflected in the structure and content of the proposed Kilkenny City & County Development Plan 2021-2027.
- 2.4. This is further reflected in the Southern Region RSES which sets out a requirement that at least 30% of all future housing must be located within the footprint of the existing built-up area of the Key Towns, including Kilkenny.
- 2.5. The client's lands in the Western Environs forms part of a larger area which was subject to a Local Area Plan (LAP) adopted by the County Council in 2004. While this LAP subsequently expired, the principles underpinning the Plan were incorporated into the current Kilkenny City & Environs Development Plan 2014 -2020. Set out below is a copy of the Zoning Map taken from the current City Development Plan



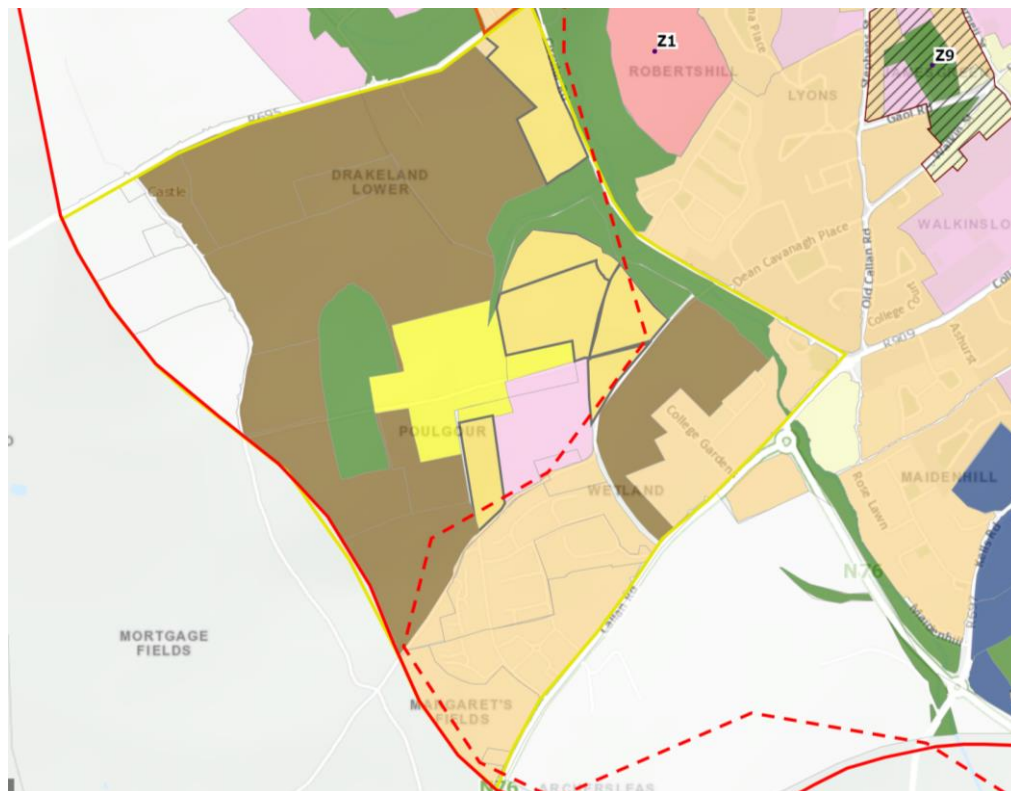
**Figure 2: Extract from Zoning Map of Kilkenny City & Environs Development Plan 2014 – 2020 (site location outlined in red indicative only).**

### 3.0 DRAFT PLAN

3.1. The Draft County Development Plan contains a separate volume (Volume 2) dealing explicitly with Kilkenny city. It is this Volume which this submission is focused on, and in particular the accompanying zoning map for the city. Figures 3 & 4 below are extracts from this zoning map taken from the draft Development Plan.



Figures 3 & 4: Zoning Maps as taken from the Draft Kilkenny Development Plan 2021-2027





- 3.2. From these maps it is evident that the zoning of the lands within the western environs has remained largely the same between the current Development Plan and the draft Development Plan 2021-2027, with the exception of the Phase 2 Residential lands, which are rezoned as 'Strategic Reserve' in the draft Development Plan. Of particular concern to our client is the fact that the draft Plan does not reflect the fact that part of the Cairn landholding, which is currently zoned for Phase 1 residential, has recently been transferred to the Department of Education as a site for a new primary school.
- 3.3. This 1.8 ha. (4.45 ac.) site, which is outlined in red on Figure 5 below, was the subject of a recent planning application to KCC, who granted outline permission for the school on the 18<sup>th</sup> January 2021 under ref. 20/691.

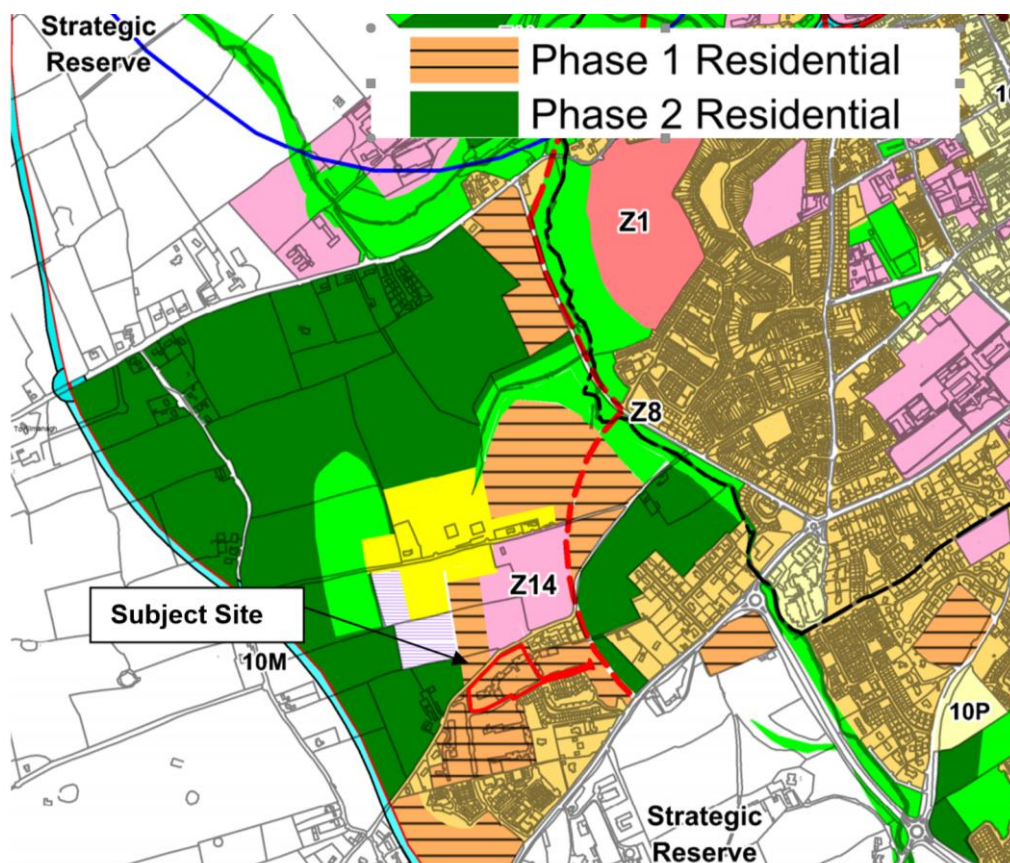
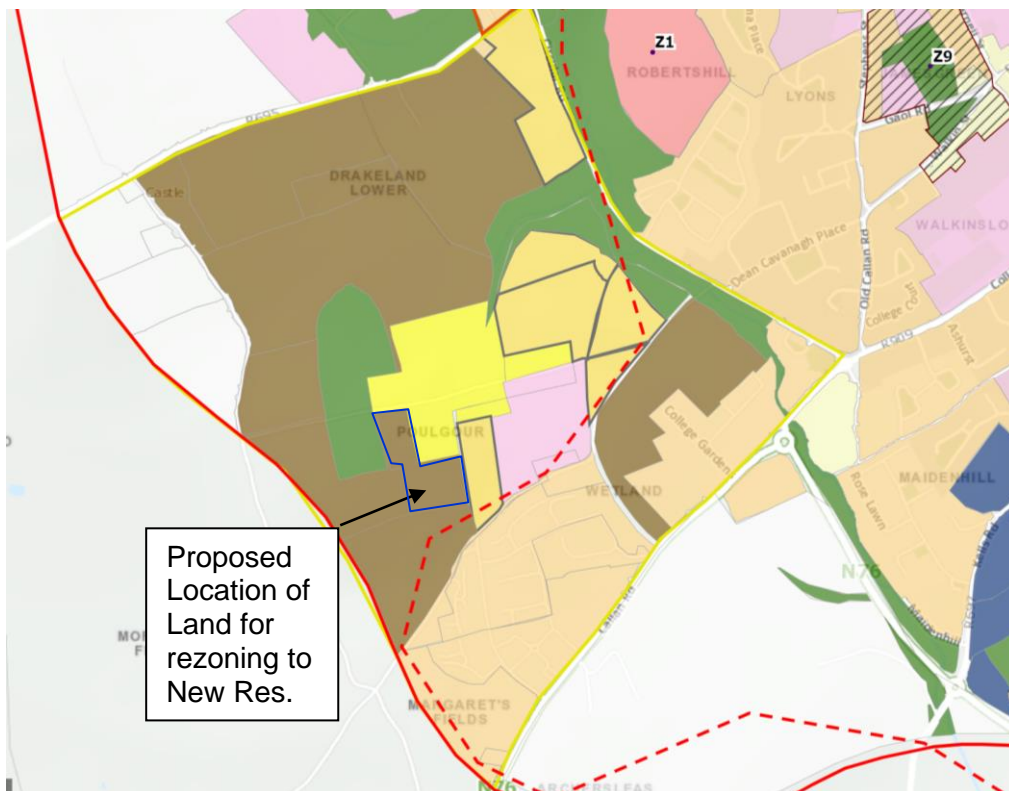


Figure 5: Primary School site (outlined in red)

- 3.4. Given this situation, our client would respectfully request that these lands would be rezoned from residential use to community & educational use, and that, as a compensatory measure, part of the Cairn Homes landholding would be added to the land zoned for new residential development.
- 3.5. In this regard, we would respectfully suggest that the optimum location for this compensatory rezoning would be immediately to the west of the section of the Cairn lands which are zoned 'New Residential' in the Draft Plan, as identified in Figure 6 below, and which is currently zoned a Strategic Reserve site.



**Figure 6: Proposed location for compensatory lands rezoned for New Residential Use (indicative site outlined in blue)**

#### 4.0 CONCLUDING REMARKS

- 4.1 Cairn Homes Properties Ltd. welcomes the preparation of a new combined City & County Development Plan for Kilkenny, particularly given that the current separate plans for the city and county are out of date, and do not incorporate the current national and regional planning policies established under the National Planning Framework (NPF).
- 4.2 Since the draft Development Plan was prepared at the end of last year, our client has made available to the Department of Education a site for a new primary school in the Western Environs, and in January this year, Kilkenny County Council granted Outline Planning Permission for a 16 classroom school. On foot of this permission, this 1.8 ha. site, which is currently zoned for residential use, has been formally transferred to the Department of Education.
- 4.3 In light of this recent development, Cairn Homes would respectfully request that, as these lands are no longer available for residential use, part of the Cairn Homes landholding in the Western Environs, which is identified in the Draft Plan as 'Strategic Reserve' would be rezoned for residential use. As set out above we have identified the optimum location for such a compensatory rezoning, which is currently zoned as a Strategic Reserve site.