

# PROPOSED MATERIAL ALTERATIONS TO THE KILKENNY CITY AND COUNTY DRAFT DEVELOPMENT PLAN



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Deletions in ~~striketrough~~

Insertions in *red italics*

Relevant submission reference is noted in Purple as KK-C162-Ref

## 1 Volume 1 County

### Chapter 1 Introduction

#### 1.3 Appropriate Assessment:

Objective 1A “To implement the provisions of Articles 6(3) and 6(4) of the EU Habitats Directive and ensure that any plan or project within the functional area of the Planning Authority is subject to appropriate assessment in accordance with the Guidance *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, 2009<sup>1</sup> *or any subsequent version* and is assessed in accordance with Article 6 of the Habitats Directive in order to avoid adverse impacts on the integrity and conservation objectives of the site.” (KK-C162-236)

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<sup>1</sup> ibid

## Chapter 2 Climate Change

### 2.4.2 Transport

Include bullet point: *"Facilitate the rollout of CNG vehicles by supporting the development of CNG refuelling infrastructure"* (KK-C162-302)

### 2.4.3 Flood Resilience

A Strategic Flood Risk Assessment has been carried out for the County as part of the Strategic Environmental Assessment which identified the areas at risk to flooding and appropriate policy response. *Where any zoning did not pass the Plan-Making Justification Test, the land was rezoned to accommodate less vulnerable uses<sup>2</sup>. In addition, this Plan which includes a requirement that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue. This assessment shall be appropriate to the scale and nature of risk to and from the potential development and shall consider the impact of climate change (See Chapter 10 Infrastructure and the accompanying SFRA).* (KK-C162-173)

*Eco System based Adaptation (EbA) such as Natural Water Retention Measures (such as restoration of wetlands and woodlands), can benefit the Water Framework Directive, flood risk management and biodiversity objectives.* (KK-C162-236)

### 2.4.4 Natural Heritage/Biodiversity

First paragraph last sentence:

Through its own projects and through the development management policies within the Plan the Council ~~seeks~~ *will* protect and enhance biodiversity (KK-C162-363)

Insert sentence at bottom of section 2.4 *"Built heritage, in particular the reuse of existing fabric, can play a role in combating climate change."* (KK-C162-236)

## 2.5 Strategic Objectives

2F To ~~promote and encourage~~ *adopt* nature-based approaches and green infrastructural solutions as viable mitigation and adaptation measures to reduce greenhouse gas emissions *where feasible*. (KK-C162-363)

Insert the following statement *The Council will promote and support physical activity, active recreation and an active lifestyle "*(KK-C162-378)

Insert the following statement of policy: *"The Council will monitor revised Government Guidelines and statutory requirements and will propose an appropriate variation of the City & County Development Plan to ensure consistency between the approach to climate action at local and national policy level."* (KK-162-418)

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<sup>2</sup> There is one exception where a site at Canal Walk, Kilkenny City, was zoned residential- See Council meeting minutes (8<sup>th</sup> June 2021).



## Chapter 4 Core Strategy

### 4.2 Development Strategy

Page 29

~~The County Core Strategy is based on projections contained in both the NPF's Implementation Roadmap and Appendix 1 to the RSES. Accordingly, this~~ This Development Plan will set out to cater for Kilkenny County's population to increase from 99,232 in 2016 to between 108,000 -110,000 by 2026 and between 112,000 - 114,500 by 2031. That will be a growth of 11,000 by 2027 and by over 15,000 at the higher end of projections by 2031. This is set out below in Table 4.1.

~~The County Core Strategy is based on projections contained in both the NPF's Implementation Roadmap and Appendix 1 to the RSES. Accordingly, this Development Plan will set out to cater for Kilkenny County's population to increase from 99,232 in 2016 to between 108,000 -110,000 by 2026 and between 112,000 -114,500 by 2031. That will be a growth of 11,000 by 2027 and by over 15,000 at the higher end of projections by 2031. This is set out below in Table 4.1.~~

The core strategy is based on the housing demand analysis model provided by the Department of Housing Planning and Local Government which has been used to create a housing demand for the County for the period 2021 – 2027. ((KK-162-418)

~~The revised calculations to 2027 are set out below in Table 4.2.~~

Delete Table 4.2 page 30 (KK-162-418)

### 4.3 Settlement hierarchy

In Table 4.4 list the rural nodes from Figure 4.2. See section 4.4. below.

#### 4.3.2 Waterford MASP

Add new text

*Waterford is the largest urban centre in the South-East and the State's fifth largest city and is unique in having a network of large and strong urban centres in close proximity. It has a diverse industrial and commercial base and has the fifth largest employment base in the State*

*The Metropolitan area extends beyond the physical built up area into a defined Metropolitan area extending to County Kilkenny and County Waterford.*

*The vision for the Waterford MASP area is to develop a concentric city both north and south of the River Suir (which will include areas within County Kilkenny) with services appropriate to its status as one of the five National cities and recognising the people of the area as the heart of its potential.*

*Notwithstanding Belview as a strategic location for employment the wider Waterford Metropolitan Area within County Kilkenny has potential as a strategic employment location.*

This will be addressed as part of the review of the Ferrybank Belview LAP under objective 4I

((KK-C162-404)

#### 4.3.2.1 Implementation of Waterford MASP

##### Objective 4I

~~“review the Ferrybank/Belview Local Area Plan having regard to the MASP and to incorporate into the Kilkenny City & County Development Plan by way of variation”.~~

*4I: To commence the review of the Ferrybank/Belview Local Area Plan within 6 months of the coming into effect of this Plan having regard to the MASP and to incorporate into the Kilkenny City & County Development Plan by way of variation. (KKC162-29, 64, 226, 396)*

Include the following Objective 4M *“To support the recommendations of the town plans compiled under the Town and Village Renewal Scheme subject to compliance with the provisions of the Habitats and Birds Directives and subject to the availability of funding.” (KK-C162-318, 370, 413, 428)*

#### 4.4 District Towns

Add Rosbercon to Table 4.4 as below and add the names of the rural nodes.  
(Matters Arising)

| Table 4.4: County Settlement Hierarchy in accordance with NPF and RSES |  |
|--|--|
| Type of Urban Centre   | Town/Centre  |
| Significant Key Town   | Kilkenny City  |
| Waterford Metropolitan Area (Metropolitan Strategic Plan)              | Waterford (Ferrybank/Belview in Co. Kilkenny)  |
| Towns > 1,500 in population  | Callan, Castlecomer, Graigueamanagh/Tinnahinch, Thomastown, <del>New Ross</del> <b>Rosbercon</b> (Environs of \ in Co. Kilkenny) <sup>3</sup>  |
| Rural Towns and Villages (22)  | Ballyhale, Ballyragget, Bennettsbridge, Clogh-Chatsworth, Fiddown, Freshford, Goresbridge, Gowran, Inistioge, Johnstown, Kells, Kilmacow, Kilmoganny, Knocktopher, Moneenroe, Mooncoin, Mullinavat, Paulstown, Piltown, Slieverue, Stoneyford and Urlingford.  |
| Rural Nodes and the wider rural area                                   | <del>Remainder of the county.</del> <b>Ballycallan, Ballyfoyle, Byrnesgrove, Bigwood, Castlewarren, Coan, Carrigeen, Clara, Connahy, Crosspatrick, Coolroebe, Clogherinka, Cuffesgrange, Danesfort, Dunamaggin, Dungarvan, Ennisnag, Galmoy, Glenmore Hugginstown, Johnswell, Kilmanagh Lisdowney, Listerlin, Newmarket, Newtown, Owing, The Rower, Skehana, Skeoghvasteen, Threecastles, Tullaroan Tullogher, Templeorum, Windgap, Gathabawn</b><br>(Matters Arising) |

#### 4.5 ~~New Ross Environs~~ **Rosbercon (New Ross Environs)** (Matters Arising)

Make following changes:

Change heading to **Rosbercon**

Figure 4.26 Include **Rosbercon** in map title

<sup>3</sup> A Local Area Plan for New Ross will to be prepared jointly with Wexford County Council.

#### 4.6 Smaller Towns and Villages:

Insert the following text: Each of these settlements are subject to a map *(See Figures 4.4 to 4.25)*, which depicts a settlement boundary.

**Members' Direction at Council meeting 8.6.2021:** Amend the settlement boundary of Gowran, Johnstown and Paulstown in the Draft Plan as per the revised maps in section 3 below.

Amend the settlement boundaries for Ballyragget, Freshford Inistioge and Kilmaganny in line with the recommendations of the Chief Executive's Report, see Section 3.

#### 4.7 Rural nodes

**Members' Direction at Council meeting 8.6.2021:** Amend the proposed policy on Rural Nodes on **Page 40** of the Draft Plan as follows (*red* text is additional):

Below the level of the Smaller town/village in the settlement *hierarchy is the wider rural area containing Rural Nodes which are* small generally un-serviced settlements *characterised by an existing clustering of houses around a limited level of support infrastructure such as a school, church or shop. These Rural Nodes are listed in table 4.4. The list is not exhaustive and settlements not listed displaying these characteristics may also be considered as nodes for the purpose of the plan.* For multiple housing developments (2 or more houses in a cluster) 20% of the houses proposed can be made available for people who do not meet the requirements of the rural housing policy. For one off houses or schemes where 20% cannot be reached in whole housing units in and around these nodes applicants will be required to satisfy the Council rural housing policy. Development will be limited to incremental local growth appropriate to their size and character.

Add objectives:

*4La "To carry out an analysis of the specific local objectives for each of the 22 rural Towns and Villages listed in Table 4.4."* (KK-162-418)

#### 4.8 Development Management Requirements

Last line of paragraph 3

"No one proposal for residential development should ~~however~~ increase the existing housing stock by more than ~~12.5%~~ *10—12 units* within the lifetime of the Plan".

**4.12 Core Strategy Table:**

Replace core Strategy Table 4.7 with the table below:

| <b>Table 4.7: Core Strategy 2016-2027</b>  |  |   |  |   |  |
|--|--|---|--|---|--|
| <b>(1)</b>   | <b>Core Strategy population allocation 2016 – 2027 (2)</b> | <b>Household Demand NPF 50/50 (3)</b>           | <b>Housing land requirement to 2027 (hectares) (4)</b> | <b>NPO 3C (5)</b>   | <b>Zoning (Ha) (6)</b>   |
| <b>County Kilkenny</b>   | 11,842   | 4,649   |  |   |  |
| <b>Kilkenny City</b>   | 4,144  | 1,627(35%)                                      | 46.48 <sup>4</sup>                                     | (30%) 13.9ha <sup>5</sup> inside CSO boundary and (70%) 32.2ha outside CSO boundary | 18.6ha Abbey Quarter (30-35%) plus 25Ha mixed 42.84Ha <sup>6</sup> zoned outside CSO     |
| <b>Ferrybank/ Belview (Part of MASP)</b>   | 2,320 <sup>7</sup>   | 910 (19.5%)                                     | 26   | (50%) 14ha inside CSO boundary and (50%) 14ha outside CSO boundary                  | 28Ha   |
| <b>District Towns</b><br>(a) Callan<br>(b) Castlecomer<br>(c) Graigueamanagh<br>(d) Thomastown | 441 <sup>8</sup><br>264<br>278<br>437 <sup>9</sup>         | 160 (3.4%)<br>93 (2%)<br>100(2.1%)<br>159(3.4%) | 8 Ha<br>4.65 Ha<br>5 Ha<br>8 Ha                        |   | 7.65Ha<br>5.5Ha<br>6Ha<br>6.7Ha<br>(Review land provision in LAPs to 2027) <sup>10</sup> |
| <b>Smaller Settlements</b>   | 1,284 <sup>11</sup>  | 467(10%)  | 128  |   |  |
| <b>Remainder area** Rural Housing</b>  | 3,542  | 1,133(24.37 %)                                  | 58 <sup>12</sup>                                       |   |  |
| <b>Total</b>   | <b>11,842</b>  | <b>4,649</b>                                    | <b>284.13</b>  |   | <b>119.69</b>  |

(KK-162-418)

<sup>4</sup> 1627 households divided by 35units/ha = 46.48 ha.

<sup>5</sup> The Council has established through its own research that there is more than sufficient capacity within the existing built up area to cater for this increase.

<sup>6</sup> See Housing Strategy and Core Strategy Volume 2

<sup>7</sup> Estimated based historical population distribution model in PLUTS 2004 2016- 2026. (subtract no of units built in Ferrybank to 2021)

<sup>8</sup> The figure for Callan is an increase of 150 persons to 2027 over and above the 2019 LAP following review under this Core strategy.

<sup>9</sup> The figure for Thomastown Includes an additional 150 persons to 2027 over and above the 2019 LAP.

<sup>10</sup> To realign the timelines of the LAPs with the City and County Development plan 2021-2027 the housing land required in the District towns will be reviewed to 2027 in light of the new housing demand figures

<sup>11</sup> See housing strategy

<sup>12</sup> 700 Households divided by 12 units/ha = 122.5ha

## Chapter 5 Economic Development

### 5.1.1 Impact of Covid -19

Include the following text as policy:

*To support the provision of co-working facilities and digital hubs in settlements that promote flexible working arrangements for the established businesses, self-employed persons and start up enterprises. (KK 162- 363 & 404)*

### 5.2.5 Tourism, Creative Industries and Services

To include the following text at the beginning of 5.2.5, *"Sustainable Tourism is considered tourism that takes full account of its current and future economic social and environmental impacts, addressing the needs of visitors, the industry, the environment and host communities". (KK-C162-386)*

To include the following text in Section 5.2.5, *"To support the delivery of Destination Experience Development Plans through continued collaboration with Fáilte Ireland." (KK-C162-386)*

Insert the following in Section 5.2.5 *"The Council will support cycle and walking tourism initiatives, in tandem with the development of greenways and blueways in the County. KK-C162-386*

That a new policy should be inserted into section 5.2.5 *"To support the provision and improvement of visitor facilities, infrastructure and accommodation (including self-catering, hotels, hostels, guesthouses, B&Bs, caravanning, camping, motorhome service areas and glamping) at appropriate locations, preferably clustered within existing settlements, in order to provide a range of accommodation type to suit all visitors." (KK-C162-386)*

End of second paragraph of 5.2.5

Kilkenny is recognised as an international destination with the capacity to deliver significant growth in international visitor numbers and a substantial increase in tourism related employment in accordance with the Government's Tourism Strategy; *People, Place and Policy - Growing Tourism to 2025, Food Vision 2020-2025 and the three-year Destination Marketing, Sales and Revenue Growth Plan for Kilkenny City and County. (KK-C162-386)*

**Objective 5C** *"To continue to develop sustainable high-quality tourism, leisure and complementary activities for the City & County with the key stakeholders enhancing the position of Kilkenny as a Hero site within the Ireland's Ancient East Branding." (KK-C162-341)*



## 5.2.5.1.1 Mount Juliet Estate

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:<br>2a Ecclesiastical Remains<br>2b Castle and Mansion<br>2c Enclosure<br>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        | <del>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.</del><br><i>Provide for the extension of the upper car park at Hunters Yard (new Map Ref. 8). (KK-C162-119)</i>   |
| 9        | Provide for an extension to the existing golf maintenance facility to include changing area and other associated staff uses.<br><i>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 subject to the capacity of the estate to absorb development without detracting from the estate's landscape character and built and natural heritage context (Relocated Map Ref 9) (KK-C162-119)</i> |
| 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       | <del>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</del>   |

|  |  |
|--|--|
|  | <p><del>detracting from the estate's landscape character and built and natural heritage context.</del></p> <p><i>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. (Relocated map Ref 12)</i></p> |
|--|--|

KK-C162-119

#### 5.2.6 Woodstock (KK-C162-370)

Further work on opening up the Woodstock Estate as a recreational amenity in conjunction with Coillte will be carried out over the coming years. *The potential for forest-based tourist accommodation will also be examined.*

#### 5.2.7 Camping/Glamping sites (KK-C162-370)

While the Council considers that camping sites should be located on appropriately zoned land within or adjacent to existing settlements, small scale camping sites *and/or forest based tourism accommodation*, may be appropriate in a rural location removed from any settlement where they support rural tourism initiatives developed upon rural enterprise, natural heritage asses and outdoor recreational activities.

#### 5.2.8 Outlook

*Developing and adding depth to Kilkenny's Tourism Experience by implementing the Orientation and wayfinding plan for Kilkenny through both approved Destination towns funding and other funding streams.* (KK-C162-386)

'Use the new Kilkenny – Best of Ireland brand, *the Outdoor Kilkenny and Taste Kilkenny brands* and visit *kilkenny.ie* website to attract more visitors to Kilkenny'. (KK-C162-386)

#### 5.2.9 Tourism Objectives

Include at the end of Objective 5E: *...The Council will ensure that the maintenance, cleanliness, and animation of public spaces is managed in order to encourage visitors to dwell more in these spaces.* (KK-C162-386)

**The Council will continue the development of major flagship tourism projects within the county to enhance the tourism product** *and will develop Kilkenny City and County as a leading tourism destination through continued sustainable expansion of the tourism sector, with a focus on creating high-quality visitor services and the continued development and enhancement of visitor attractions and activities, capitalising on our natural and cultural heritage assets, whilst safeguarding these resources for future generations".* (KK-C162-386)

#### 5.2.10 Third Level Educational Facilities

Expand Objective 5I as follows: To secure the development of a third and/or fourth level campus/se in Kilkenny as part of the development of a Technological University for the South East *and to encourage the fostering of links between industry and education within Kilkenny.* (KK-C162-396)

### 5.3 Strategic Locations for Enterprise and Employment

Add after last line of first paragraph: *Notwithstanding Belview as a strategic location for employment the wider Waterford Metropolitan Area within County Kilkenny has potential as a strategic employment location.* (KK-C162-404)

### 5.4.6 Retail Objectives

Amend Objective 5Q - To improve the accessibility of each of the County's town centres and promote all *sustainable* modes of transport. (KK-C162-363)

Amend Objective 5Z: *and to carry out the Joint or Multi-Authority Retail Strategy for the Waterford Metropolitan Area within 12 months of the coming into effect of this Plan.* (KK-C162-418)

### 5.4.7 Retail Policies

Change Policy 14 The Abbey Quarter and Retail Phasing from:

The Abbey Quarter will be the focus for city centre expansion (including convenience and comparison retailing) in the City & Environs over the plan period and City Centre expansion shall take place in a phased approach. The following phasing of development lands for retail within the City & Environs is proposed:

Retail Phase 1: Abbey Quarter and, at an appropriate scale, MacDonagh Junction;

Retail Phase 2: The former mart site at the Castlecomer Road.

The release of phase 2 lands for major retailing will only be considered where either planning permission is granted and/or the local authority is satisfied that, significant expansion has already occurred on the phase 1 lands and that any additional retailing on the phase 2 lands will not have a negative impact on the vitality or viability of the retail core or other centre. It is considered that the definition of major retail expansion for the purposes of this section of the City & Environs is 1,000 sqm for convenience goods and 2,000 sq. m for comparison goods.

*To: In line with the sequential approach to retail developments the first-choice location for significant retail development is the Abbey Quarter followed by McDonagh Junction and the former Mart site.*

Change policy 15 as follows:

*In co-operation with Waterford City and County Council, develop a mechanism and deliverable timelines to carry out a joint Retail Strategy with Waterford City and County Council for the area covered by the Waterford Metropolitan Area Strategic Plan (MASP) in accordance with the Retail Guidelines and Waterford MASP policy Objective 19 of the RSES within 12 months of the coming into effect of this Plan.* (KK-C162-418)

## Chapter 6 Housing and Community

### 6.2 The Making of Place

To insert the following objective 6Ba *"To ensure that people are at the centre of all placemaking activities. To ensure that co-design and participatory processes are used to engage people in shaping their built-environment, with a particular focus on supporting harder to reach communities to take part in public engagement processes."* (KK-C162-316)

### 6.3 Sustainable Community

Include the following text- *"In those rural settlements where Camphill communities have developed, the Council seeks to support new initiatives, along the lines of inclusive neighbourhoods, community led housing and social enterprise [through funding policy and planning regulations] to develop and thrive".* (KK-C162-291, 293, 316)

### 6.8 Universal Design

Include reference to *'Strategic Plan for Housing Persons with Disability'* at the end of the last paragraph as follows:

In all development proposals it will be the policy of the Council to promote Universal Design and Lifetime Housing in accordance with best practice and the policies and principles contained in *Building for Everyone: A Universal Design Approach*<sup>8</sup> and *Sustainable Residential Development in Urban Areas* and its companion document *Urban Design Manual: A best practice guide and the 'Strategic Plan for Housing Persons with Disability'* (KK-C162-291, 293)

### 6.9 Housing Objectives

Insert the following objective 6Ka *"Acknowledge and support Community-Led Housing as a means of empowering communities to meet their specific housing needs affordably and collectively."* (KK-C162-316)

#### 6.13.2 Primary and Post Primary:

**Insert Text.** *"The Council will support the intensification of development and/or uses on existing school sites while maintaining sufficient space for required minimum standards of play and recreational facilities"* (KK-C162-414)

#### 6.13.3 Third Level Institutions

Amend References as follows:

Kilkenny 3<sup>rd</sup>/4<sup>th</sup> level Research and Innovation Centre officially opened in 2012 at St. Kieran's College, Kilkenny City, see Section ~~5.2.6~~ **5.2.10** Third Level Educational Facilities. Section ~~5.2.6~~ **5.2.10** also outlines the Council's support for the establishment of a multi-campus Technological University of the South East (TUSE).

### 6.16 Health and Wellbeing

Include the following text: *"Kilkenny County Council plays an important role in implementing the actions of the National Sports Policy 2018-2027."* (KK-C162-378)

## Chapter 7 Rural Development

### 7.1 Introduction

*“Where Camphill communities have developed, the Council seeks to support the development of inclusive neighbourhoods, community led housing and social enterprise and promote the integration of a wide range of household types and people with varying degrees of support needs”. (KK-C162-291, 293)*

#### 7.2.3 Commonage Land

Include the following text: *It is policy to preserve the open character of commonage land and other hill land and support access over paths and tracks through consensus with landowners, particularly in mountain areas. (KK-C162-66)*

#### 7.2.4 Fencing:

Include text below:

*“Farmers are acknowledged as custodians of the natural resources of the countryside and of rural landscapes. The Council will work with farmers to promote and facilitate the development of environmentally sustainable agricultural activities, whereby watercourses, wildlife habitats, areas of ecological importance and other environmental assets are protected from the threat of pollution, and where development does not impinge on the landscape character, visual amenity, views and prospects of the countryside. As such the Council will also ensure that developments shall not be detrimental to archaeological and heritage features of importance.” (KK-C162-66)*

### 7.4 Forestry

The Department of Agriculture, Food and the Marine *regulates forestry practices and* published *Forests, products and people Ireland's forest policy – a renewed vision* in 2014. (KK-C162-370)

#### 7.5.1 Aggregate potential mapping

Insert the following text: *The Council will have regard to the aggregate potential mapping within the County in assessing applications for non-extractive industry related in areas in close proximity to existing sites or significant resource potential where such development would limit future exploitation (KK-C162-70)*

### 7.6 Fishing

Include *Snap net fishing* in the first sentence of Section 7.6. as follows:

*The Barrow, Nore and Suir are historically renowned as premier salmon and coarse fishing rivers in Ireland although salmon fishing no longer takes place on the River Barrow. Snap net fishing is a long tradition on the Rivers Nore and Suir.*

### 7.8 Rural Housing Policies

At the end of first paragraph insert:



“The Council will ensure that the provision of one-off houses in rural areas does not undermine the vibrancy and vitality of the town or settlements in rural areas *while accommodating the dispersed rural living traditions of the rural areas of County Kilkenny.*” (Matters Arising)

### 7.8.3 Rural Housing Policies

Delete the following from page 94.

- ~~Loss of agricultural land~~ (Matters Arising)

### 7.8.4 Categories of Compliance and Qualification Criteria

Members’ Direction at Council meeting 8.6.2021: Amend the Qualifying Criteria for Rural Housing on **Page 96** of the Draft Plan as follows (red highlighted text is additional):

2. Persons with a demonstrable social need to live a particular local rural area:

- a. Persons *born within the local rural area*, or who have lived a substantial period of their lives in the local rural area (minimum 5 years), who have never owned a rural house and who wish to build their first home close to the original family home. *Persons born in the area without having lived for the minimum of 5 years must be able to demonstrate strong family and social connections to the area to demonstrate a demonstrable social need.*

### 7.8.6 Rural House Design Guidelines

Change reference as follows:

Further guidance is given in Section ~~13.20~~ **13.22** Rural Housing and Section 12.11.3 Access to National Roads

## Chapter 8 Open Space and Recreation

### 8.1 Introduction

Insert the following text at the end of paragraph 1: *To ensure that people are at the centre of all open-space and recreation opportunities and activities. To ensure that co-design and participatory processes are used to engage people in shaping their built-environment, with a particular focus on supporting harder to reach communities to take part in public engagement processes.* (KK-C162-316)

#### New section 8.2.1.4 Ferrybank Linear Parks

Include new section here based on text in the LAP.

*Throughout the Belview /Ferrybank plan area there is a significant amount of interconnected open space, in the Passive Open Space, Active Open Space and Water Compatible Development zones. In any review of the Belview/Ferrybank LAP this open space strategy will continue with a comprehensive walking (and cycling) network. The establishment of linkages and connections between areas of open space as identified in this LAP is essential if this goal is to be realised.*

### 8.3 Trails, Cycleways, Walkways and Linear Parks

To insert the following text: *"Support, promote, facilitate a comprehensive network of greenways, linking parks and public open spaces to the Regional and National Greenway Networks and work with the NTA and adjoining local Authorities and communities in this regard".*

### 8.4 Greenways and Blueways

Insert the following text: *The Council will cooperate with other state agencies in the development of Blueways along existing watercourses as considered appropriate with existing Greenways and Blueways.* (KK-C162-66)

Insert the following text *"The Council will support the progression of long-distance linear greenways and greenway town networks, and the further development and improvements of cycling and walking trails and paths in County Kilkenny, and the provision of appropriate services along these trails, and for the development of linkages between these trails and adjoining counties.* (KK-C162-386)

New objective 8Ka *"8Ka: The Council will investigate the potential of developing a Greenway from Kilkenny to Castlecomer and Ballyragget and onwards to Portlaoise as part of the development of Greenways and Blueways within the County."* (KK-C162-20, 273, 315, 399)

Insert the following objective *8Kb: To undertake a Metropolitan Wide-Open Space, Recreation and Greenbelt Strategy to include the identification of a location for Regional Scale Park within the Waterford Metropolitan Area as well as the development of neighbourhood parks and open spaces.* (KK-C162-404)

Insert the following text *"The council will consider appropriate car parking facilities in conjunction with the development on amenity areas, amenity cycleways and walkways."* (KK-C162-66)

**8.4.1 The Rivers Nore, Suir and Barrow:****8.4.3 Development Associated with Water Sport:**

Reposition the requirements for Water sports in 8.4.3 to the Section in “Riverside and Water sports Development Management Requirements.” (KK-C162-66)

Insert the following text: *“Kilkenny County Council is committed to the support the development of Urban and Rural Community Sports Hubs”.* (KK-C162-378)

That the points under 8.5.1 be changed to Development Management Requirements as follows: (KK-C162-66)

**Development Management Requirements:**

- *That the development will not cause harm to the appearance and character of the local landscape and can be readily absorbed into its surroundings by taking advantage of existing vegetation and /or topography;*
- *That the amenity of the people living nearby or the enjoyment of other countryside users is not adversely affected by the nature, scale, extent, frequency or timing of the recreational activities proposed including any noise or lighting likely to be generated;*
- *That any ancillary built development is small in scale, designed to a high standard and sympathetic to the surrounding environment in its siting, layout and landscape treatment.*
- Consideration is given to access to the proposed facility by means of transport other than the private car and;
- The local road network can safely handle the extra traffic the proposal would generate and satisfactory arrangements are provided for access, parking, drainage, litter and water services

That the points under 8.5.5 be changed to Development Management Requirements (KK-C162-66)

**Development Management Requirements**

- That there will be no unacceptable disturbance to local residents.
- That there will be no unacceptable disturbance to farm livestock and wildlife.
- That there will be no conflict with the enjoyment of areas used for informal recreation.
- That the ambient noise level in the area is already high and the noise likely to be produced by the new activity will not be dominant.

**8.7 Play Policy**

At the end of the last paragraph in Section 8.7 add the following:

*8O “To provide a playground at Rosbercon”* (KK-C162-423)

## Chapter 9 Heritage, ~~and Culture~~ **and The Arts** (KK-C162-296, 317)

**Strategic Aim:** Amend as follows.

"To seek the protection and sustainable management of *the Arts Culture and* heritage of Kilkenny for the benefit of current and future generations; to encourage the collection of knowledge to inform its protection; and to promote access to, awareness of and enjoyment of Heritage *Arts; and Culture, to further develop the infrastructure and actively support engagement with communities throughout Kilkenny.* (KK-C162-296, 317)

### 9.2 Natural Heritage and Biodiversity

Include the following policy statements:

*The Council recognises:*

- *the important role of the environment through diversity, quality, integrity and quality of life by promoting the protection, conservation and enhancement of the natural environment and will*
- *Promote appropriate enhancement of the natural environment as an integral part of all development.*

(KK-C162-66)

#### 9.2.1 Protected habitats

##### 9.2.1.1 European sites

Insert after last line of section:

*There are a number of overlaps between areas zoned for development and/or areas within settlement boundaries and European Sites (Special Areas of Conservation and Special Protection Areas). These European Sites are protected from inappropriate development under the European Habitats and Birds Directives, transposing national legislation and various provisions under this Plan. The protection of the integrity of European Sites as per these requirements will take primacy over other Plan provisions.*

#### *Visitor and Habitat Management*

*The Council will seek to control the impact of visitor numbers in order to avoid significant effects including loss of habitat and disturbance, including ensuring that new any projects, such as greenways, are a suitable distance from ecological sensitivities, such as riparian zones. Control measures may include ensuring that new projects and activities are a suitable distance from ecological sensitivities. Visitor/Habitat Management Plans will be required for projects as relevant and appropriate.*

#### *Integrated Management Plans for European Sites*

*The Council shall be available to engage with the NPWS with the objective of achieving the preparation and implementation of Integrated Management Plans, informed as appropriate by comprehensive species surveys, for sites within the County, including those which are designated for Kingfisher and Otter. Such Plans would establish the necessary conservation measures for European sites in line with the Habitats Directive and be integrated with other plans and programmes, with the intention that such plans are*

*practical, achievable and sustainable and have regard to all relevant ecological, cultural, social and economic considerations, including those of local communities.*

#### Development management requirement

##### *AAs for Recreation*

*AAs for recreational projects that have the potential to affect the integrity of any European site shall demonstrate that potential direct, indirect and cumulative effects including in relation to the following issues, have been adequately mitigated, where they exist:*

- Hard infrastructure in riparian zones;*
- Increased recreational access;*
- Species and populations of conservation concern, such as Kingfisher and Otter where relevant; and*
- Water quality.*

#### **9.2.1.5 Protected Plant and Animal Species**

These includes plant species listed in the ~~Flora Protection Order, 1999~~ *Flora (Protection) Order 2015 (S.I. No. 356 of 2015)* (or other such Orders) (KK-C162-236)

#### **9.2.2 Biodiversity outside of Habitats designated for Nature Conservation**

Expand objective 9A as follows *"Continue to identify and map habitats and green infrastructure of County importance, and raise awareness and understanding of the county's Natural Heritage and biodiversity, identifying green corridors and measures to connect them.* (KK-C162-416)

#### **9.2.4 Geological Heritage:**

Insert the following text: *"Promote, encourage, facilitate and support access and public rights of way to geological and geo-morphological features of interest inter in consultation with landowners (where appropriate)."* (KK-C162-66)

#### **9.2.5 Woodland, Trees and Hedgerows**

Amend text in Section 9.2.5 as follows - Under the ~~1946 Forestry Act~~ *Forestry Act 2014* (KK-C162-236)

Include the following text: *"To protect woodlands and groups of trees from inappropriate development that would impact adversely on them and affect their amenity value."* (KK-C162-66)

#### **9.2.5.1 Protected Plant and Animal Species**

Amend text in Section 9.2.5.1 as follows - prohibiting the cutting of hedges within the bird nesting period (1st March - ~~1st September~~ *31st August*). (KK-C162-236)

#### **9.2.6 Inland Waters-, Rivers, Streams and Groundwater**

Include reference to the importance of riparian zones as follows: The rivers, streams, wetlands and groundwater in County Kilkenny *are important riparian zones and* are home to a variety of plant and animal species, and are one of the most important biodiversity resources in the county. (KK-C162-66)



Include *"Relevant Planning Applications shall have regard to the guidance document 'Planning for Watercourses in the Urban Environment'". (KK-C162-236, 341)*

### 9.2.8 Peatlands

Include the following text: *Baunmore Bog has been selected by Bord Na Mona to be part of a project to establish and accelerate the development of native woodland that would have climate action benefits and provide significant new habitat for a wide range of species. (KK-C162-336)*

### 9.2.10 Invasive Species

DM requirement: add: *For proposals connected to surface water systems, risks associated with the spread of crayfish plague shall be considered and applicants should submit a crayfish plague management strategy where appropriate.*

### 9.2.12 Landscape

The European Landscape Convention promotes the protection, management and planning of European landscapes. The Convention was adopted by the Council of Europe in October 2000 and came into force in March 2004. The Department of Arts, Heritage and Gaeltacht ~~has signalled its intention to publish~~*ed* a National Landscape Strategy, ~~and in 2015. September 2011 it published a public consultation paper on the issues to be considered in the preparation of the strategy<sup>13</sup>. The Council will support and implement the provisions of the National Landscape Strategy following its publication.~~*One of the recommendations of the NLS is to develop a National Landscape Character Assessment, and once that is completed the Council will review its own LCA to ensure compliance. (KK-C162-336)*

## 9.3 Built Heritage

To include the following two policy statements in Section 9.3:

- *"The Council will encourage the sensitive redevelopment and / or return to suitable use, of derelict, vacant or redundant buildings, in appropriate locations in order to provide for visitor accommodation and tourism development, while having regard to ecological constraints and architectural heritage requirements.*
- *The Council will encourage the reuse and refurbishment of vernacular buildings (houses or farm/ industrial buildings) in appropriate locations for tourist related facilities, including holiday home accommodation. The development shall relate in scale to the site's characteristics and location, shall not be detrimental to the rural amenity of the surrounding area and be in accordance development standards of this plan, particularly as they relate to the protection of the natural and built environment."* (KK-C162-386)

<sup>13</sup> Department of Arts, Heritage and the Gaeltacht, [A National Landscape Strategy for Ireland Strategy Issues Paper for Consultation, 2011. National Landscape Strategy for Ireland 2015 – 2025, 2015](#)

### 9.3.1 Archaeological Heritage:

**That a policy statement be included in Section 9.3.1** *It is Council policy to promote / encourage and protect public access to Archaeological Heritage Sites and encourage signage to Archaeological sites and National Monuments.* (KK-C162-66)

#### 9.3.1.4 Industrial Heritage

At the end of the last paragraph insert the following sentence

*"The Council will seek funding to progress the preparation of an inventory of lime kilns in the county"*  
(Matters Arising)

### 9.3.9 Floodlighting

Notwithstanding this, floodlighting *and other artificial lighting has* the potential to negatively impact on both natural and built heritage. (KK-C162-341)

## 9.5 Art and Cultural Development

Last sentence of third paragraph:

The Council works to ensure that there is continued support in this sector, not simply for its intrinsic value, but as a driver of major economic *and social* development. *The Arts office will continue to support artists at all stages, taking into account the range and needs of different disciplines and practices. The Office will support the active engagement of diverse audiences in rural and urban Kilkenny through social and collaborative practices."* (KK-C162-296, 304)

### 9.5.1 Arts Organisations

Include the following: *Subtitle Film Festival, Rhythm and Roots Music Festival, AKA Festival, Tradfest and Design and Crafts Council of Ireland.* (KK-C162-304, 317)

## Chapter 10 Infrastructure and Environment

### 10.1.4 Water Supply and Treatment

The provision of such temporary facilities shall only be considered where the solution is environmentally sustainable and would not affect the quality status of water sources. *Proposals for such facilities must clearly demonstrate they would not singularly or cumulatively adversely affect the ecological integrity of any European Site.* Adequate provision shall be made by the developer for the operation and maintenance of the proposed temporary facility for the duration of its required existence and thereafter for its decommissioning and removal from site. (KK-C162-236)

#### 10.1.8.5 Water Quality Development Management Requirements

- To assess all new applications for single houses in accordance with the EPA manual entitled **Code of Practice – Wastewater Treatment and Disposal Systems serving Single Houses** (p.e. ≤ 10), also referred to as EPA 2009 *as amended by EPA 2021 Code of Practice* or any *subsequent* revisions or replacement. The person carrying out the assessment will be suitably qualified and in the local authority's opinion, be competent to do so.

### 10.2.6 Flooding (KK-C162-173)

A Strategic Flood Risk Assessment has been carried out for the County as part of the Strategic Environmental Assessment. *This sets out the requirements for a Flood Risk Assessment, see Section 6.1.1 of the SFRA.*

#### 10.2.6.1 Flood management (KK-C162-173)

*The Council will ensure that new developments do not reduce the effectiveness or integrity of any existing or new flood defence infrastructure, and will facilitate the provision of new, or the reinforcement of existing, flood defences and protection measures where necessary.*

#### 10.2.6.2 Development Management Requirements (KK-C162-173)

- *Where flood risk may be an issue for any proposed development, a detailed flood risk assessment should be carried out appropriate to the scale and nature of the development and the risks arising. In particular, Any area within or adjoining a flood zone A or B, or flood risk area, shall be the subject of a site-specific FRA appropriate to the type and scale of the development being proposed. This shall be undertaken in accordance with the Flood Risk Assessment Guidelines Planning System and Flood Risk Management – Guidelines and the Strategic Flood Risk Assessment accompanying this Plan.*

### 10.2.7 Surface Water Drainage

#### 10.2.8 Development Management Requirements

*The Planning Authority will have regard to the Inland Fisheries Ireland guidance on 'Planning for Watercourses in the Urban Environment' in assessing applications.*

- ~~• All new development must be designed and constructed to meet the following minimum flood design standards—~~
  - ~~○ Where streams, open drains or other watercourses are being culverted—the minimum permissible culvert diameter is 900mm.~~
- *The culverting of water courses is discouraged. Where culverting is unavoidable, the use of ecologically friendly box culverts is required. A development proposal requiring culverting should document open watercourse habitat lost and provide compensatory habitat. (KK-C162-236)*

***New bullet at end*** (KK-C162-236)

- *For larger scale developments a report will be required specifying the SUDS measures considered in principle. If natural measures are not included, the reasons why not should be outlined.*

### **10.3.2 Grid Development Management Requirements:**

Include the following requirement *"where considered necessary by the Council, a Visual Impact Assessment and a Landscape Impact Assessment will be required for significant Grid Infrastructural projects. (KK-C162-66)*

Members' Direction at Council meeting 8.6.2021: Insert the following on page 175 of the Draft Plan:

- *That existing grid infrastructure should be used where possible in preference to erecting new grid infrastructure.*
- *Any proposed development must avoid impact on any Special Area of Conservation.*

## Chapter 11 Renewable Energy

Strategic Aim: To generate 70% of electricity demand for the County through renewables by 2030 by promoting and facilitating *promote and facilitate* all forms of renewable energies and energy efficiency improvements in a sustainable manner as a response to climate change.

(Members' Direction at Council meeting 8.6.2021)

### 11.1 Introduction

Kilkenny County Council is a signatory to the Covenant of Mayors – a European cooperation movement involving Regional and Local Authorities which is aimed at increasing energy efficiency and the use of renewable energy. Renewable energy sources are defined here as *inexhaustible natural resources which occur naturally and repeatedly in the environment*. These sources include the wind, *solar*, oceans, bio (plant life) and falling water. (KK-C162-230)

#### 11.1.1 National Renewable Energy Targets

It is the policy of this Plan to:

- Support the sustainable development of renewable wind energy at appropriate locations and related grid infrastructure in the region in compliance with National Wind Energy Guidelines and the RSES. (Members' Direction at Council meeting 8.6.2021)

### 11.3 Policy Context

Amend Objective 11B as follows "~~To designate a pilot sustainable energy zone in accordance with the Guidelines for a Sustainable Energy Community (SEAC, 2011)~~" "*To identify and designate a Decarbonation Zone (DZ) in the Council's Climate Action Plan for a spatial area in which a range of climate mitigation, adaptation and biodiversity measures are developed to address local low carbon energy, greenhouse gas emissions and climate needs to contribute to national climate action.* (KK-C162-341)

### 11.4 Kilkenny Targets (Members' Direction at Council meeting 8.6.2021)

In line with the Climate Action Plan, this Renewable Energy Strategy aims to enable Kilkenny to generate a minimum of 100% of its electricity needs from renewable sources by 2030. The 3 Counties Energy Agency (3CEA), covering the counties of Carlow, Kilkenny and Wexford, have estimated that by 2030, County Kilkenny will use 633 Gigawatt hours (Gwh) of electricity. By meeting 100% of electricity (633Gwh) through renewable sources, Kilkenny will contribute *This equates to* 253MW of renewable energy, or 2.09% of the Country's 12.1 GW combined onshore and offshore renewable energy target.

#### Objective:

~~11C To meet 100% of electricity needs for Kilkenny from renewable sources by 2030, including Wind energy, Solar energy and bio energy and to work with agencies, including the 3CEA to proactively achieve this target.~~



## 11.5 Wind Energy

Amend all references to "~~Draft Wind Energy Development Guidelines~~" to "*the Government's Wind Energy Development Guidelines<sup>14</sup>, and any revisions thereof*".

The Minister published draft Wind Energy Development guidelines and although the draft Guidelines do not replace or amend the existing Wind Energy Development Guidelines 2006, they do include requirements for Local Authorities when considering policies relating to wind energy. *All planning applications for wind energy developments shall be assessed against the DEHLG's Wind Energy Development Guidelines, 2006, (and any revisions thereof) and the County Council's Wind Strategy*". (KK-C162-336)

### 11.5.1 Current Status and Targets (Members' Direction at Council meeting 8.6.2021)

In line with the Climate Action Plan, this Renewable Energy Strategy aims to enable Kilkenny to generate the equivalent of 100% of its electricity needs from renewable sources by 2030, including wind energy. According to the SEAI<sup>15</sup>, by the 2030 the electricity demand for County Kilkenny is expected to be 633GWh. The gap to meeting the target through renewable energy is currently 500GWh, equivalent to approximately 48 new 4.2MW turbines, representing 201 MW. Kilkenny currently has approx. 76 MW of installed wind energy, generated by 39 turbines.

It is ~~however expected that the renewable energy target will be met~~ *provided* by a mix of renewable energies, in which solar ~~will~~ *is expected to* play a significant role (see ~~solar below~~ *Section 11.8 Solar Energy*), thus removing dependence on wind and reducing the number of wind turbines required significantly.

### 11.5.2 Wind Energy Development Strategy (KK- C162-47, 314, 370, 391, 394, 415, 421)

A wind energy strategy has been developed for this plan building on the strategies from previous development plans and having regard to Government policy generally and the *Draft Revised Wind Energy Development Guidelines*. ~~With wind turbine technology continuously improving, leading to quieter and larger turbines, it is now considered that wind speed should not be the primary determinant of suitability for wind energy generation. On review the focus is shifting away from wind speed, feasibility of which is largely left to the industry, towards the potential for wind generation to impact humans, the landscape and heritage. This potentially will leave larger areas designated as "open for consideration", allowing communities to become involved in the process of planning the best outcomes in wind energy development within their areas. The new process of community consultation with the aim of drafting and including a Community Report with the planning application is a significant development in this regard.~~

In accordance with ~~the draft~~ Wind Energy Development Guidelines requirements, the Planning Authority undertook a 4-step process for identifying suitable locations for wind energy generation. ~~The aim of the exercise was to identify the key areas within the planning authority's functional area where there is significant wind energy potential and where, subject to criteria such as design and landscape planning, natural heritage, environmental and amenity considerations, wind energy development will be~~

- ~~(a) acceptable in principle;~~
- ~~(b) open to consideration for wind energy development (where relevant)~~

<sup>14</sup> Government of Ireland, Draft Revised Wind Energy Development Guidelines, 2019

<sup>15</sup> <https://maps.seai.ie/wind/> accessed 8.9.2020

~~(c) not normally permissible;~~

The four steps are set out below;

1. Assess wind area potential using SEAI's Wind Atlas for Ireland.
2. Utilise a landscape character assessment and the potential sensitivity of the landscape for wind energy developments
3. Do a multi criteria or sieve analysis by overlaying the wind energy mapping and landscape sensitivity
4. Integrate the information with derived from the previous steps with information regarding accessibility to electricity transmission and distribution grids.

*This approach was then modified by resolution at the Council meeting on the 8th June 2021. (Members' Direction at Council meeting 8.6.2021)*

The Council's Wind Energy Strategy is attached as Appendix K.

### 11.5.3 Development Management Guidance

~~All wind farm applications will be assessed in accordance with the draft Revised [Wind Energy Development Guidelines](#)<sup>16</sup> and the Wind Energy Development Strategy, as outlined in Appendix K.~~

*All planning applications for wind energy developments shall be assessed against the DEHLG's Wind Energy Development Guidelines, 2006, (and any subsequent update of these guidelines) and the County Council's Wind Strategy.*

#### 11.5.3.2 Pre-planning and Public Consultation:

~~Applicants for small- or large-scale wind farms shall be required to engage with the local population in the vicinity of any proposed wind farm, prior to lodging their application. Such consultation shall follow the format of the [Wind Energy Development Guidelines](#). Wind energy developers are now required to, in advance of submitting applications for permission, take active steps to inform local communities as they begin to develop their proposals. This meaningful community consultation will allow developers to establish a relationship with the affected communities, refine their design and explain the potential benefits more clearly to communities.~~

~~A **Community Report** will accordingly be required to be submitted with every application for wind energy development and conditions issued with the permission, where granted, will require the developer to carry out the development in accordance with the community report.~~

~~The Community Report shall detail the following:~~

- ~~1. A map of the proposed project and the communities in the vicinity of the proposal within a radius of up to approximately 10 km of the turbines, depending on the circumstances of the case~~
- ~~2. The steps taken by the applicant seeking planning permission for the wind energy development to seek out the views of relevant communities in developing the project~~
- ~~3. A summary of the responses received as a result of the engagement process and a statement of any principal design adjustments or modifications undertaken in response to the feedback of the community before the project was submitted for planning permission;~~

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<sup>16</sup> Ibid

4. ~~Proposed details as regards the steps to be taken to ensure that the proposed development will be of enduring economic benefit to the communities concerned, through the negotiation of a form of community investment/ownership, benefit or dividend (see section 5.10 of the Guidelines)<sup>17</sup>;~~
5. ~~Demonstrate how the proposed development will adhere to the Code of Practice for Wind Energy Development in Ireland Guidelines for Community Engagement issued by the Department of Communications, Climate Action and Environment (2016) (or any subsequent replacement Code of Practice).~~
6. ~~Details of how the Community Benefit Fund detailed in the Terms and Conditions of the DoCCAE RESS Auction rules will be met. Details of how to integrate the Community Benefit Fund (to be drafted following consultation with [www.3cea.ie](http://www.3cea.ie))~~

~~Consultation should be meaningful, beginning sufficiently in advance of a submission for planning permission to give the local community an opportunity to comment upon and to have an input into the planning and design of the scheme. Community group selection should accord with the Ministerial guidelines. To enable the general public to engage with developers, evidence of formal procedures for dealing with queries and complaints must be included in a planning request.~~

### **11.5.3.3 Impact on the landscape** (Submissions referenced in Section 3 of the CE's Report).

The Kilkenny Landscape Character Assessment (LCA) (See Chapter 8~~9~~) divides the county into four landscape character types (LCTs); Upland Areas, Lowland Areas, River Valleys, and Transitional Areas.

*See also Figure 9.3 Landscape Sensitivities in Chapter 9 Heritage which identifies environmentally sensitive features.*

### **11.5.3.6 Natural Heritage** (KK-C162-118)

~~In particular, the provisions of the Wind Energy Guidelines in relation to noise and flicker will apply to registered thoroughbred stud farms.~~

New Section 11.5.3.12 *Effects on Equine Facilities.*

*Applications for wind energy developments shall be accompanied by an assessment detailing potential impacts, mitigation and residual impacts upon the equine industry. Such assessments shall inter alia consider issues including noise and shadow flicker. (KK-C162-172, 236)*

## **11.6 Bioenergy**

### **11.6.1 Background**

Amend paragraph 2: as follows: Anaerobic digestion involves the bacterial transformation of biomass (for example animal manure) *to produce biogas which can be* upgraded to Biomethane or biogas *Biogas Biomethane* can also be compressed and used as a transport fuel.

<sup>17</sup> Draft Revised Wind Energy Development Guidelines December 2019 Prepared by the Department of Housing, Planning and Local Government.

A district heating system provides heat from a central heating source to more than one building and is an alternative to providing separate heating systems for each building. A district heating system consists of a central heat source, a heat distribution network of insulated pipes and heat exchangers in each building or multi-unit buildings. District heating can offer reduced capital cost and increased energy efficiency. The combination of CHP and district heating is very energy efficient.

#### **New section: 11.6.10 District Heating**

District heating is a system for distributing heat generated in a centralised location through a system of insulated pipes for residential and commercial heating requirements such as space heating and water heating. Recoverable or 'waste' heat is an unavoidable by-product of thermal power production and many large industries such as data centres. Such industries can lead to huge energy waste. There is a benefit in using such excess heat for neighbouring heating requirements, but that approach is based on relative proximity and co-location of such industries with heat users such as offices and residential areas is required at planning stage. The Council will support and promote co-location where heat as an industrial by product can be utilised for the generation of space heating and water heating in adjacent areas/districts. The relevant resource documents will be considered when considering proposals for district heating, being "Assessment of Geothermal Resources for District heating in Ireland" and the "Roadmap for a Policy and Regulatory framework for Geothermal Energy in Ireland".

#### **11.6.10 Development Management Guidance**

##### **Insert Text:**

| Table 11.4: Summary of potential impacts from anaerobic digestors/CHP plants |  |
|--|--|
| Issue  | Potential impact   |
| <b>Visual</b>  | Scale of the proposed development<br>Visual impact of the digester, plant building(s) and chimney stack/flue on landscape, including protected views   |
| <b>Hydrology</b>   | Potential for pollution from operational procedures, e.g. spillages and from digestate and potential for contaminants to enter soil, groundwater and streams<br><b>Potential ecological impacts of nitrogen deposition</b>                           |
| <b>Noise</b>   | During construction and during operation from plant operation and deliveries   |
| <b>Air quality</b>   | Odour from storage of wastes and feedstock, digestion process, transport, and disposal of digestate, dust and emissions may impact on proximate residential amenity. May require an assessment of their impacts and a model of emissions dispersion. |
| <b>Light pollution</b>   | If operation is proposed on 24/7 basis   |
| <b>Traffic and transport</b>   | Increase in vehicle movements to and from the property; use of rail freight or shipping could be considered.   |
| <b>Architectural heritage</b>  | Impact on character of setting of protected building   |

## 11.8 Solar Energy

Move entire Section 11.8 to Section to 11.6.

### 11.8.5.1 Utility Scale Solar PV

Insert the following text: A decommissioning statement should be included as a standard component of a planning application for utility scale solar PV. *The Council will require a commitment to decommissioning at application stage. A condition to agree decommissioning details will be a consideration during the decision-making process.*

### 11.11 Energy Storage;

Insert the following text: *The council supports new technologies such as battery storage, liquid air storage and synchronous condensers.* (KK-C162-319)

### 11.12.4 Building Energy Development Management Requirements

Amend the text as follows: The Planning Authority will *through the development management process* promote the use of *low carbon footprint* local materials to reduce transport emissions in the sector ~~and use of sustainable, low carbon footprint materials instead of those that require intense high temperature and carbon emissions.~~ (KK-C162-341)

## Chapter 12 Movement and Mobility

### 12.2 Significant documents and Guidance

Include reference to:

- *National Disability Inclusion Strategy (NDIS) 2017-2021*

*We will make public transport easier for people with disabilities to use, especially buses, rural transport, bus stops and train stations.*

- *United Nations Convention on the Rights of Persons with Disabilities (UNCRPD).*

*The Convention is intended as a human rights instrument with an explicit, social development dimension. It adopts a broad categorisation of persons with disabilities and reaffirms that all persons with all types of disabilities must enjoy all human rights and fundamental freedoms. It clarifies and qualifies how all categories of rights apply to persons with disabilities and identifies areas where adaptations have to be made for persons with disabilities to effectively exercise their rights and areas where their rights have been violated, and where protection of rights must be reinforced. (KK-C162-65)*

### 12.3 Integration of Land Use Planning and Transport

References to NRA DMRB will be updated to DN-GEO-03060

KKC162-27

Include text in 12.3 *"public transport infrastructure should be considered in all plans and projects relating to the county's urban settlements, including local area plans, traffic management schemes, and public realm improvement schemes. This would include, inter alia, suitable infrastructure on public transport corridors to improve safety and efficiency for public transport users, including retro-fitting within existing development areas."* (KK-C162-419)

#### 12.3.2 Objectives for the Integration of Land Use and Transport

**Objective 12A:** To plan *for and progressively implement* a sustainable, integrated and low carbon transport system by enhancing the existing transport infrastructure in terms of road, bus, rail, cycling and pedestrian facilities and interfacing different modes as the opportunity arises.

Include the following development management requirement in Section 12.3.2: *"public transport infrastructure is to be considered as part of all significant residential or commercial development. It will be a requirement to show how the need for public transport infrastructure is considered and evaluated as part of the proposed development"*. (KK-C162-419)

Amend Reference to Ballyragget to Ballynaslee Scheme to *N77* on **Figure 12.1**

### 12.4 Modal Share Targets for County Kilkenny

Include the following text: *"The Council will work with the NTA on development and analysis of sustainable transport indicators at county and settlement levels to monitor modal shift."* (KK-C162 -419)

*Include following text: "For Developments with Private Car Spaces (residential and non-residential) including visitor car parking spaces e.g. office –spaces, at least one parking space should be equipped with one fully functional EV charging point and it should be possible to expand the charging system at a future*

*date (e.g. by installing appropriate ducting now) so that up to 20% of all spaces can be fitted with a similar charging points.” (KK-C162-319)*

Amend objective 12F as follows:

*12F “Implement Strategies to meet the mode share targets during the lifetime of the plan **and develop, in conjunction with the NTA, an effective monitoring regime for the implementation and where required, adjustment of the Council’s sustainable transport strategy in order to ensure the achievement of the modal share targets referred to under Objective 12G”** (KK-C162-419)*

Include the following objectives:

*12GA To prepare mobility management plans incorporating mobility objectives of the local area plans for Thomastown, Castlecomer and Piltown (KK-C162-419)*

New Objective *12GB: To undertake a mobility study for Bennettsbridge. (KK-C162-397)*

### **12.5.2 Workplace Travel Plans**

To require Workplace Travel Plans for proposed trip intensive developments *in existing and established trip intensive locations* where onsite parking cannot be provided on site.

#### **12.7.1.3 Local Link Rural Transport Programme Strategic Plan**

Insert *The Plan supports the development of public transport routes throughout the county through collaboration with the National Transport Authority.” “The Council supports the NTA’s Local Link Programme and the Plan acknowledge the role rural transport services and in particular the Local Link Rural Transport Programme can perform in providing for social and economic connectivity between small villages/rural areas and larger towns. (KK-C162-419)*

### **12.10 Universal Design**

Include reference to RPO 181 of the Southern Regional Spatial and Economic Strategy and include the following wording: *“The Plan supports Regional planning Objective 181 in the Southern Regional Spatial and Economic Strategy which aims to promote disability awareness and access for all. The council will ensure that decision-making in relation to investment in infrastructure and facilities is informed by engagement with representatives of disability support organisations to ensure that perspectives of those they represent (e.g. wheelchair users) are understood and an appropriate level of environmental assessment undertaken.” (KK-C162 -419)*

### 12.11.2 National road Network

*Insert M8 and M9 into table:*

| Road name  | Classification | Description  |
|------------|----------------|--|
| <b>M8</b>  | Motorway       | Between M7 and Cork  |
| <b>M9</b>  | Motorway       | Between M7 and N24 roundabout at Grannagh                      |
| <b>N9</b>  | Primary        | Between the M9/N24 roundabout and the N25 junction at Grannagh |
| <b>N10</b> | Primary        | Kilkenny-Danesfort (M9 junction)                               |
| <b>N24</b> | Primary        | Carrick-on-Suir – Grannagh                                     |
| <b>N25</b> | Primary        | Cork-Rosslare  |
| <b>N29</b> | Primary        | Belview access   |
| <b>N76</b> | Secondary      | Kilkenny-Clonmel   |
| <b>N77</b> | Secondary      | Kilkenny-Portlaoise  |
| <b>N78</b> | Secondary      | Kilkenny-Castlecomer-Kildare                                   |

KK-C162-27

*Insert the following text “The capacity and efficiency of the national road network drainage regimes in County Kilkenny will be safeguarded for national road drainage purposes.”* KK-C162-27

### 12.11.3 Access to National Roads

Insert the following after “It is the intention of the Planning Authority to develop and agree a policy for access off the national roads in conjunction with the TII”

- Glanbia plant on the N77 at Ballyragget (KK-C162-27)
- Dunmore civic amenity site on the N77

### 12.11.6 National Road Improvement Projects

*National Roads projects such as the N24 are of strategic importance to facilitate inter- and intraregional accessibility and* the Council, with the support of Transport Infrastructure Ireland (TII), supports and is progressing/developing a number of schemes within County Kilkenny as follows:

KK-C162-27

### 12.11.7 National Roads Policy

The Council will support the implementation of the TII projects as outlined above and will *safeguard the strategic capacity of national road junctions and* preserve free from development proposed road realignment/improvement lines and associated corridors where such development would prejudice the implementation of Transport Infrastructure Ireland (TII) or County Council plans (See Figure 12.1).

KK-C162-27

12Z ~~To preserve free from development proposed road realignment/improvement lines and associated corridors where such development would prejudice the implementation of Transport Infrastructure Ireland (TII) or County Council plans:~~ *To protect the study area, route corridor options and thereafter the preferred route corridor selected for the national road schemes being progressed in the*



*Development Plan in accordance with National Development Plan Objectives and to prohibit development that could prejudice their future delivery'.*

KK-C162-27

### 12.11.9 Road Safety Audit

References to NRA DMRB will be updated to DN-GEO-03060 KK-C162-27

#### 12.11.10.1 Roads Development Management Requirements:

To ensure that the required standards for sight distances and stopping sight distances are in compliance as far as possible, with current road geometry standards as outlined in the ~~NRA-TII~~ document *Design Manual for Roads and Bridges* <sup>[4]</sup> (DMRB) specifically Section ~~TD 41-42/09~~ *DN-GEO-03060* and *'The Treatment of Transition Zones to Towns and Villages on National Roads DN-GEO-03084* when assessing planning applications. In the case of single houses in the countryside such standards should not be achieved by the extensive removal of hedgerows, ditches, embankments, trees or old walls, and should be in accordance with Section 2.8 of the [Rural Design Guide](#) <sup>[5]</sup>.

KK-C162-27

### 12.11.9 Road Safety Audit

Guidance on the preparation of RSAs is included in the TII Design Manual for Roads and Bridges *and in the Design Manual for Urban Roads and Streets (DMURS)*.

### 12.14 Electric Vehicles:

Replace Development Management Requirements as follows:

- ~~All car parks shall include the provision of necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points.~~
- ~~To require new residential development to provide for EV Charging points for battery operated cars at a rate of up to 10% of the total car parking spaces. The remainder of the parking spaces should be constructed so as to be capable of accommodating future charging points, as required.~~
- *"For Developments with Private Car Spaces (residential and non-residential) including visitor car parking spaces e.g. office –spaces, at least one parking space should be equipped with one fully functional EV charging point and it should be possible to expand the charging system at a future date (e.g. by installing appropriate ducting now) so that up to 20% of all spaces can be fitted with a similar charging points.*
- *Developments with Publicly Accessible Spaces (e.g. supermarket car park, cinema etc.) should have at least one parking space equipped with one fully functional EV charging point and it should be possible to expand the charging system at a future date so that up to 20% of all spaces can be fitted with a similar charging point. Charge Point Parking space(s) should be clearly marked with appropriate signage should be capable of communicating usage data with the national charge point management system.*

<sup>[5]</sup> Kilkenny County Council, [Rural Design Guide](#), 2008

## Chapter 13 Requirements for Development

### 13.2 Universal Design

Insert the following text:

Guidance on the access requirements for public buildings and for residential dwellings is set out in Part M of the Building Regulations (S.I. No. 179 of 2000) and Part M of the Building Regulations 2010 (S.I. No. 513 of 2010) and Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012) *and the Great Outdoors Access Guidelines by the Irish Wheelchair Association*. This Plan includes a requirement for a minimum number of houses to be designed to accommodate universal design standards for larger housing schemes (See Section 6.10). (KK-C162-378)

### 13.11 Housing Developments and Noise

Include the following in the text:

The Council will require (where necessary) that planning applications for future developments within the zone of influence of existing *and planned* national roads include noise mitigation measures and/or a sound impact assessment to guard against an unacceptable increase in noise levels affecting noise sensitive properties. (KK-C162-27)

#### 13.22.1 Access and Sight Lines

Applicants must adhere to the ~~National Roads Authority~~ *TII – Design Manual for Roads and Bridges* (DMRB) *and the Design Manual for Urban Roads and Streets (DMURS) where appropriate*. *References to NRA DMRB will be updated to DN-GEO-03060* (KK-C162-27)

### 13.26 Service Stations

Insert at the bottom of Section 13.26

*“As regards Service Stations, the Council will have regard to the provisions of Section 2.8 of the Spatial Planning and National Roads Guidelines 2012”.*

KK-C162-27

### 13.30 Zoning Objectives

Add *Gymnasiums* as open for consideration in the following zoning objectives:

*Mixed Use, Existing Residential, New Residential, Community Facilities, General Development New Ross.* (KK-C162-187)

#### 13.30.4 Industrial (KK-C162-173, KK-C162-60)

Objective: To provide for industrial and related uses *and at Raheen New Ross uses related to the development and enhancement of the Kilkenny Greenway*

Permissible Uses: Industrial premises and ancillary offices, open spaces, warehouses, car and heavy vehicle parks. In New Ross developments related to the operation and enhancement and enjoyment of the Kilkenny Greenway *such as tourist accommodation, restaurant bicycle hire etc.*

*Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.*

## 2 Volume 2 Kilkenny City

### Chapter 1 Introduction

#### 1.6 Kilkenny City's Profile

Insert paragraph on James Stephen's Military Barracks:

*"The significant contribution of the presence of the 3rd Infantry Battalion of the Defence Forces and James Stephens Barracks to the local economy by means of employment and emergency management and response is acknowledged."* (KK-C162-115, KK-C162-363)

### Chapter 2 Core Strategy

#### 2.1 Population Forecasts

The population targets for the City are set by the *Implementation Roadmap for the National Planning Framework* and the *Regional Spatial and Economic Strategy*. The objective is to grow the population of the City by 30% ~~30%~~ 35% to 2040. (KK-C1632- 418, 404)

##### 2.2.1 Land Requirement

Delete Table 2.2

| Table 2.2: City Core Strategy 2016-2027 |   |             |               |                                   |  |                                |
|---|---|-------------|---------------|-----------------------------------|--|--------------------------------|
| (1)                                     | Core Strategy population allocation 2016-2027 (2) | Density (3) | Housing units | Housing land required to 2027 (4) | Compliance with NPO-3C (5)   | Zoning proposed (Hectares) (6) |
| County Kilkenny                         | 11,842  |             |               |                                   |  |                                |
| Kilkenny City                           | 3,641   | 35/Ha       | 1,324         | 37.8 <sup>18</sup>                | (30%) inside CSO boundary <del>11.3Ha</del> <sup>19</sup> and (70%) outside CSO boundary <del>26.5Ha</del> | 39.46Ha outside                |

<sup>18</sup> 3,641 divided by 2.75 persons per unit = 1,324 households, divided by 35units/hectare = 37.8 hectares

<sup>19</sup> 30% of 37.8 is 11.3ha

Replace with

| <b>Table 2.2 Core Strategy 2016 - 2027</b> |  |                                   |                                      |  |                                   |
|--|--|-----------------------------------|--------------------------------------|--|-----------------------------------|
|  | <b>Core Strategy population allocation 2016 - 2027</b> | <b>Household Demand NPF 50/50</b> | <b>Housing land required to 2027</b> | <b>Compliance with NPO 3C</b>  | <b>Zoning proposed (Hectares)</b> |
| <b>County Kilkenny</b>                     | 11,842   | 4,649                             |                                      |  |                                   |
| <b>Kilkenny City</b>                       | 4,144  | 1,627                             | 46.48 <sup>20</sup>                  | (30%) inside CSO boundary 13.9ha <sup>21</sup> and (70%) outside CSO boundary 32.2ha | 24.1 ha<br>39.57Ha outside        |

While the RSES<sup>22</sup> targets growth for the City of more than 30% by 2040 from the base year of 2016. This has been ~~the Council has~~ adopted **a targeted growth of 35%** by the Council, reflecting the ambition of the local authority and the historically strong growth performance of the City.

From National Policy Objective 3c of the NPF, 30% of the new housing earmarked for the City must be catered for within the existing built-up footprint i.e. within the 2016 CSO boundary for the City<sup>23</sup>, requiring approximately ~~11.3~~ **13.8Ha**. Within the CSO boundary the following is identified to satisfy that demand.

- Lands subject to the vacant site levy = ~~19.77~~ **18.6Ha**
- Abbey Quarter = 4.41Ha (residential 30%-35%)
- Mixed Use zoning = 25.79ha
- **Additional 5.5ha as existing residential inside CSO boundary in the Breaghagh Valley**

Notwithstanding this requirement it is proposed to zone ~~39.46ha~~ **39.57ha** on greenfield lands outside the CSO boundary (See Section 2.2.5 Development Strategy below).

### 2.2.3 Breaghagh Valley

Include the following text in Section 2.2.3 *Particular care must be taken to ensure that the amenity of existing residential development in the plan area is not compromised. Generally new housing should be set back a minimum 15m from the boundary of all housing within the plan area existing at the time of the adoption of this plan. A balance must be found between protecting the amenities of existing properties and the creation of new urban forms. Where new developments adjoin existing residences the use of screen*

<sup>20</sup> 1,627 households divided by 35units/ha = 46.48 ha.

<sup>21</sup> The Council has established through its own research that there is more than sufficient capacity within the existing built up area to cater for this increase.

<sup>22</sup> RSES page 46, RPO 11a

<sup>23</sup> Footprint as defined by the CSO 2016 census

*planting and/or walling in combination suitably design buildings will ensure that impact on existing residences are minimised.* (KK-C162-72)

Include the following text in Section 2.2.3 *It is policy to require the layout of full-sized multi-sport facilities on the Amenity Lands in the Breagagh valley.* (KK-C162-74, 75, 108, 112, 177, 213, 239, 245, 257, 259, 301, 313, 359, 365, 367, 378, 409, 444, 449)

Last Paragraph Section 2.2.3 as follows:

A total of ~~13.62~~ **15.8** ha of land has been zoned for greenfield development within the Breagagh Valley Neighbourhood which is outside the built-up area. This could deliver ~~476~~ **553** housing units<sup>24</sup>. This Plan reserves land for two secondary schools and a primary school which are planned for the neighbourhood. An area has also been reserved for neighbourhood uses and for open space provision in line with the original LAP for the area.

Amend Table 2.3 Requirements for Block L, M and K (KK-C162-72, 272)

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<sup>24</sup> 13.6ha x 15.8 units /ha= **553** ~~476~~

Table 2.3: Development Criteria for land in Breaghagh Valley

| <b>Parcel name</b> | <b>Area in hectares (gross)</b> | <b>Character of area</b>   | <b>The following Infrastructure must be in place before this parcel can develop</b>   | <b>The following non-residential facilities must be in place within the plan area before housing can be developed in this parcel</b> | <b>This Parcel Must Contain</b>   | <b>This Parcel May Contain</b>  |
|--------------------|---------------------------------|----------------------------|---|--|---|---|
| <b>Block J</b>     | 7.40ha                          | Higher Density Residential | <ol style="list-style-type: none"> <li>1. Inner Relief Road/Circular Rd. between Point '3' and Point 38'</li> <li>2. Upgrade of Callan Rd from point 3 to point 5</li> <li>3. Distributor Road between Point '21 and Point 40.</li> <li>4. Foul drainage and water supply infrastructure to be approved by Irish Water and subject to connection agreement.</li> <li>5. Surface water sewers designed and approved by the Local Authority.</li> <li>6. Gas, electricity, TV and telecom infrastructure to serve the development.</li> </ol> | Open Space area P3 and P2  | <p>Residential development at a mean density of 36-40 residential units/hectare (14.5-16/acre)</p> <p>Not less than 50% residential use by area within the neighbourhood zone</p> <p>Open Space area laid out and landscaped (incorporating a play area) to the satisfaction of the planning authority to the Development Plan requirements</p> | <p>Bed and breakfast/guesthouse</p> <p>Clinic or surgery</p> <p>Community facilities</p> <p>Convenience store(s) of not more than 100 m sq. gross floor area.</p> <p>Crèche and/or playgroup</p> <p>Hotel, public house, restaurant, café</p> <p>Live/work units and small workshops</p> <p>Public service installation</p> <p>Retirement and/or nursing home</p> |

|                          |        |  |   |  |   |  |
|--------------------------|--------|--|---|--|---|--|
| <b>Parcel H</b>          | 7.6 ha | Higher Density Residential                 | <ol style="list-style-type: none"> <li>1. Distributor road between point 21 and point 20</li> <li>2. Distributor Road between point 20 and point 30 (to serve Parcel H)</li> <li>3. Inner Relief Rd between point 21 to point 3</li> <li>4. Upgrade of Callan Rd from point 3 to point 5</li> <li>5. Foul drainage and water supply infrastructure to be approved by Irish Water and subject to connection agreement.</li> <li>6. Surface water sewers designed and approved by the Local Authority</li> <li>7. Gas, electricity, TV and telecom infrastructure to serve the development</li> </ol> | <p>The School campus site</p> <p>Open Space area P5 laid out and landscaped to the satisfaction of the Planning Authority.</p> <p>Open Space P1 &amp; P2 to the satisfaction of the Planning Authority</p> | Residential development at a mean density of 36-40 residential units/hectare (14.5-16/acre) | <p>Bed and breakfast/guesthouse</p> <p>Clinic or surgery</p> <p>Community facilities</p> <p>Convenience store(s) of not more than 100 m sq. gross floor area.</p> <p>Crèche and/or playgroup</p> <p>Hotel, public house, restaurant, café</p> <p>Live/work units and small workshops</p> <p>Public service installation</p> <p>Retirement and/or nursing home.</p> |
| <b>Block K (Part of)</b> | 10.k   | Medium density Residential Employment uses | <ol style="list-style-type: none"> <li>1. Inner Relief Rd between point 21 to point 3</li> <li>2. Upgrade of Callan Rd from point 3 to point 5</li> <li>3. Distributor Road between Point '15 and Point 19</li> <li>4. Distributor Road between Point 18 and Point 21</li> </ol>  |  | Residential development at a mean density of 33-36 residential units/hectare (13-14.5/acre) |  |
| <b>Parcel L</b>          |        | Higher density residential/village centre  | <ol style="list-style-type: none"> <li>5. Inner Relief Rd between point 21 to point 3</li> <li>6. Upgrade of Callan Rd from point 3 to point 5</li> <li>7. Distributor Road between Point '15 and Point 19</li> <li>8. Distributor Road between Point 19 and Point 21.</li> </ol>   | Open space P4 laid out to the satisfaction of the Planning Authority.  | The School Campus   |  |



|                 |         |                            |   |  |   |   |
|-----------------|---------|----------------------------|---|--|---|---|
|                 |         |                            | <p>9. Foul drainage and water supply infrastructure to be approved by Irish Water and subject to connection agreement.</p> <p>10. Surface water sewers designed and approved by the Local Authority</p> <p>11. Gas, electricity, TV and telecom infrastructure to serve the development</p>   |  |   |   |
| <b>Parcel M</b> | 15.1 ha | Higher Density residential | <ol style="list-style-type: none"> <li>1. Inner Relief Rd between point 22 to point 3</li> <li>2. Upgrade of Callan Rd from point 3 to point 5</li> <li>3. Foul drainage and water supply infrastructure to be approved by Irish Water and subject to connection agreement.</li> <li>4. Surface water sewers designed and approved by the Local Authority</li> <li>5. Gas, electricity, TV and telecom infrastructure to serve the development</li> </ol> | Either Open Space P1 or P2 laid out to the satisfaction of the Planning Authority. | <p>Residential development at a mean density of 36-40 residential units/hectare (14.5-16/acre)</p> <p>A creche or other preschool facility</p> <p>A local Open Space enclosed by the residential development in accordance with Development Plan requirements.</p> <p>Not less than 20% residential use by area within the neighbourhood zone</p> <p>Medical centre</p> <p>Super market appropriate to the scale of the neighbourhood or not more than 2000m<sup>2</sup></p> <p>Open Space area P4 laid out to the satisfaction of the Planning Authority</p> | <p>Bed and breakfast/guesthouse</p> <p>Clinic or surgery</p> <p>Community facilities</p> <p>Convenience store(s) of not more than 100 m sq. gross floor area.</p> <p>Crèche and/or playgroup</p> <p>Halting site/group housing scheme</p> <p>Hotel, public house, restaurant, café</p> <p>Live/work units and small workshops</p> <p>Public service installation</p> <p>Retirement and/or nursing home.</p> |

**2.2.4 Loughmacask**

Last sentence of third paragraph as follows:

A draft Masterplan will be published ~~shortly~~ for public consultation ~~before~~ *and finalised* finalisation in ~~early~~ 2021.

Next Paragraph first sentence:

A total of ~~24.37~~ *25.84* ha is zoned within the Loughmacask masterplan area which is outside the existing footprint of the built-up City.

**2.2.5 Development Strategy**

The first two paragraphs as follows:

The Core Strategy for the City has been outlined in Table 2.2 (City Core Strategy 2016-2027) above. A total land requirement of *32.2* hectares of land is required to be zoned on greenfield *areas outside of the existing built footprint* for the plan period (2021-2027) to satisfy housing demand.

Under this plan it is proposed to zone a total of ~~39.46ha~~ *39.57ha* of land for residential development on greenfield lands outside of the built-up area, split between the two neighbourhoods of the Breaghagh Valley and Loughmacask with ~~13.62~~ *15.2ha* and ~~25.84~~ *24.37ha* allocated respectively. This is ~~12.96~~ *7.37ha* in excess of the requirement.

**2.4.3 Former Mart Site**

**C2E** Develop a masterplan for the former Mart (Ref Z10) site *either by the Planning Authority or jointly with the developer* to deal inter alia with the mix of uses, *phasing of development*, movement, public realm, design, building heights etc.

**2.1.1 Areas of Strategic Reserve**

Open for Consideration: Public Open Space, guesthouse, restaurant, dwelling houses in certain limited cases, as outlined below, halting site, private open space, *school* other uses not contrary to the proper planning and development of the area, extensions to existing developments. (Members' Direction at Council meeting 8.6.2021)

**2.9.13 Agricultural Trade**

The total of industrial and related *amount of non-agricultural trade* uses should not extend to more than ~~60%~~ *40%* of the entire floor area of buildings on site. (KK-C162-356)

**2.9.14 Urban Agriculture:**

(Members' Direction at Council meeting 8.6.2021): Change Urban Agriculture to Agriculture. Accordingly *delete the entire section:*

**~~2.9.14 Urban Agriculture:~~**

~~Objective: To provide for agricultural uses within the existing foot print of the built-up area and to protect the land from non-agricultural uses and provide for sustainable agricultural/horticulture uses within the urban context..~~

Permissible uses: ~~Agriculture, horticulture, Agricultural structures related to on site production, allotments~~

~~Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.~~

### 2.9.18 City Zoning Map Objectives (see City Zoning Map)

Change references in headings as follows:

Z4: St. Canice's Campus (See Section ~~2.2.6.1~~ **2.4.1** St. Canice's)

Z9: Fair Green (See Section ~~2.2.6.2~~ **2.4.2** Fair Green)

Z10: Former Mart site (See Section ~~2.2.7.2~~ **2.4.3** Former Mart site)

**Z12:** *Notwithstanding the general open space zoning objective, the Council will be open to consider during the life of the Plan proposals for utilisation of Ormonde Mill and associated lands for the development of a tourism destination and attraction for the City that will be aligned with the City & County Tourism strategy.* (KK-C162-223)

**Z13:** To complete a masterplan for appropriate configuration of the existing amenity lands and allow for other appropriate land uses such as limited housing and community uses in order to achieve the release of lands resulting in appropriate land uses in the most appropriate location. (KK-C162-325)

**Z14:** *For development to take place on this site the partially completed internal road must be completed and connected to the Outrath road.* (KK-C162-282)

**Z15:** *The roads objective R2 must be completed before development becomes operational.* (KK-C162-282)

**Z16:** *Prepare a scheme for the junction of John's Street Upper with the Dublin/Carlow rd and Castlecomer rd to address connectivity between the Railway station/McDonagh Junction and the City centre vis John's Street* (KK-C162-269)

## Chapter 3 Economic and Retail Strategy

### 3.4.5 Retail Policies

Delete text p 40 Volume 2:

14 The Abbey Quarter and Retail ~~Phasing from:~~

~~The Abbey Quarter will be the focus for city centre expansion (including convenience and comparison retailing) in the City & Environs over the plan period and City Centre expansion shall take place in a phased approach. The following phasing of development lands for retail within the City & Environs is proposed:~~

~~Retail Phase 1: Abbey Quarter and, at an appropriate scale, MacDonagh Junction;~~

~~Retail Phase 2: The former mart site at the Castlecomer Road.~~

~~The release of phase 2 lands for major retailing will only be considered where either planning permission is granted and/or the local authority is satisfied that, significant expansion has already occurred on the phase 1 lands and that any additional retailing on the phase 2 lands will not have a negative impact on the vitality or viability of the retail core or other centre. It is considered that the definition of major retail expansion for the purposes of this section of the City & Environs is 1,000 sqm for convenience goods and 2,000 sq. m for comparison goods.~~

And replace with:

*In line with the sequential approach to retail developments the first-choice location for significant retail development is the Abbey Quarter followed by McDonagh Junction and the former Mart site. (KK-C162-331)*

## Chapter 5 Movement and Mobility Strategy

### 5.7.1.3 Coach Tours

**Objective C5Qa: To identify a permanent coach park to serve Irish Town and the Abbey Quarter.**

(KK-C162-386)

## Chapter 6 Kilkenny City Placemaking

### 6.8.1.3 The Breaghagh and Pococke River Corridors

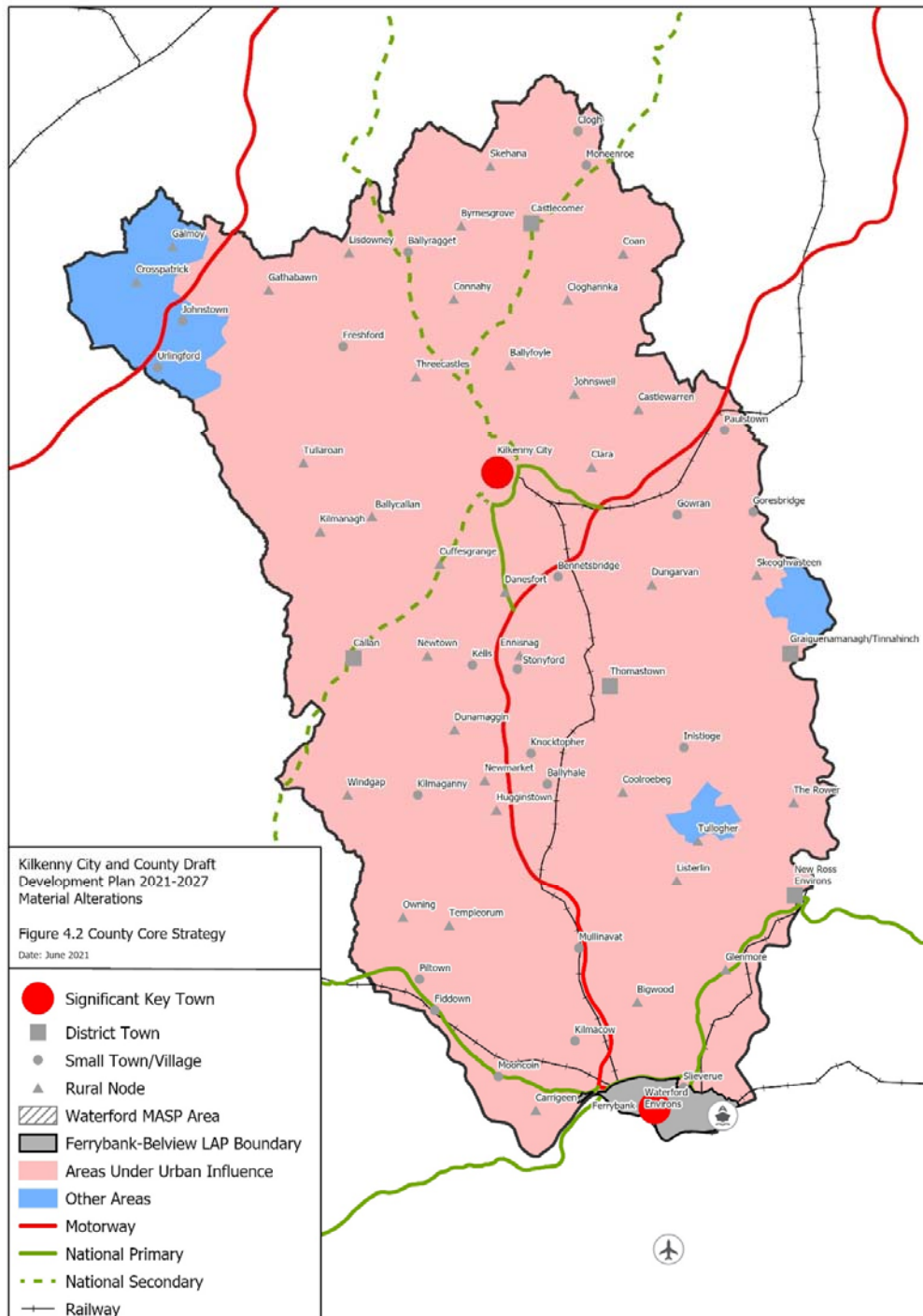
C6M To develop access along the eastern bank of the river up from Greensbridge, to the proposed bio-diversity park at Dunmore as part of the River Nore Linear Park as opportunities arise and resources permit *and link with the proposed pedestrian bridge at Talbots Inch.* (KK-C162-315)

### 3 Map changes

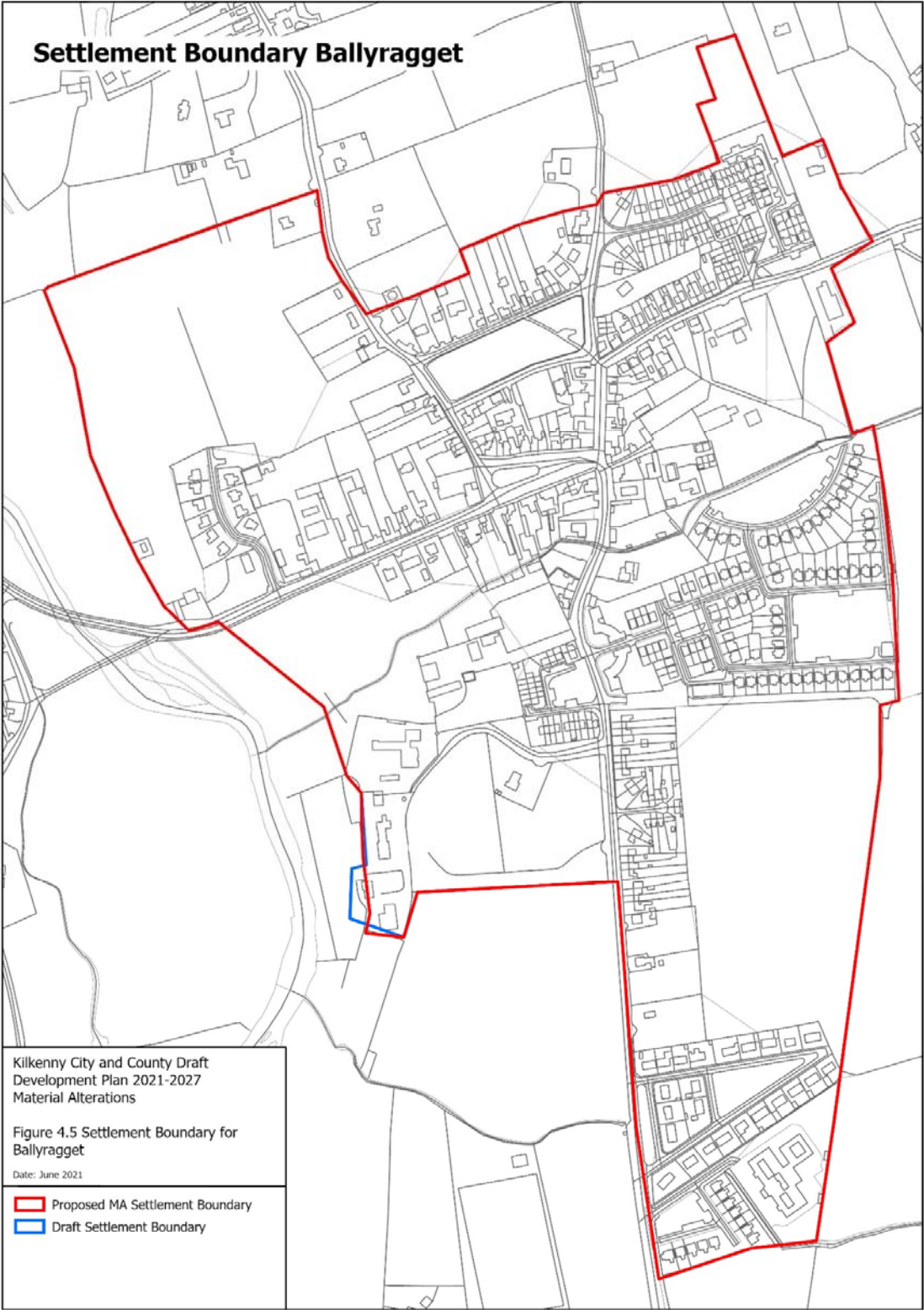
#### Volume 1 County

**Figure 4.2 County Core Strategy**

Amend Blue “Other areas” [KK-C162-419](#)



**Figure 4.5 Settlement boundary for Ballyragget**  
Revise settlement boundary to correct overlap between SAC and settlement boundary (KK-C162-352, 425)

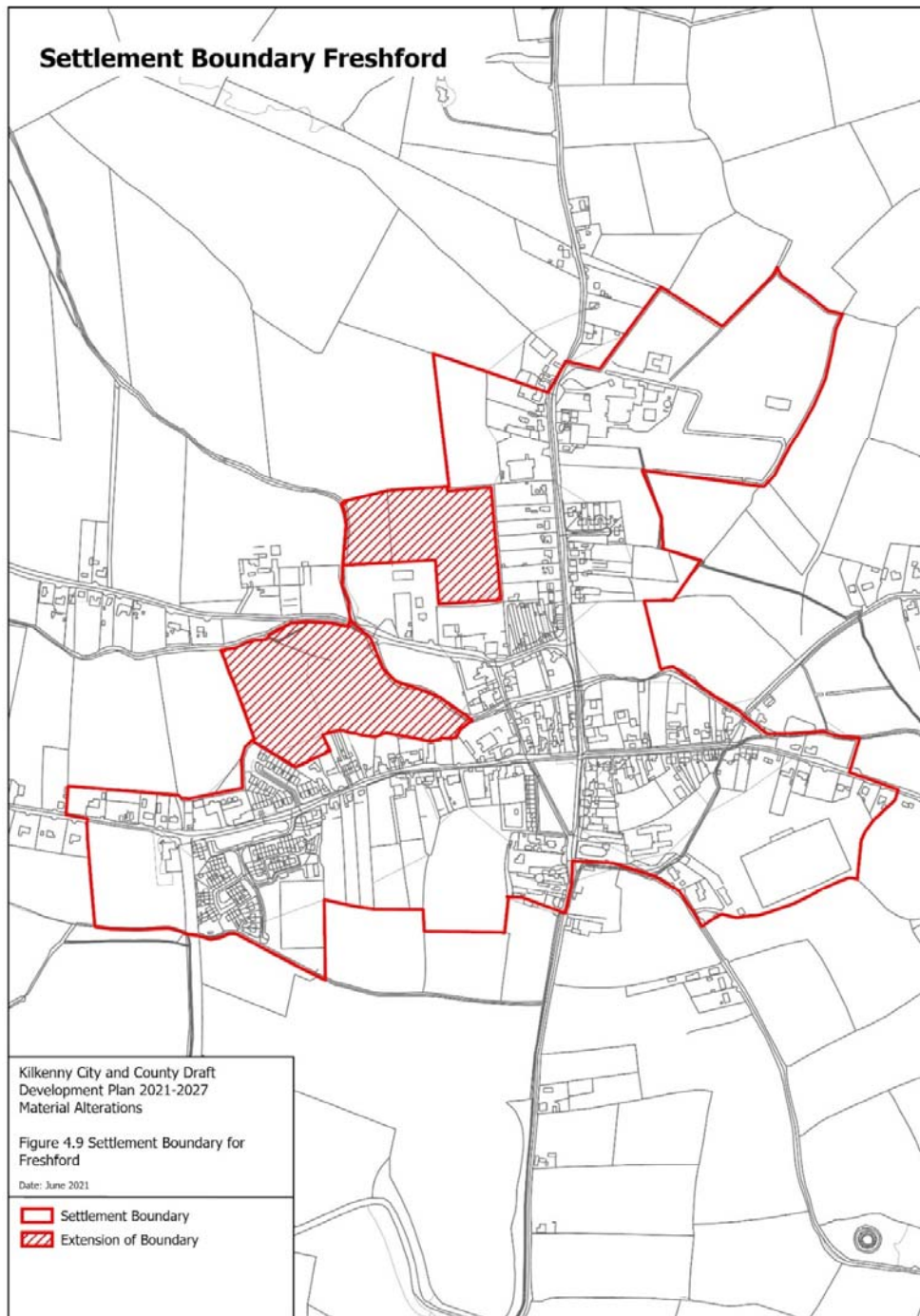




**Figure 4.9 Settlement boundary for Freshford**

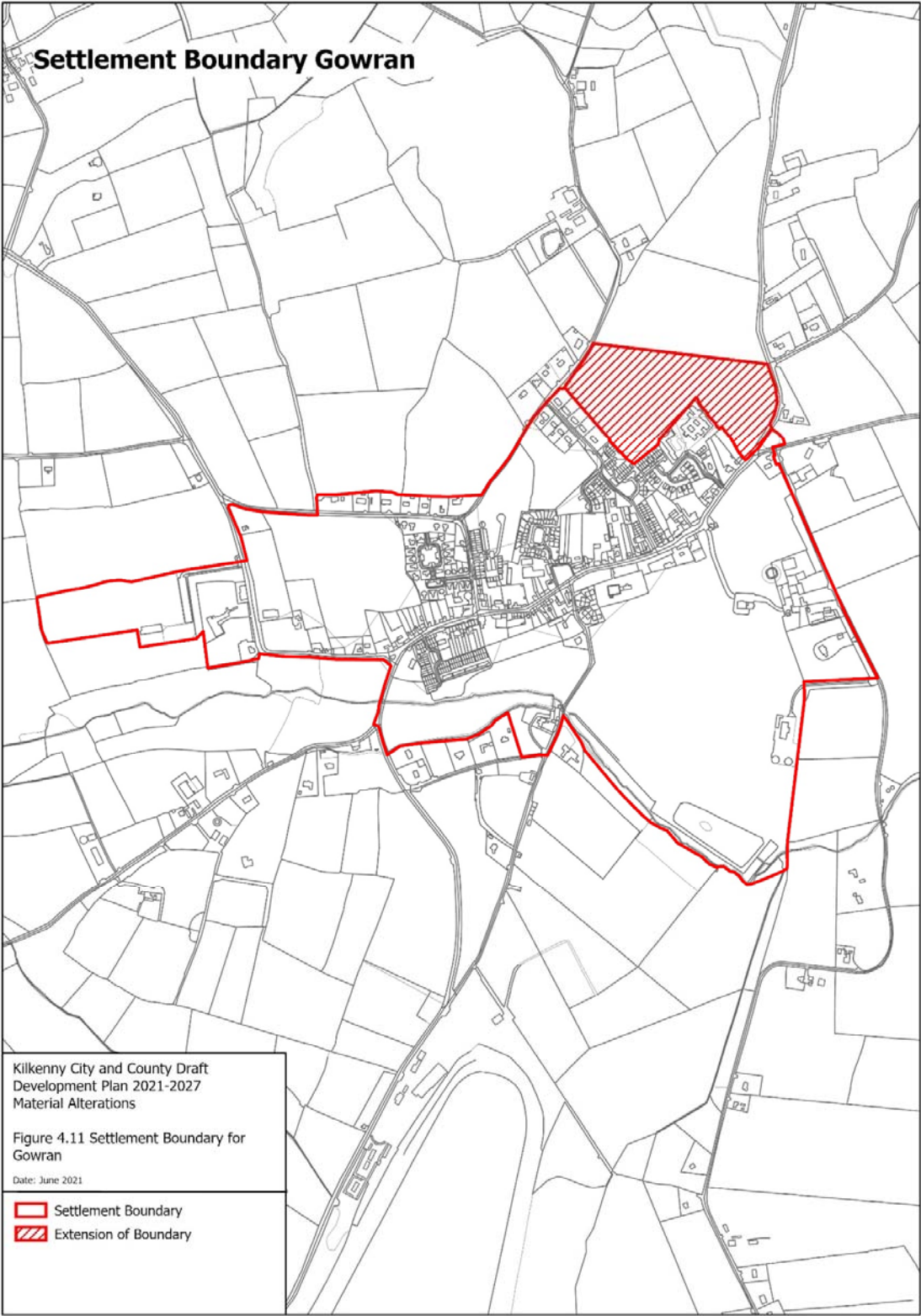
Extend settlement boundary of Freshford to include Site A as denoted in submission (KK-C162-327)

Extend settlement boundary to include lands identified with an objective on the lands to provide access via the Bohercrussia rd. (KK-C162-434, 435)



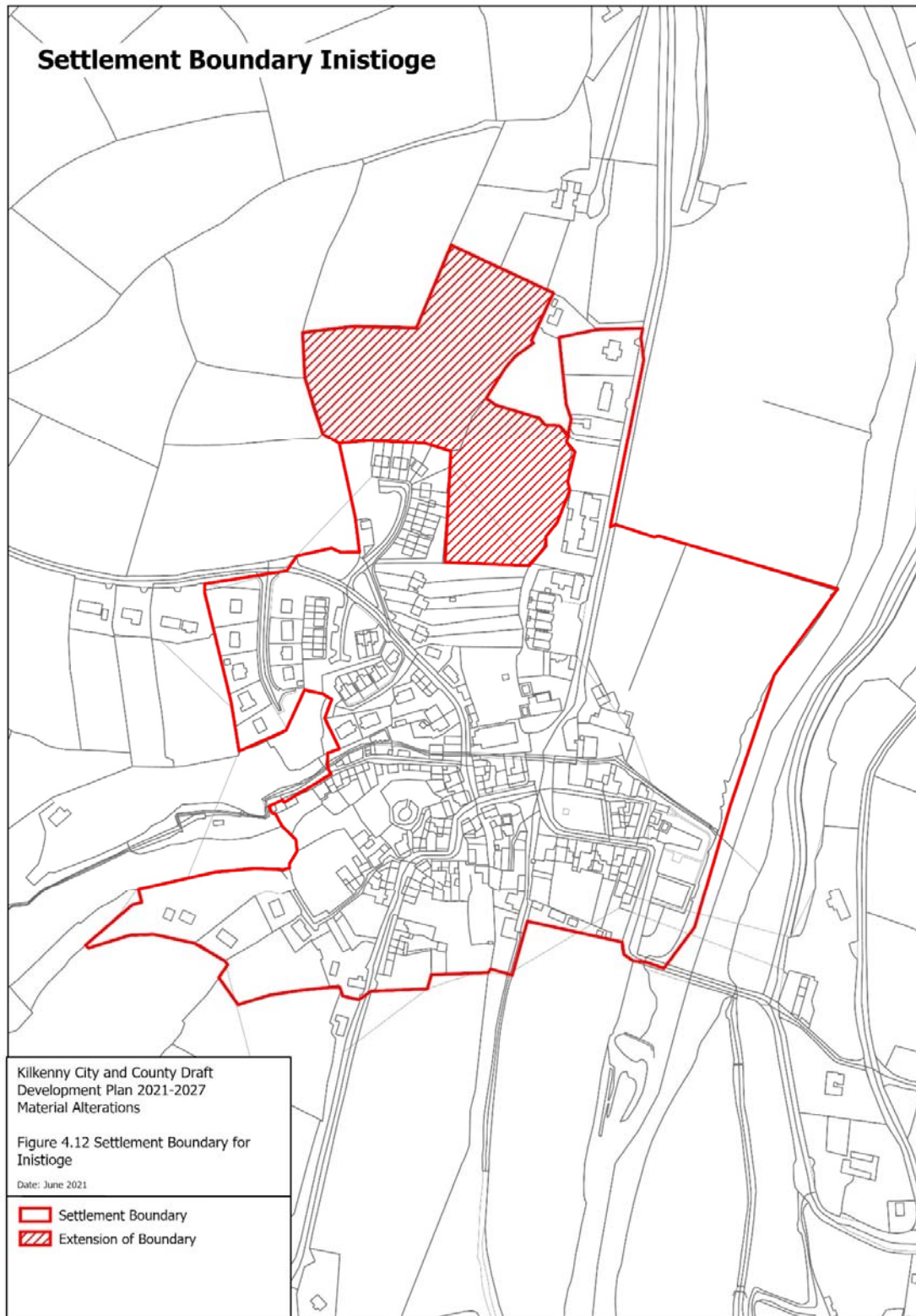


**Figure 4.11 Settlement Boundary for Gowran**  
Extend settlement boundary of Gowran (KK-C162-49) (Members' Direction)

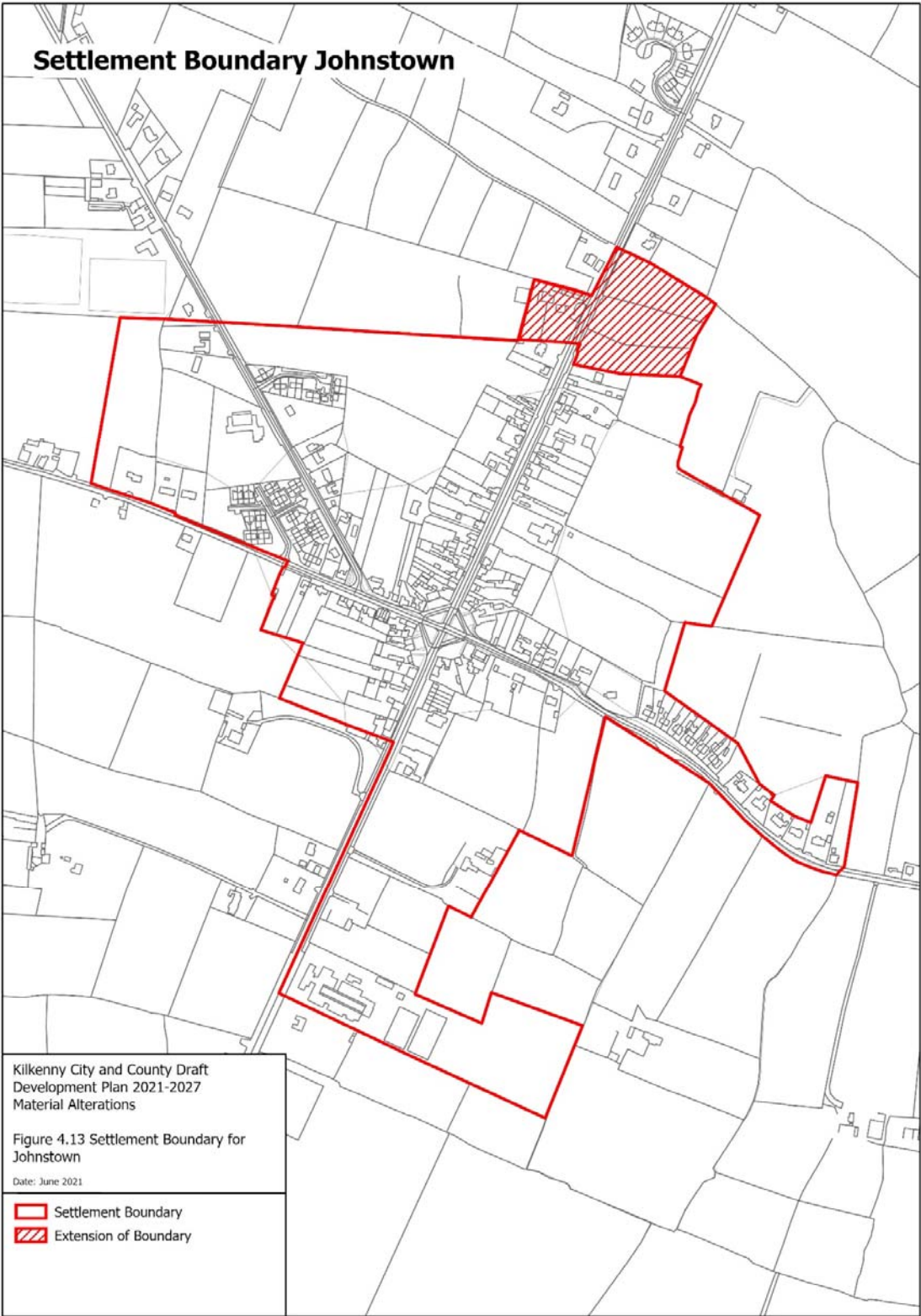


**Figure 4.12 Settlement boundary for Inistioge**

Extend settlement boundary to include the lands to the rear of the Kilmacshane school into to the settlement boundary for Inistioge. (KK-C162-35)



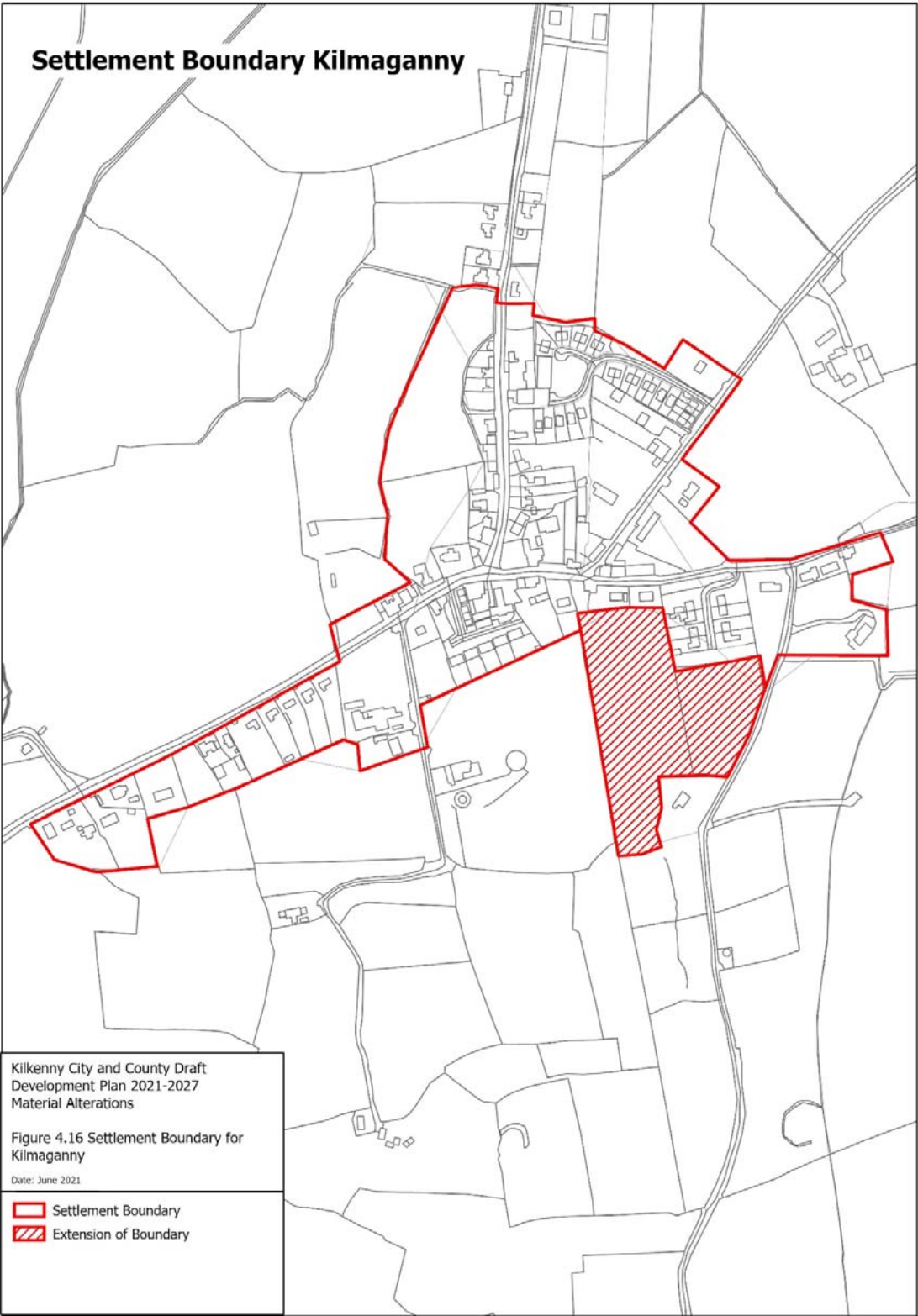
**Figure 4.13 Settlement Boundary for Johnstown**  
Extend settlement boundary to north of settlement (Members' Direction)





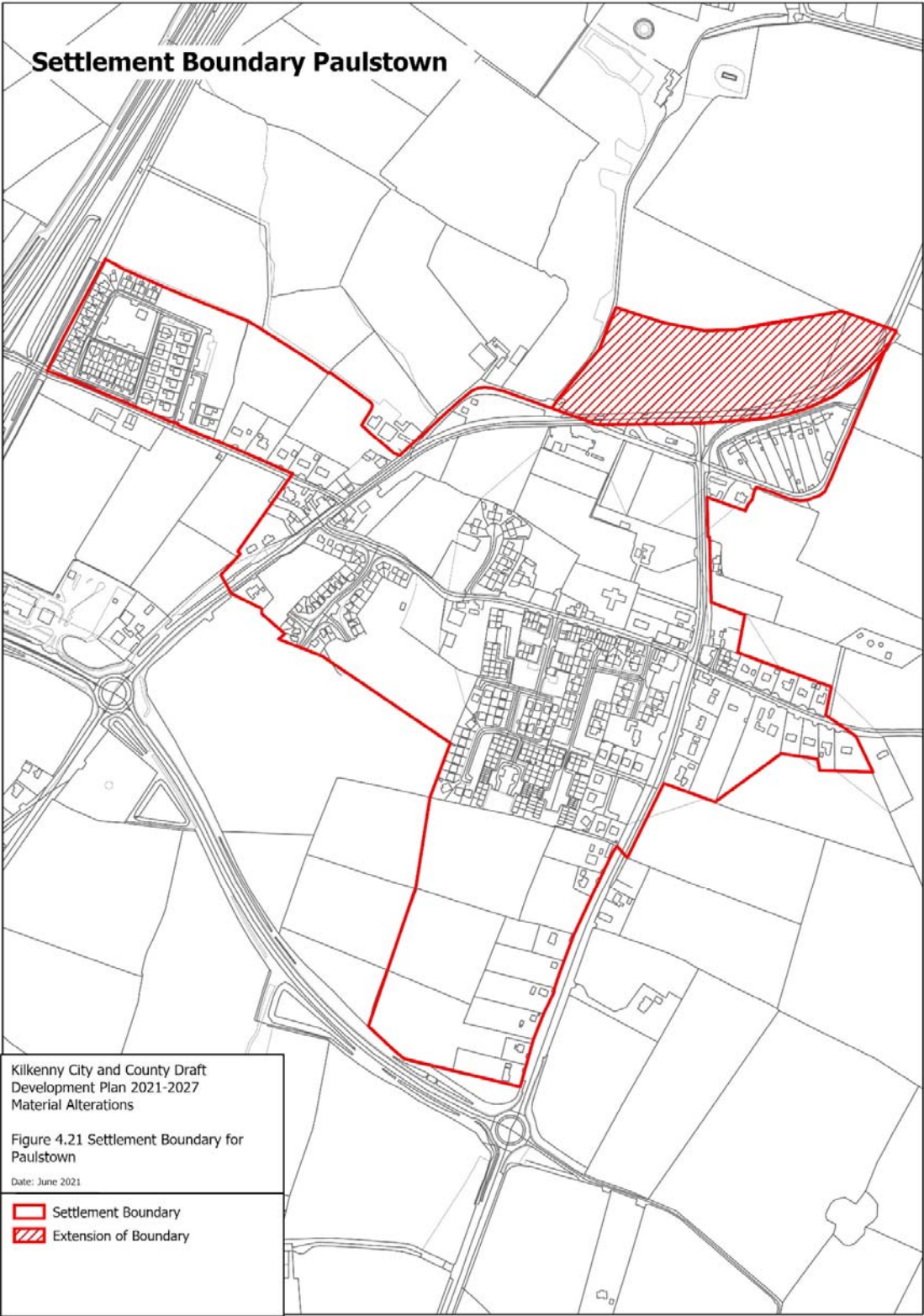
**Figure 4.16 Settlement boundary for Kilmaganny**

Extend settlement boundary of Kilmaganny as requested and include one additional field within the revised settlement boundary. (KK-C162-338)



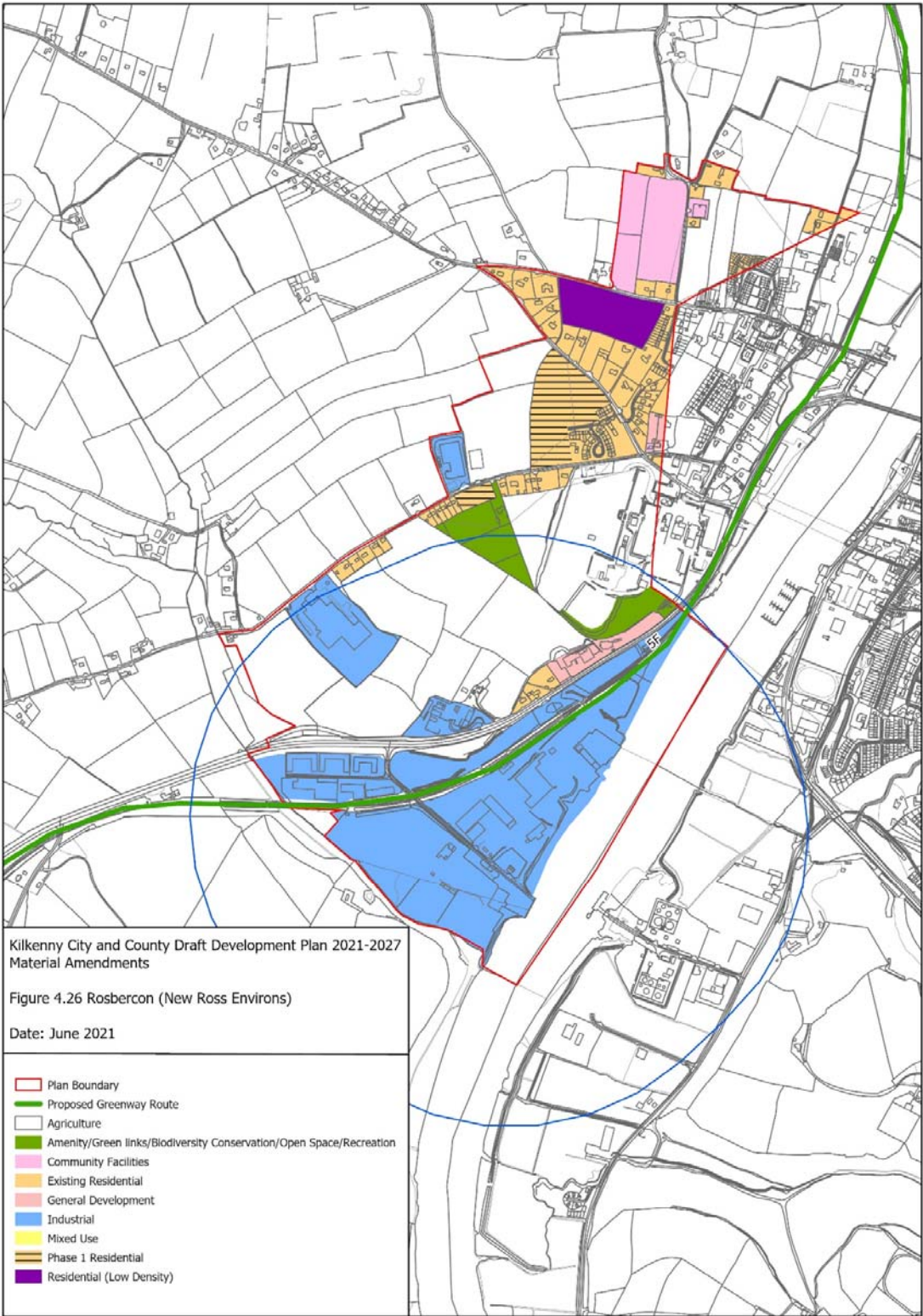
**Figure 4.21 Settlement Boundary for Paulstown**

Extend settlement boundary of Paulstown to include Shankill Castle Estate (Members Direction)

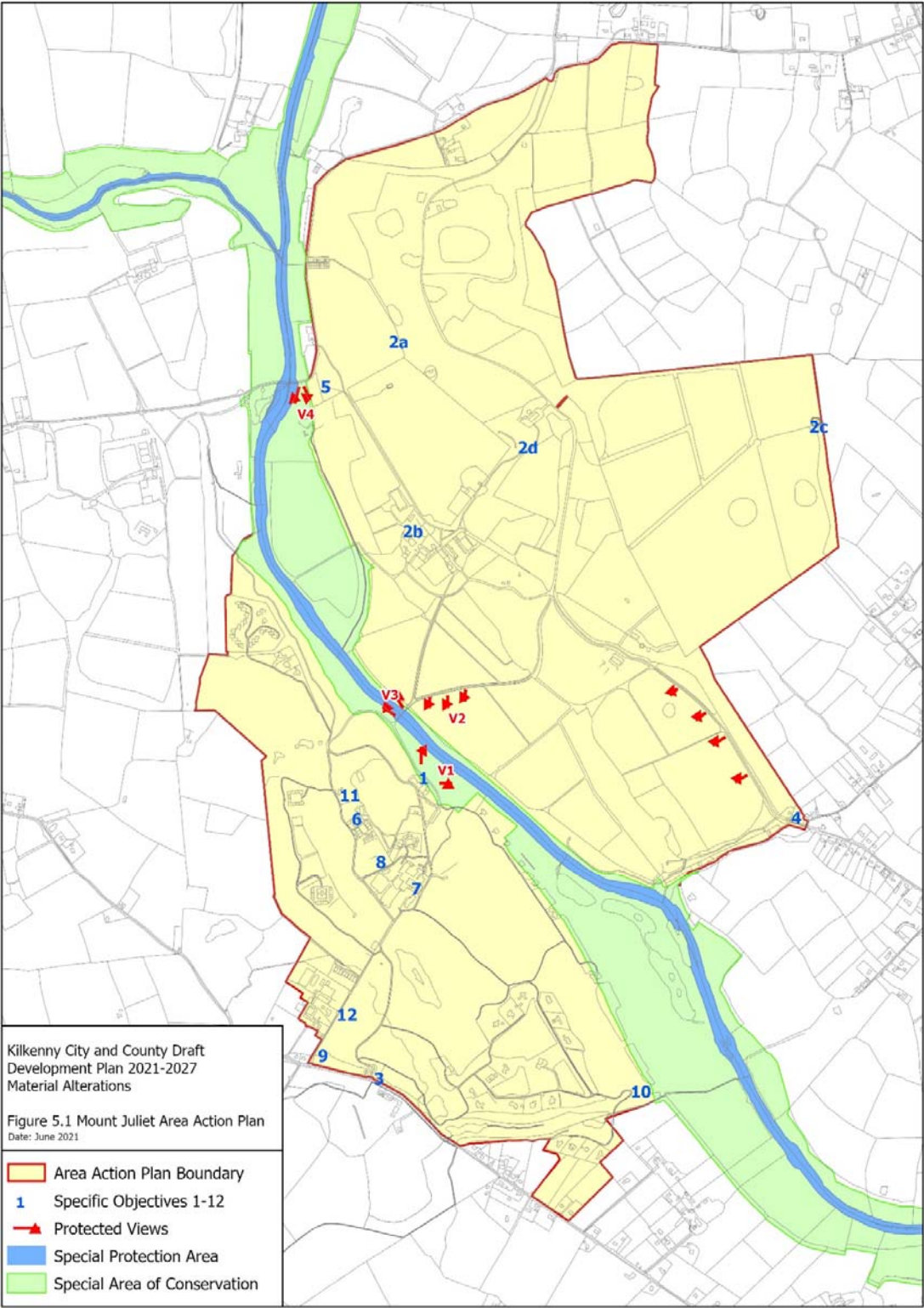




**Figure 4.26 New Ross Environs**  
Amend map title to include Rosbercon (Matters Arising)

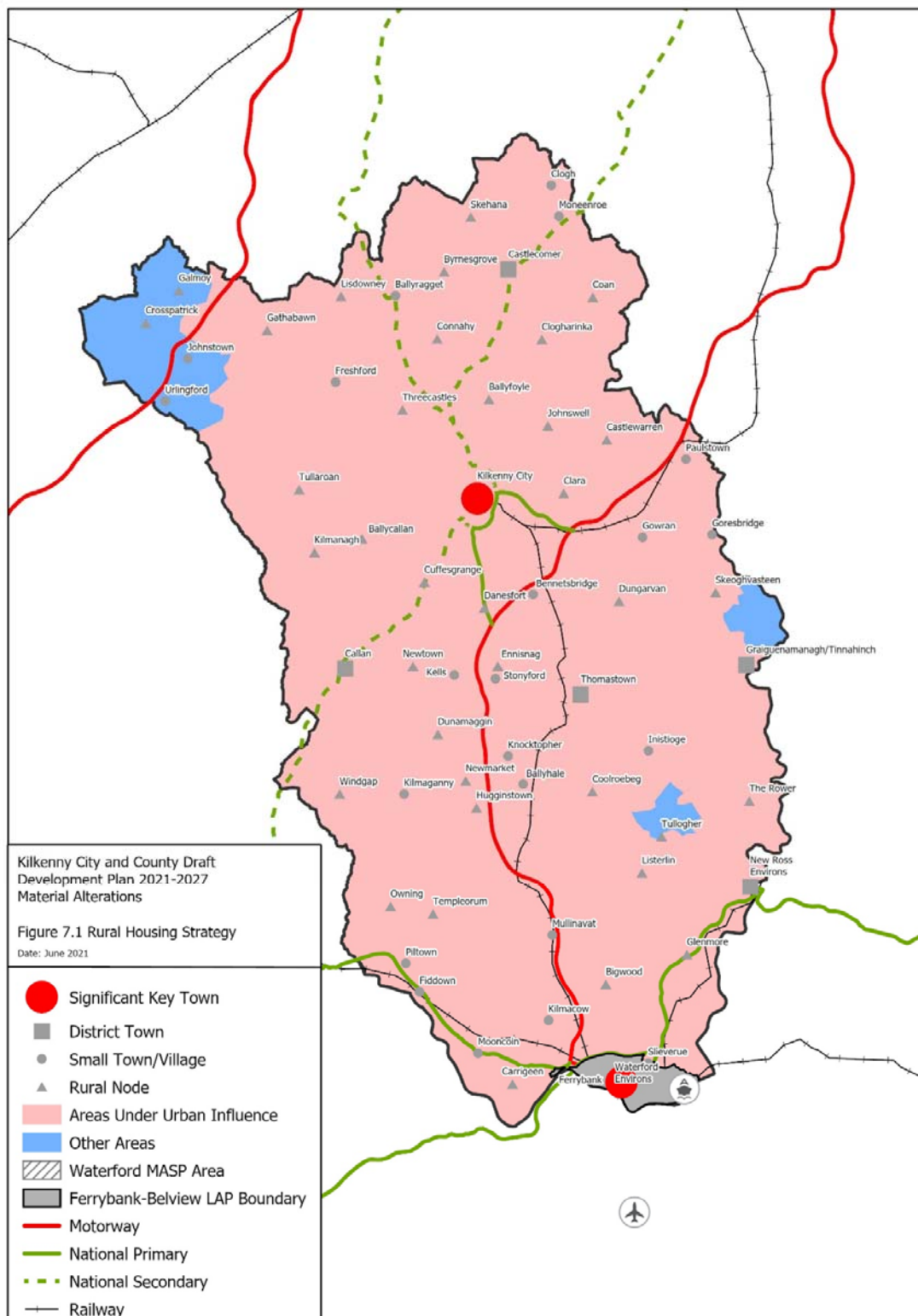


**Figure 5.1 Mount Juliet**  
Amend map to correspond with changes of Table 5.2 (KK-C162-119)



**Figure 7.1 Rural Housing Strategy**

Amend Blue “Other areas” (KK-C162-419)





**Figure 9.3 Landscape Sensitivities**  
Include mapping of environmentally sensitive features.

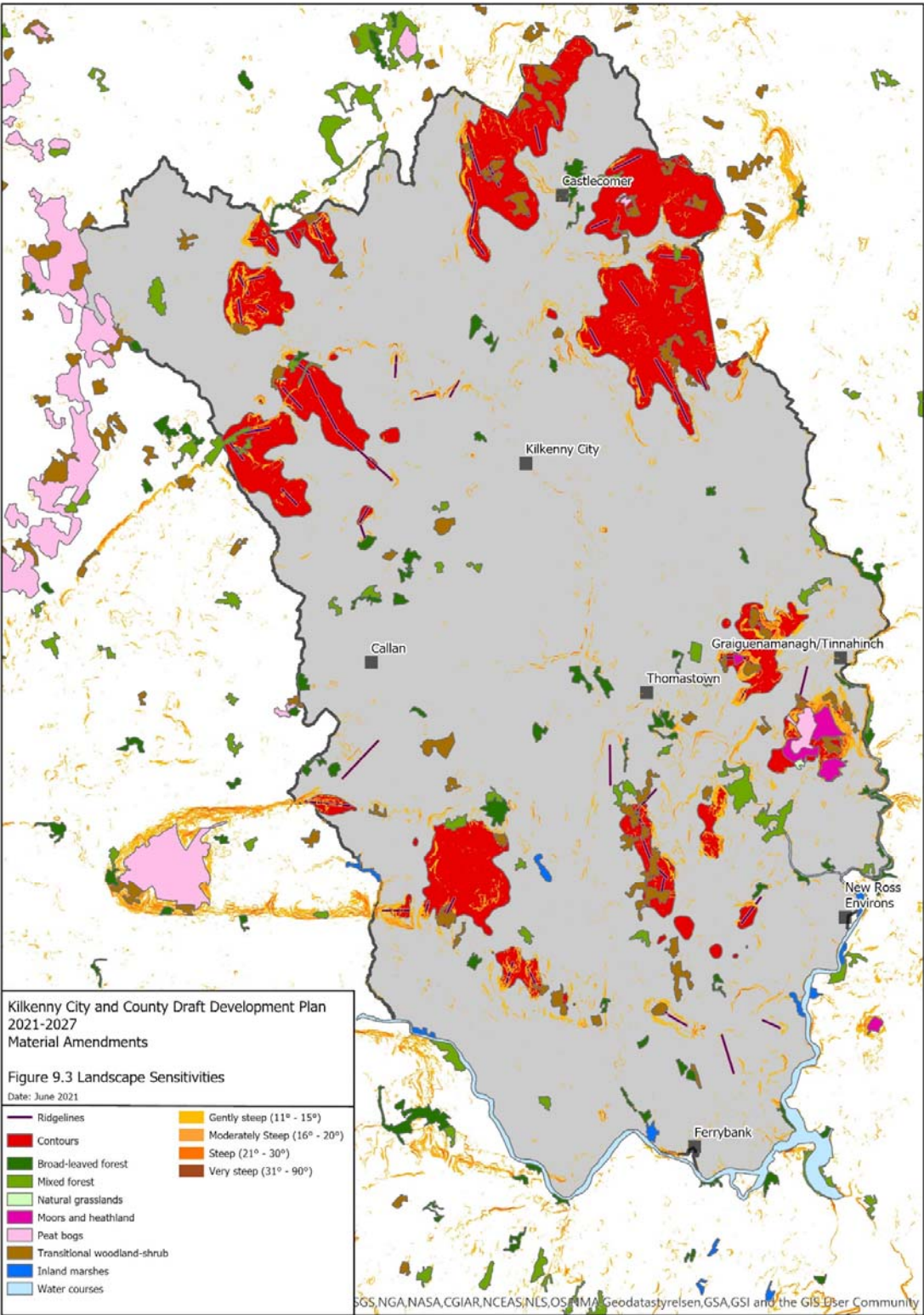


Figure 11.4 Wind Strategy Areas

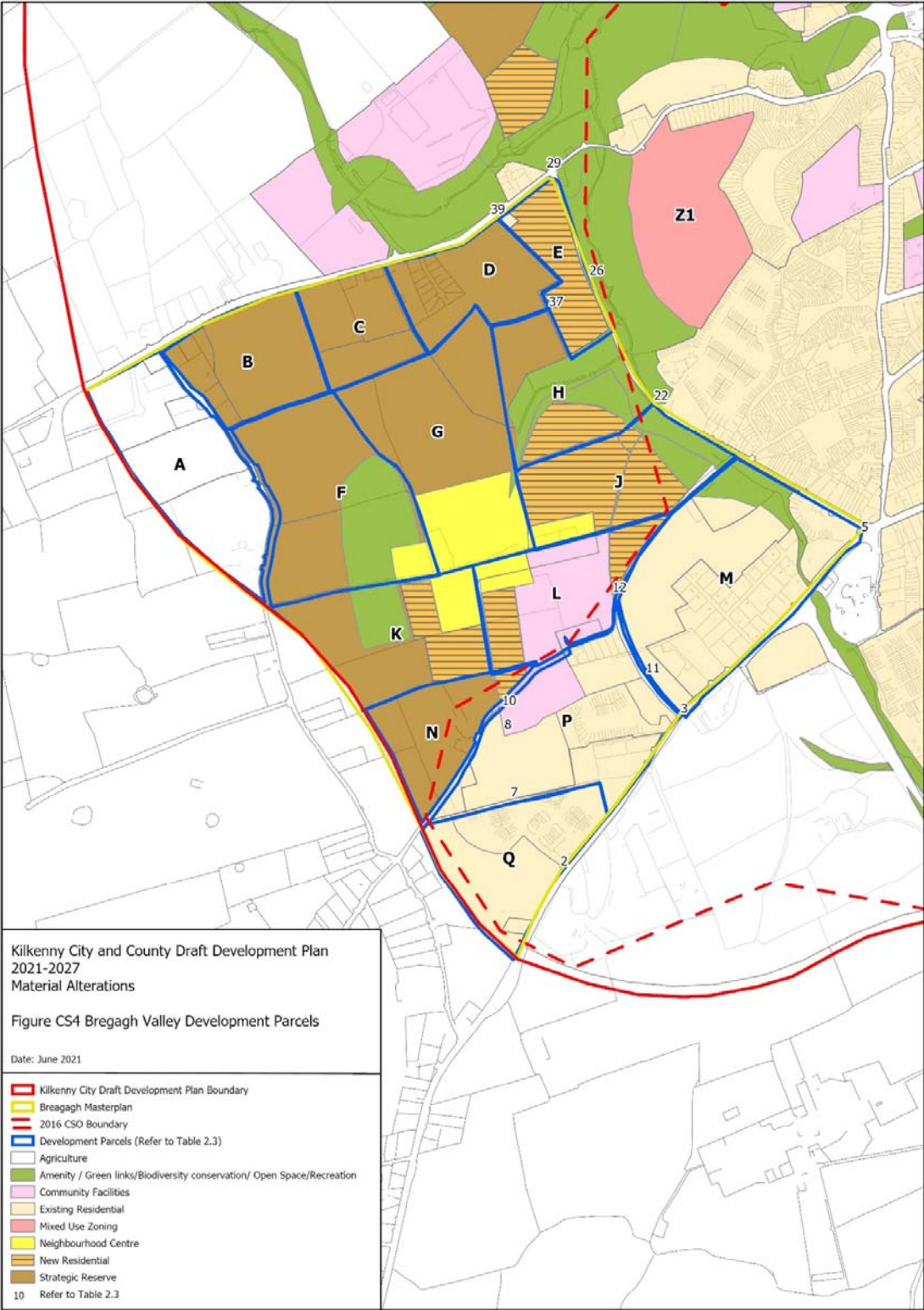
(See Section 3 of CE's Report for submissions references)

1. Lingaun Valley – change from Open to consideration to Not normally permissible – extension of this area westwards due to [Members' Direction at Council meeting 8.6.2021, see Point 2.](#)
2. Change Acceptable in Principle at Templeorum/Mullenbeg to Not Normally Permissible ([Members' Direction at Council meeting 8.6.2021](#))
3. Bruckana wind farm – change from Open to consideration to Acceptable in Principle
4. Corbally Wood – change from Acceptable in Principle to Open for consideration and any other pockets of highest viability that are <180 hectares.
5. Change Acceptable in Principle at Castlebanny area to Open for Consideration ([Members' Direction at Council meeting 8.6.2021](#))

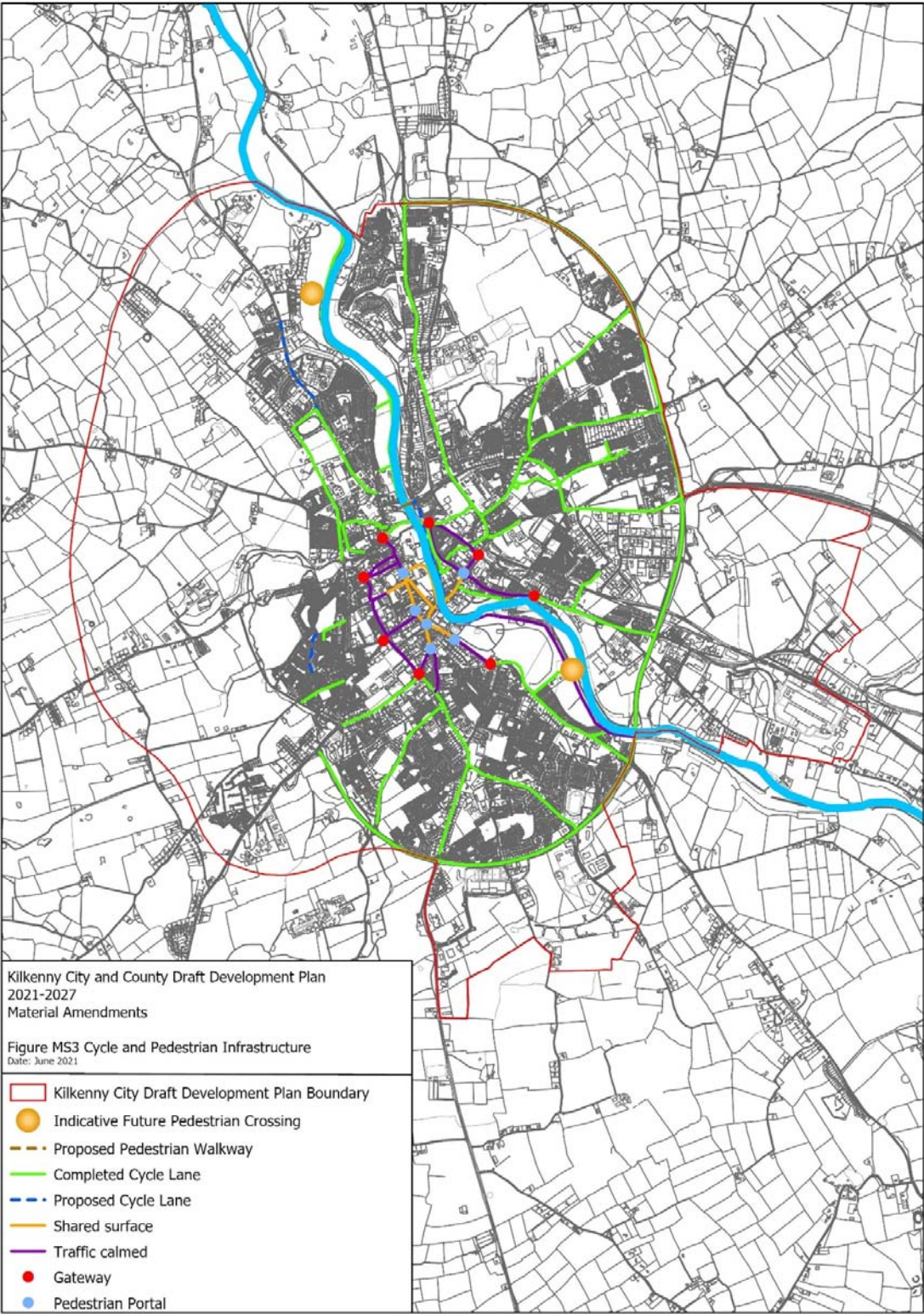




**Volume 2 Kilkenny City**  
Amend Map CS4 (KK-C162-72, 272)



Review map MS3<sup>25</sup> (KK-C162-146)



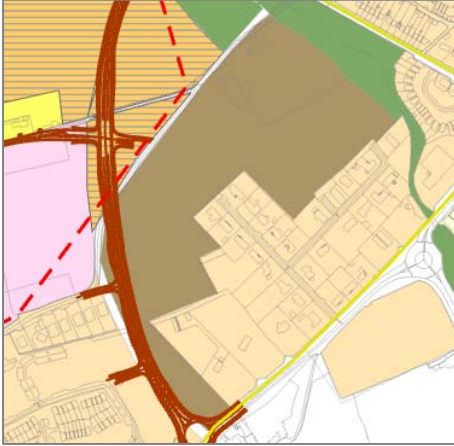
<sup>25</sup> On review of MS7 it was considered amendment to MS3 was required



**Kilkenny City Zoning Map**

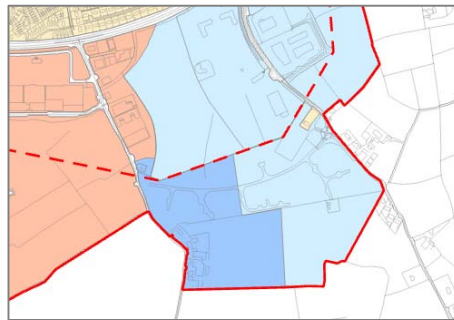
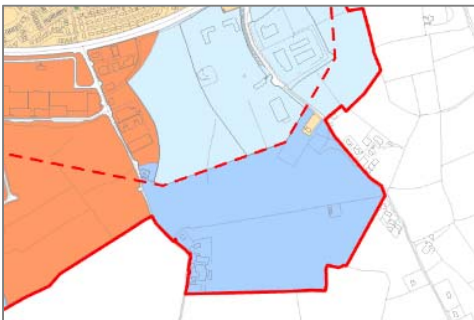
Add 5.53ha to the Zoning Map Kilkenny City new residential / Existing residential. (KK-C162-272)

Submission Ref: **KK-C162-272** Tom Philips and Associates on behalf of Ormonde Construction

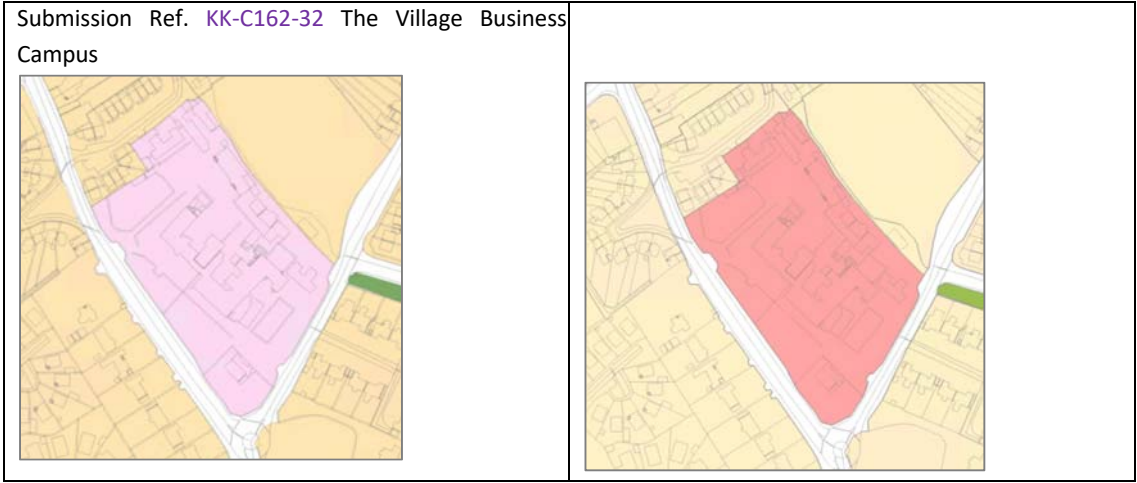


Zone the 22.76ha of land as 11.38ha Warehouse/Industrial and 11.38ha Industrial/Technology Park (KK-C162-282)

Submission Ref: **KK-C162-282** Tom Philips and Associates on behalf of Jangate Ltd.



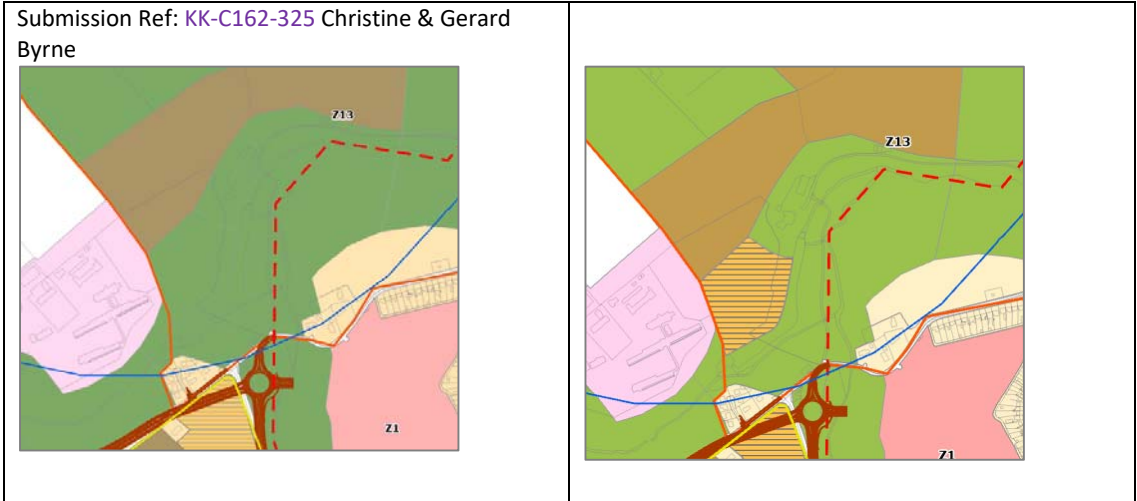
Zone 0.7ha site of the former St. Josephs religious institution to "Mixed use" KK-C162-32



Change 1.103ha of St. John of God site from Community Facilities to 'Existing Residential' (KK-C162-234)

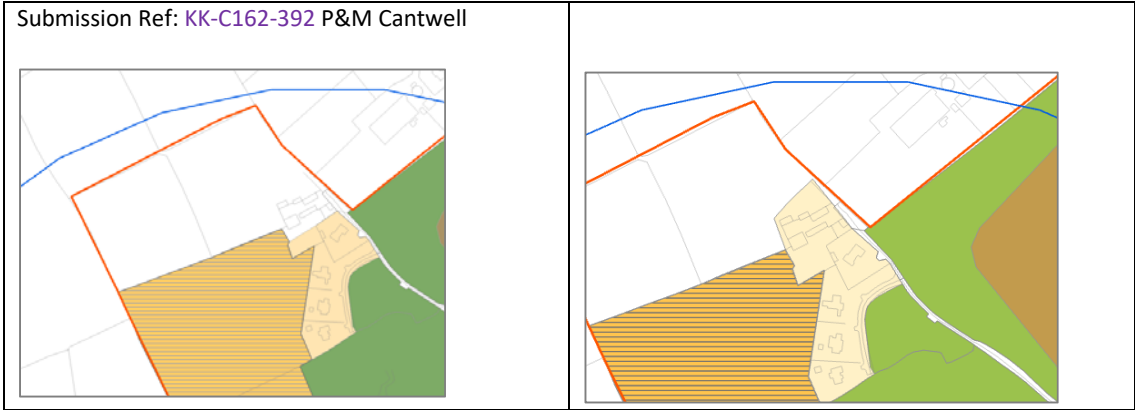


Zone Area 'A' in submission as Existing Residential (KK-C162-325)





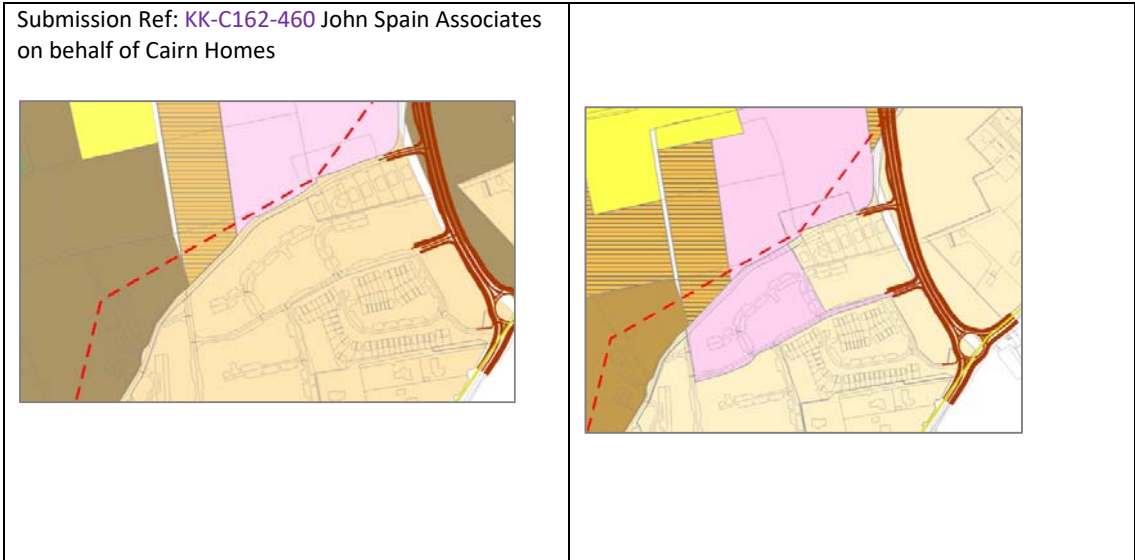
Zone existing footprint of dwelling and outbuildings into Existing Residential zoning (KK-C162-392)



Realign the commercial zoning of the site to facilitate the expansion proposed under planning ref 20/619. (KK-C162-400)



Zone 1.8ha as Residential and change school site from residential to Community Facilities (KK-C162-460)



Submission Ref: **KK-C162-460** John Spain Associates  
on behalf of Cairn Homes



**Members' Direction:** Change the zoning on the lands at Rath Ullard from existing residential to low density residential



**Member's Direction:** Change the zonings on Urban Agriculture to Agriculture

**Members' Direction on Submission (KK-C162-88)** Change the zoning on lands at Canal Walk from Amenity/Green links and Biodiversity to Residential

**Members' Direction**

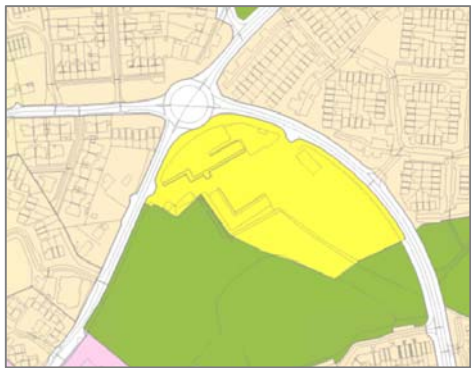


Members’ Direction on Submission KK-C162-148 **Zone lands at Lacken to General Business**



Members' Direction – **Reject CE Recommendation (KK-C162-342). Landuse zoning of Neighbourhood Centre to remain as shown in the Draft Plan (KK-C162-342)**

Zoning will be indicated as follows:



|                 |  |
|-----------------|--|
|                 |  |
| Matters Arising | Change from Community Facilities to Existing Residential |
|                 |  |

**Site-specific objectives, see Section 2.9.18 above.**

Z11: indicate on zoning map

Z13: Indicate on zoning map

Z14: Indicate on zoning map

Z15: Indicate on zoning map

Z16: Indicate on zoning map

## 4 Appendices

### Appendix B Housing Strategy

#### 5.2.1 Population Projections

Include footnotes in tables 1 and 3 as follows:

*KCC notes that capacity figures set out in Table 1 and Table 3 are based on the best available information at the date of the issue and are subject to change (KK-C162-330)*

Delete **Table 2 – Projected Populations for the Urban Settlements of County Kilkenny**

#### 5.2.3 Housing Demand to 2027

Having regard to the 2016 Census figures and applying the growth rates as estimated by the National Planning Frameworks and the Regional Spatial and Economic Strategy, it is anticipated that the population of the County could grow by 11,845 persons which would give a population of 111,077 by 2027 (see table 1). *In accordance with Section 28 Guidance issued by the Minister in December 2020, the ESRI's projects that to mid 2027, Kilkenny will have a demand for an additional 4,649 housing units. Of this it is projected that 1,627 (35%) will be required in Kilkenny City and the remainder distributed between the District Towns, the Ferrybank MASP Area, Towns and Villages, Rural Nodes and single houses in the countryside (See tables 7 and 8 below).* ~~The application of an average household composition of 2.75 is considered reasonable for Kilkenny and gives an estimated housing requirement of approximately 4,307 units for the County over the period 2016-2027, which includes 1,324 units for Kilkenny City over the same period.~~

|   | Kilkenny County | Kilkenny City |
|---|-----------------|---------------|
| <b>Population projection by 2027</b>                                  | 111,077         | 30,153        |
| <b>Population uplift to 2027</b>                                      | 11,845          | 3,641         |
| <b>Number of housing units required at 2.75 persons per household</b> | 4,307           | 1,324         |

|          | Kilkenny County Council  | Annual Average Households   | Total Households                        |
|----------|--|---|---|
| <b>A</b> | ESRI NPF scenario projected new household demand 2017 to Plan end mid 2027, or quarter (pro-rata)  | Total projection/<br>relevant time period<br><br><b>5,448/10.5=519</b>  | Total projection A<br><br><b>5,448</b>  |
| <b>B</b> | Actual new housing supply 2017 to most recent available year or quarter prior to Plan commencement | Total completions<br>/relevant time period<br>'17 – 196<br>'18 – 221<br>'19 – 288<br>( '20 – 380) so<br>Q1 '21 to Q2 '21 = 380/2<br>= 190<br><b>Total = 1,275/4.5=220</b> | Total completions B<br><br><b>1,275</b> |

|           |   |  |  |
|-----------|---|--|--|
| <b>C</b>  | Homeless households (latest data), and unmet demand as at most recent Census  | N/A  | Total existing unmet demand C<br><br><b>Homeless 95</b>  |
| <b>D</b>  | <b>Plan Housing Demand = Total (A-B+C)</b><br>(Projected ESRI NPF demand – new completions + Unmet demand)            | <b>Total Plan Demand/6 years</b><br><br><b>4,268/6 = 711</b>                 | <b>Total Demand for full 6-year plan period</b><br><br><b>5,448<sup>A</sup>-1,275<sup>B</sup> + 95<sup>C</sup> = 4,268</b> |
| <b>E</b>  | Potential adjustment 1 to mid-2027 portion of plan period to facilitate convergence to NPF strategy (where justified) | Mid-point between ESRI NPF and Baseline scenarios to 2027 in lieu of A above | Adjusted Total Demand  |
| <b>E1</b> | ESRI Baseline scenario projected new household demand 2017, to end 2027   | <b>5,941/10 = 594</b>  | <b>5,941<sup>26</sup></b>  |
| <b>E2</b> | NPF ESRI baseline demand to mid 2027  |  | <b>269 (538/2)</b>   |
| <b>E3</b> | Mid-point between A and E1 (ESRI NPF and Baseline scenarios, to Q4 2027 )   | <b>5,560/10 = 556</b>  | <b>5,448<sup>A</sup>-269<sup>E2</sup>+5,941<sup>E1</sup> = 11,120/2 = 5,560</b>  |
| <b>E4</b> | <b>Adjusted Total Plan Demand</b><br>calculation based on E2 and E3 in lieu of A above                                | <b>(4,649/6) = 775</b>   | <b>(269<sup>E2</sup> + 5,560<sup>E3</sup>-1,275<sup>B</sup>) + 95<sup>C</sup> = 4,649</b>                                  |
|           |   |  |  |

### 5.3.1 Accumulated demand

Following the severe downturn in housing construction from 2007/ 2008, the market never sufficiently recovered to a point where supply meets demand. Over the term of the previous Development Plan (2014-2020) the lack of liquidity on the supply side and affordability on the demand side strongly inhibited the market, with slow recovery only starting in the past three years as is evident in the housing completions for that period.

#### County Kilkenny:

According to 2016 Census figures, the total housing stock in County Kilkenny consisted of 39,226<sup>27</sup> housing units including 2,995 vacant units. Kilkenny City's share was 10,769 houses, including 697 vacant units. The number of vacant units in 2016 equated to a vacancy rate of 7.6%, which is lower than the 10.6% vacancy rate recorded in 2011. This however includes houses that did not respond to Census where owners may have been in a nursing home or away for a number of reasons. It is accepted that the actual vacancy rates are much lower. According to a Vacant Pilot Survey undertaken by the Dept of Housing and following two waves of survey, the actual vacancy rate is closer to 2.9%, with the vacancy nationally ranging from 1.1- 5.2%.

In 2014, Gross Housing Demand on Kilkenny County Council's Approved Housing List was 2,456 households on Kilkenny's housing list, increasing to 2,744 in 2015. The Council's housing list included

<sup>26</sup> ESRI housing demand for do nothing scenario

<sup>27</sup> Census 2016, E1071: Housing Stock and Vacancy Rate 1991 to 2016 by County and City, Census Year and Statistic

468 more persons in 2014 than in 2019, when a need of 1,988 was identified. These Numbers relate to total on housing list and some persons may have applied and been on the list for several years. Over the period of the last Development Plan there has therefore been a significant decrease in households applying to go on the list, which may be due to a combination of an increase in supply of housing stock and to people's income levels going up, (due to gaining employment as the economy improved) which excluded them from the housing list.

| Year                                | House completions | County Population Growth |
|-------------------------------------|-------------------|--------------------------|
| 2014                                | 103               |                          |
| 2015                                | 110               |                          |
| 2016                                | 160               | 99,232 (Census)          |
| 2017                                | 196               | 100,308                  |
| 2018                                | 221               | 101,384                  |
| 2019                                | 288               | 102,460                  |
| <b>2020</b>                         | <b>380</b>        |                          |
| <b>2021 (projected to mid 2021)</b> | <b>190</b>        |                          |
| <b>Total 2014 - end 2019</b>        | <b>1648</b>       |                          |

**Table 5: House completions in Co. Kilkenny 2014-2019**

Sources: CSO New Dwelling Completions

*According to CSO figures, New Dwelling Completions from 2016 to mid 2021 will amount to 1275 units.* Notwithstanding the need for 1,988 social housing units, when adjusting the NPF and the RSES projections to 2027 *in accordance with the formula included in the Section 28 ministerial guidance*, the resultant demand for housing over the period 2016-2027 is estimated at **4,649** additional houses., equivalent to an average of 392 new houses per year. ~~According to CSO figures, New Dwelling Completions from 2016-2019 amounted to 865 units. The projections however required that 1174 houses should have been constructed over this period to cater for the population (3230 persons) growth over the same time. With 865 houses constructed from 2016-2019, there has been a shortfall of 309 houses on the required projection from 2016-2019.~~

### 5.3.2 Prospective Demand for Housing Land

**Amend Table 7:**

|   | Core Strategy<br>population<br>allocation 2016<br>–2027 | Density | Housing<br>land<br>requirement<br>to 2027 | Compliance<br>with NPO 3C                 | Zoning<br>(Hectares) |
|---|---|---------|---|---|----------------------|
| (1)   | (2)   | (3)     | (4)                                       | (5)                                       | (6)                  |
| <b>County Kilkenny</b>                      | 11,842  |         |   |   |                      |
| <b>Ferrybank/Belview<br/>(Part of MASP)</b> | 1,452   | 35/ha   | 15  | (50%) 7.5ha<br>inside CSO<br>boundary and | 28Ha                 |



|                                 |                               |                  |                         |  |                   |
|---------------------------------|-------------------------------|------------------|-------------------------|--|-------------------|
|                                 |                               |                  |                         | (50%) 7.5ha<br>outside<br>CSO boundary |                   |
| <b>District Towns</b>           |                               |                  |                         |  |                   |
| <del>(a) Callan</del>           | <del>(441)<sup>28</sup></del> | <del>20/ha</del> | <del>— 7.65</del>       |  | <del>7.65Ha</del> |
| <del>(b) Castlecomer</del>      | <del>(264)</del>              | <del>20/ha</del> | <del>5.5</del>          |  | <del>5.5Ha</del>  |
| <del>(c) Graigueenamanagh</del> | <del>(278)</del>              | <del>20/ha</del> | <del>6</del>            |  | <del>6Ha</del>    |
| <del>(d) Thomastown</del>       | <del>(437)<sup>29</sup></del> | <del>20/ha</del> | <del>6.7</del>          |  | <del>6.7Ha</del>  |
| <b>Smaller Settlements</b>      | <b>1,284<sup>30</sup></b>     | <b>10/ha</b>     | <b>128</b>              |  |                   |
| <b>Remainder area**</b>         | <b>4,045</b>                  |                  |                         |  |                   |
| <b>(d) Rural Housing</b>        |                               |                  | <b>122<sup>31</sup></b> |  |                   |

|   | Core<br>Strategy<br>population<br>allocation<br>2016 –<br>2027<br>(2) | Household<br>Demand<br>NPF 50/50<br>(3) | Housing<br>land<br>requirement<br>to 2027<br>(hectares)<br>(4) | NPO 3C<br>(5)   | Zoning<br>(Ha)<br>(6) |
|---|---|---|--|---|-----------------------|
| <b>(1)</b>                                  |   |   |  |   |                       |
| <b>County Kilkenny</b>                      | 11,842  | 4,649                                   |  |   |                       |
| <b>Ferrybank/Belview (Part<br/>of MASP)</b> | <del>1,452</del><br>2,320 <sup>32</sup>                               | 910(19.5%)                              | 26   | (50%) 14ha<br>inside CSO<br>boundary and<br>(50%) 14ha<br>outside<br>CSO boundary | 28Ha                  |
| <b>District Towns</b>                       |   |   |  |   |                       |
| <b>(a) Callan</b>                           | 441 <sup>33</sup>   | 160 (3.4%)                              | 8 Ha   |   | 7.65Ha                |
| <b>(b) Castlecomer</b>                      | 264   | 93 (2%)                                 | 4.65 Ha  |   | 5.5Ha                 |
| <b>(c) Graigueenamanagh</b>                 | 278   | 100(2.1%)                               | 5 Ha   |   | 6Ha                   |
| <b>(d) Thomastown</b>                       | 437 <sup>34</sup>   | 159(3.4%)                               | 8 Ha   |   | 6.7Ha                 |
| <b>Smaller Settlements</b>                  | 1,284 <sup>35</sup>   | 467(10%)                                | 128  |   |                       |
| <b>Remainder area**</b>                     | 3,542   | 1,133(24.37%)                           |  |   |                       |

<sup>28</sup> The figure for Callan is an increase of 150 persons to 2027 over and above the 2019 LAP following review under this Core strategy..

<sup>29</sup> The figure for Thomastown Includes an additional 150 persons to 2027 over an above the 2019 LAP.

<sup>30</sup> See housing strategy

<sup>31</sup> 4,045 divided by 2.75 = 1,470 households divided by 12 units/ha = 122.5ha

<sup>32</sup> Estimated based historical population distribution model in PLUTS 2004 2016- 2026. (subtract no of units built in Ferrybank to 2021)

<sup>33</sup> The figure for Callan is an increase of 150 persons to 2027 over and above the 2019 LAP following review under this Core strategy.

<sup>34</sup> The figure for Thomastown Includes an additional 150 persons to 2027 over and above the 2019 LAP.

<sup>35</sup> See housing strategy

|                      |  |  |                        |  |  |
|----------------------|--|--|------------------------|--|--|
| <b>Rural Housing</b> |  |  | <b>58<sup>36</sup></b> |  |  |
|                      |  |  |                        |  |  |

**Table 7: Housing Requirement calculations for the Core Strategy 2016-2027**  
**Kilkenny City:**

|                      | <b>Core Strategy<br/>population<br/>allocation<br/>2016 – 2027</b> | <b>Density</b> | <b>Housing<br/>land<br/>requirement<br/>to 2027</b> | <b>Compliance<br/>with NPO 3C</b>  | <b>Zoning<br/>(Hectares)</b>                             |
|----------------------|--|----------------|---|--|--|
| <b>(1)</b>           | <b>(2)</b>   | <b>(3)</b>     | <b>(4)</b>  | <b>(5)</b>   | <b>(6)</b>   |
| <b>Kilkenny City</b> | <b>3,641</b>   | <b>35/ha</b>   | <b>37.8<sup>37</sup></b>                            | <b>(30%)<br/>11.3Ha<sup>38</sup><br/>inside CSO<br/>boundary<br/>and<br/>(70%) 26.5ha<br/>outside CSO<br/>boundary</b> | <b>39.46 Ha<sup>39</sup><br/>zoned (outside<br/>CSO)</b> |

|                      | <b>Core Strategy<br/>population<br/>allocation<br/>2016 - 2027</b> | <b>Density</b>    | <b>Housing<br/>land<br/>requirement<br/>to 2027</b> | <b>Compliance<br/>with NPO 3C</b>   | <b>Zoning<br/>(Hectares)</b>   |
|----------------------|--|-------------------|---|---|--|
| <b>(1)</b>           | <b>(2)</b>   | <b>(3)</b>        | <b>(4)</b>  | <b>(5)</b>  | <b>(6)</b>   |
| <b>Kilkenny City</b> | <b>4,144</b>   | <b>1,627(35%)</b> | <b>46.48<sup>40</sup></b>                           | <b>(30%) 13.9ha<sup>41</sup><br/>inside CSO<br/>boundary<br/>and<br/><br/>(70%) 32.2ha<br/>outside CSO<br/>boundary</b> | <b>18.6Ha<br/>Abbey Quarter<br/>4.4Ha (30-35%)<br/>plus 25Ha<br/>mixed<br/><br/>42.84Ha<sup>42</sup><br/>zoned outside<br/>CSO</b> |

<sup>36</sup> 700 Households divided by 12 units/ha = 122.5ha

<sup>37</sup> 3641 divided by 2.75 = 1324 ha divided by 35units/ha = 37.8ha ..

<sup>38</sup> The Council has established through its own research that there is more than sufficient capacity within the existing built up area to cater for this increase.

<sup>39</sup> See City Core Strategy for zoning justification

<sup>40</sup> 1627 households divided by 35units/ha = 46.48 ha.

<sup>41</sup> The Council has established through its own research that there is more than sufficient capacity within the existing built up area to cater for this increase.

<sup>42</sup> See Housing Strategy and Core Strategy Volume 2

**Table 8 Housing Requirement calculations for the Core Strategy 2016-2027****Inside CSO boundary:**

Amend text as follows:

From National Policy Objective 3c of the NPF, 30% of the new housing earmarked for the City must be catered for within the existing built-up footprint within the CSO boundary for the City, representing ~~11.3Ha~~ **13.9Ha** inside the CSO boundary at ~~35 units per Ha.~~

~~Since 2016, approximately 130 houses were constructed within the CSO boundary for Kilkenny City, representing a theoretical demand of approximately 3.7Ha, leaving 7.6Ha of existing zoned lands to be to be developed for growth, either through site activation, infill or redevelopment.~~

~~In combination with the 7.6Ha required for growth, the addition of Social Housing need (4.45 Ha) increases the land requirement within the CSO boundary of the city to approximately 12ha. It is considered that the 11.3Ha projection remains a reasonable estimate.~~

In order to achieve the required 30% growth, the City Plan has the following lands available for infill development within the CSO boundary:

- Vacant lands zoned residential = **18.6Ha**
- Abbey Quarter = 4.41Ha (residential 30%-35%)
- Mixed Use = 25.79ha

**Outside the CSO boundary:**

From National Policy Objective 3c of the NPF, 70% of the required zoning on Greenfield lands will be outside the existing built-up footprint, representing ~~26.5 hectares~~ **32.2 Ha**, see Table 2-2 **8** City Core Strategy above. ~~When Considering Social Housing need, with a theoretical distribution of 30% of the existing need located inside the CSO boundary and the remaining 70 percent redistributed outside, there is a potentially requirement for an additional 155 units. At a density of 35 units per ha this would require 4.45Ha of greenfield development outside the CSO boundary.~~

**6.1 Older People**

Include the following wording in Section 6.1 of the Housing Strategy

*"The Council fully supports measures aimed at assisting older people to live in their own home with dignity and independence, for as long as possible. In the context of an increasing ageing population there is also a pressing need to facilitate a significant increase in housing output specifically aimed at older people.*

*Our ageing population represents a challenge from a housing policy perspective, with the number of people over the age of 65 years expected to reach 1.4 million by 2040, or about 23% of the total population.*

*As a general rule, new housing for older people or step-down housing should be located in close proximity to existing facilities and amenities, to enable people to continue to interact with their local communities and enjoy a high quality of life.*

*In line with the Government policy "Housing Options for our Ageing Population" the County & City Development Plan should include the following policy objectives to support the concept of independent living and assisted living for older people, to support the provision of specific purpose-built accommodation, to explore new housing delivery models including those with associated care and*

*supports, and to promote the opportunity for older people to avail of the option of downsizing if desired.*

*It is council policy to*

- Embed ageing in place options for older people into the planning system.*
- Drawing on the Housing Need and Demand Assessments, develop demographic reporting tools and population projections to gain a better national understanding of the needs and location of housing options for older people in the County and City Development Plan.*
- Increase the provision of smaller homes in developments, ensuring that older people can remain living in their communities, close to essential services and facilities.*
- Work with Approved Housing Bodies, co-operatives, private developers, and Age Friendly Ireland on the development/redevelopment of older-person housing in existing communities and close to essential services.*
- Explore the feasibility of developing age-friendly homes for older people based on age-friendly design principles, in order to inform a model of good practice.*

*As people age, their housing needs are likely to change. The Policy Statement “Housing Options for Ageing Persons” states “a key principle underpinning Government housing policy is to support older people to live in their own home with dignity and independence for as long as possible”. “The aim is to ensure that older people will have greater choice by developing a range of housing options that are suited to their needs, so they can plan ahead and, insofar as possible, choose the right home for them.” The plan supports the six principles for housing of the ageing population contained in the document, being:*

- 1. Ageing in Place*
- 2. Using Assistive technology*
- 3. Supporting Urban Renewal*
- 4. Promoting sustainable lifetime housing*
- 5. Staying socially connected*
- 6. Working together*

## 6.7 Rural Housing:

Under Rural Settlements, change text as follows:

**The Core Strategy includes figures for the remainder of the County, to include sites in the large urban district towns, smaller towns and villages and environs of New Ross and the rural area of the county. It is considered that the growth allowed for rural settlement will comprise approximately 45 ~~34~~% of the total growth of the County up to 2027.**

## 7. Universal Design

*Include the following text at the end of paragraph 1: “The Council will, where feasible, include at the project planning stage of its projects (stage1 of the Capital Appraisal Process) provision for units which are fully wheelchair accessible.”*

## Appendix K Wind Energy Strategy

### 3. Target and Objectives (Members' Direction at Council meeting 8.6.2021)

~~It is Kilkenny's objective to exceed the 70% target and generate 100% renewable energy generation by 2030. This Wind Strategy will ensure that sufficient land area is designated in order to meet this requirement.~~

The key objectives of this Wind Strategy are as follows:

- ~~• Promote the development of wind energy and other renewable energy sources in the county to meet national renewable energy targets (supplying a minimum of 100% of electricity consumption from renewable sources by 2030)~~
- ~~• Enable Kilkenny to generate the equivalent of 100% of its electricity needs from renewable energy~~

#### 4.1 Step 1: Assess the areas of wind potential

Insert the following text: *Where less extensive, isolated pockets of highest wind speeds are identified (<180 hectares), these are excluded from consideration.* (Submissions referenced in Section 3.3 of the CE's Report).

#### 4.2 Step 2: Evaluation of landscape sensitivity

New section before 4.2.2 *Sensitive landscape features* (Submissions referenced in Section 3.2 of the CE's Report).

*In addition to the broad landscape patterns and designations as outlined in Section 9.2.12 of the Draft Plan, at a more specific level, the mapping of Landscape Sensitivity Factors provides guidance for use in project design and development management. These factors can be used by all parties to establish that development proposals address the issues that are likely to give rise to the biggest effects. In some areas, where sensitivity arises because of altitude or steepness, a closer focus on features will reveal that the most sensitive area may be the environs of a prominent ridge line, or visibility from a main settlement. The highest landscape sensitivity arises from a combination of three factors – Elevated steep-sided ridgelines, Slopes in excess of 10% and altitudes in excess of 200m. These features are mapped on Figure 9.3 Landscape Sensitivities in Chapter 9 Heritage. The mapping of the sensitivity of these areas and features should not be viewed as a prohibition on development, however the visual impact of any large scale wind energy development in proximity to these features of sensitivity needs to be addressed in a Landscape Impact Assessment report (as set out in Appendix 3 of the Draft Wind Energy Development Guidelines, and any revisions thereof).*

#### 4.3 Step 3: Overlay the wind energy mapping and the evaluation of landscape sensitivity

Exclude Freestone Hill, \*Lingaun River Valley, Tory Hill and Spahill/Clomantagh.

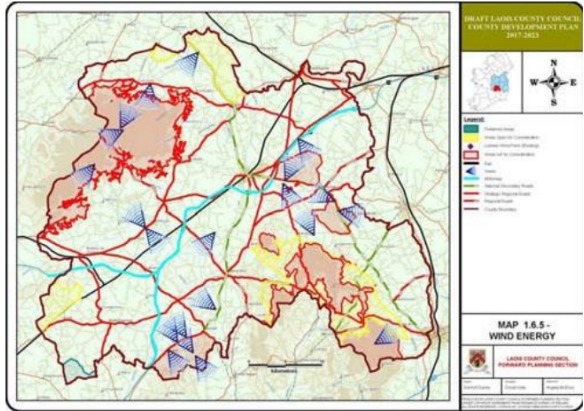
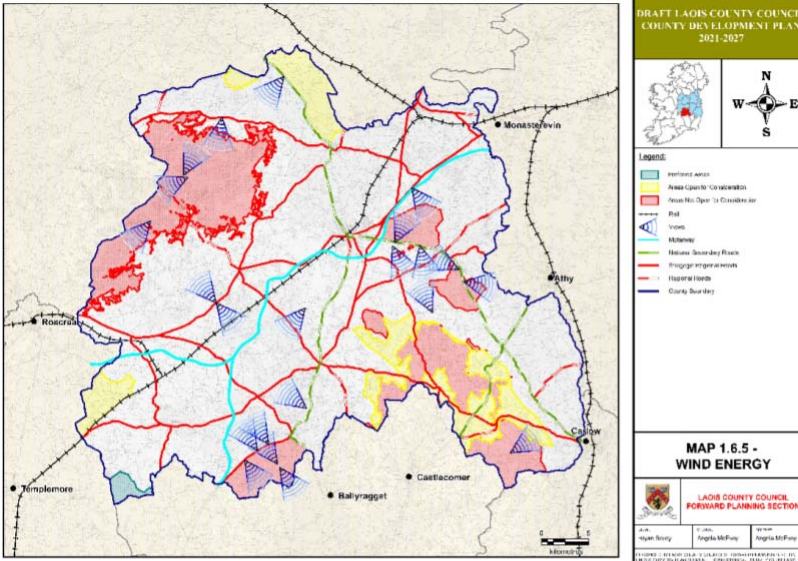
Add: *\*In order to ensure the visual relationships between Knockroe, Baunfree and Slievenamon in the Lingaun Valley are protected, the area enclosing these will be excluded.* (Submissions referenced in Section 3.1 of the CE's Report)

*In order to protect the setting of this archaeological landscape, the hills to the east will also be excluded. (Members' Direction at Council meeting 8.6.2021)*

*Insert Revised Figure 3: Heritage Considerations*

*Insert Revised Figure 4: Exclusion areas*

#### Section 4.4.1 Strategy areas of adjoining counties – update adjoining county strategies

| Plan                                     | Comment   |   |
|--|---|---|
| Laois County Development Plan 2017–2023  | To the north, along the Laois border, approximately half of the county boundary is deemed 'Not normally permissible'.   |   |
| Draft Laois County Development Plan 2021 | To the north, along the Laois border, approximately half of the county boundary is deemed 'Not Open for Consideration'. |  |

#### 4.5 Existing wind farms

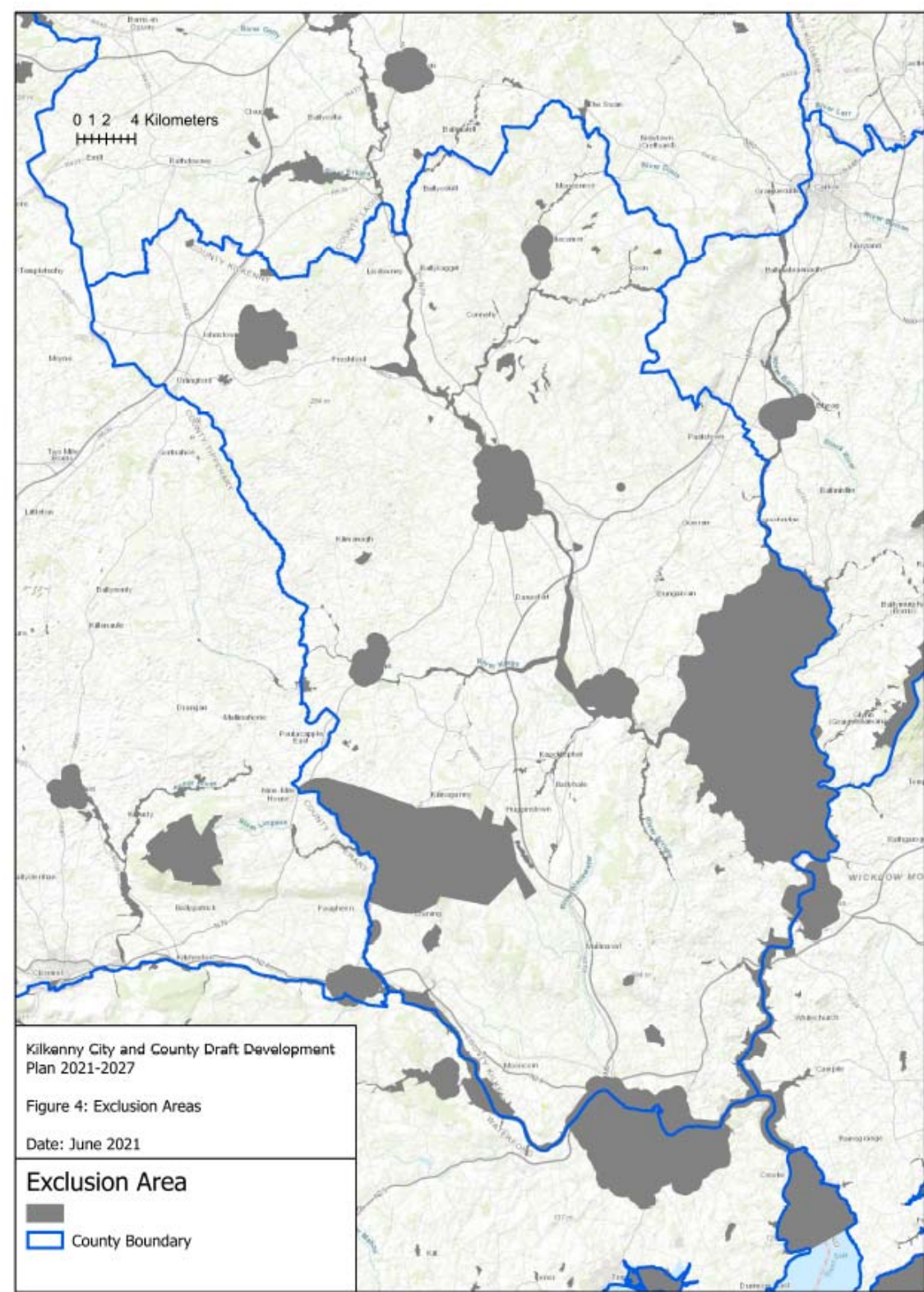
*Add: All sites with existing wind farm permissions are located in the areas of highest wind speeds, with the exception of the Bruckana (Lisheen) wind farm, near Urlingford. This area will be added to the Acceptable in Principle designation, due to the existence of the Bruckana wind farm.*







Insert Revised Figure 4: Exclusion areas



## 5. Strategy Areas

*The sieve mapping approach is based on assigning weightings to the various layers. In this case, an exclusion weighting was applied to the landscape areas identified in Section 4.2, and the archaeological landscapes as outlined in Section 4.3. An exclusion weighting was also applied to the settlements specified in Section 4.3. Information on accessibility to electricity transmission and distribution infrastructure was not assigned an exclusion weighting.*

*This approach was then modified by resolution at the Council meeting on the 8<sup>th</sup> June 2021 and the area surrounding the site of the Castlebanny Strategic Infrastructure Development application was changed to Open For Consideration. (Members' Direction at Council meeting 8.6.2021)*

*Insert Revised Figure 8: Wind Strategy Areas* (See Figure 11.4 Wind Strategy Areas above)

This Strategy identifies a total land area of over ~~50,000~~ **34500** hectares as 'acceptable in principle'.

~~Delete line from Not Normally Permissible - Community led initiatives will also be considered here~~

**Appendix L:**

Include additional document in references:

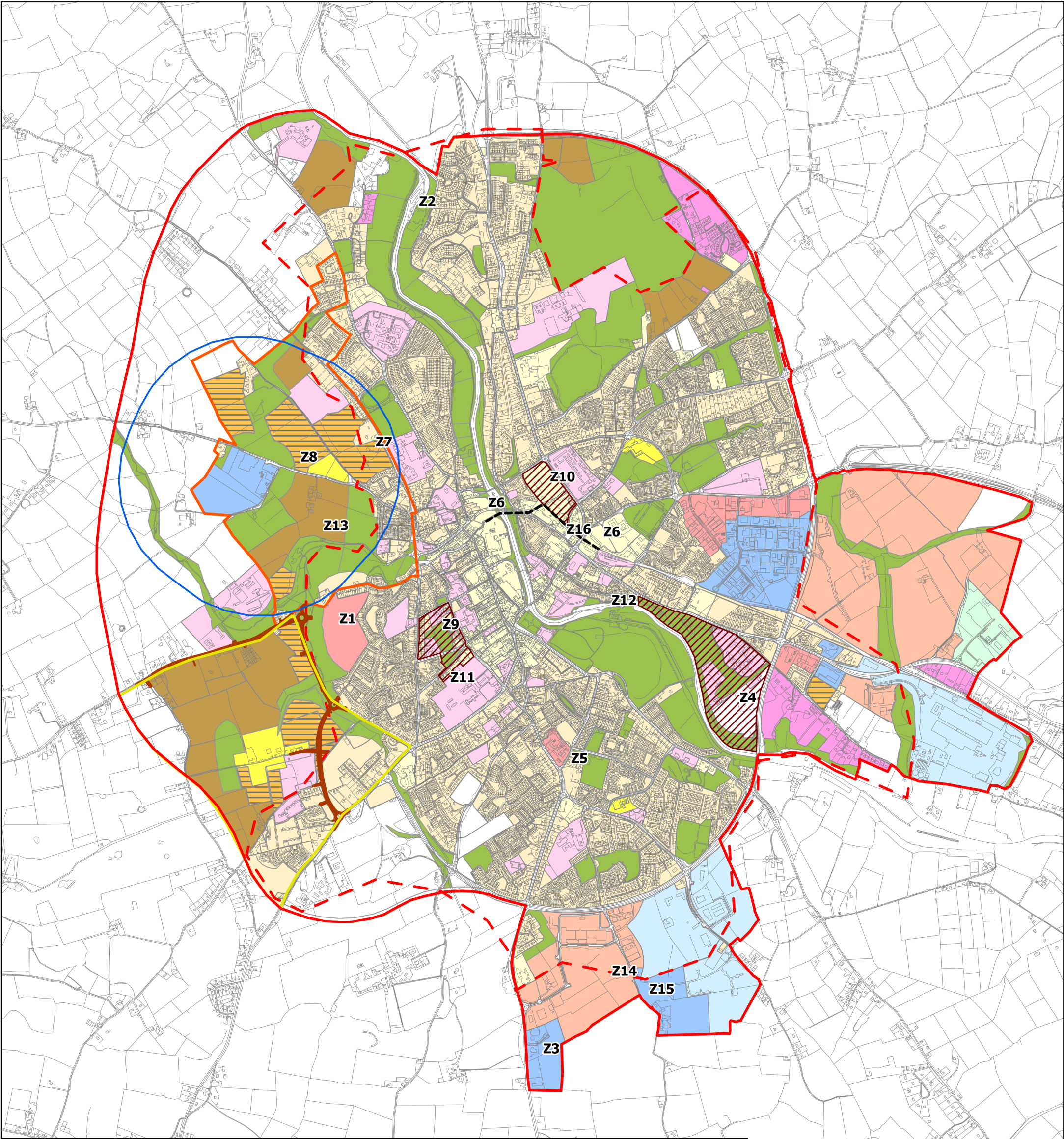
*19. Urban Development and Building Heights, Guidelines for Planning Authorities, (2018)*

*Building Heights were referred to primarily in Chapter 13*

**Appendix M Development Plan Objectives**

All to be updated in line with Material Alterations





Kilkenny City and County Draft Development Plan 2021-2027  
Material Alterations

Date: June 2021

Figure CS5 Kilkenny City Zoning

- |   |  |
|---|--|
| Kilkenny City Draft Development Plan Boundary | Amenity / Green links/Biodiversity conservation/ Open Space/Recreation |
| 2016 CSO Boundary                             | Business Park  |
| 700m Consultation Buffer of Seveso Site       | Community Facilities   |
| Roads Under Construction                      | Existing low density residential                                       |
| Loughmacask Masterplan                        | Existing Residential   |
| Breagagh Masterplan                           | General Business   |
| Masterplan Areas                              | Industrial/Technology Park   |
| Cycle Lane/Pedestrian Improvement             | Industrial/Warehousing   |
| Agriculture                                   | Mixed Use Zoning   |
| Agricultural Trade                            | Neighbourhood Centre   |
|   | New Residential  |
|   | Strategic Reserve  |