

# DRAFT Abbey Quarter User Guide

Public Consultation Slides

JUNE 20<sup>TH</sup> 2023



Kilkenny County Council  
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## 01. Progress Update

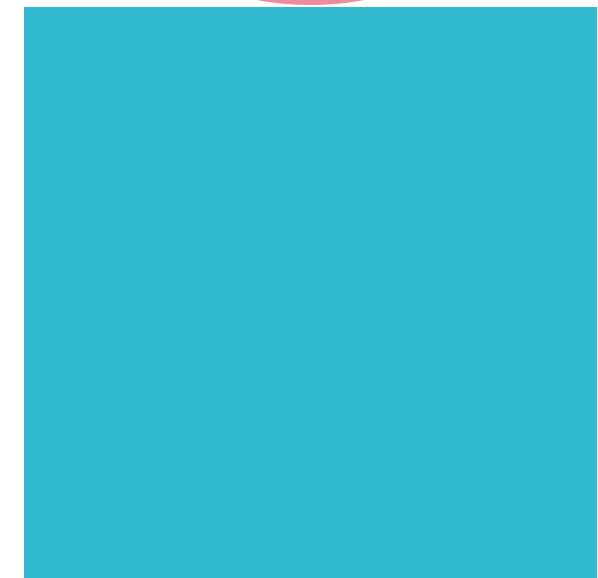
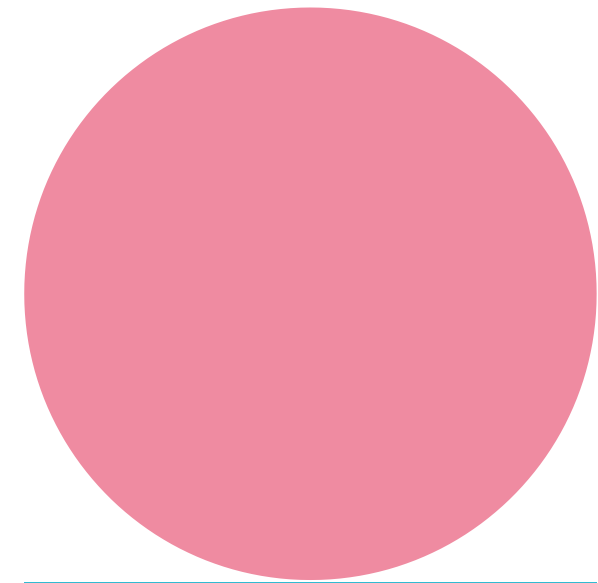
- Timeline To Date
- Development Progress

## 02. Review Themes

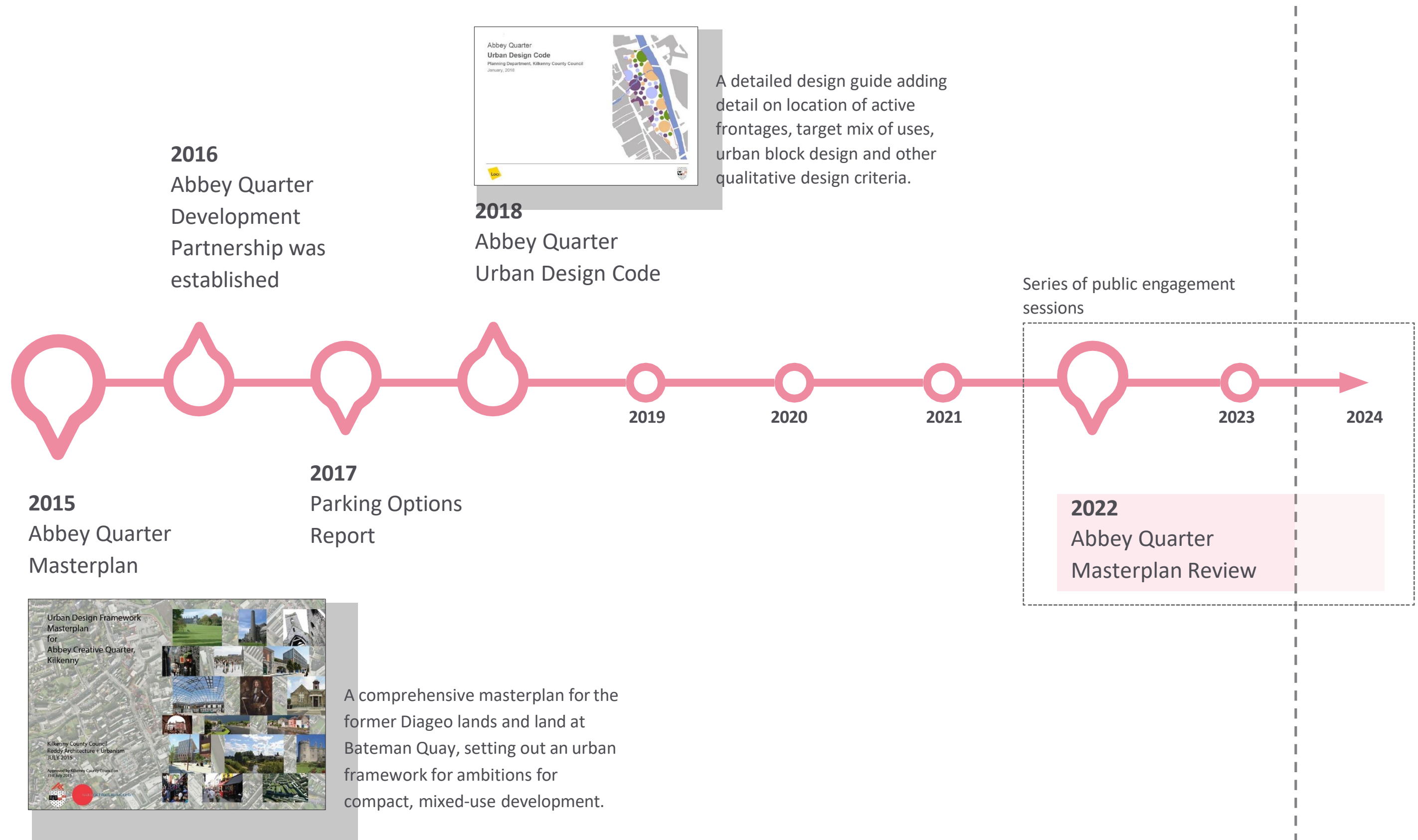
## 03. Summary of Findings

- Climate Action
- Housing
- Culture + Creative Industries
- The River Nore + Amenity
- Heritage + Appropriateness
- Walkable + Safe Streets
- Enterprise + Employment

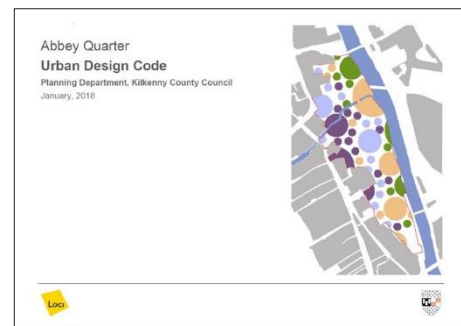
## 04. Next Steps



# Progress Update: Timeline



**2016**  
Abbey Quarter  
Development  
Partnership was  
established



A detailed design guide adding detail on location of active frontages, target mix of uses, urban block design and other qualitative design criteria.

**2018**  
Abbey Quarter  
Urban Design Code

**2015**  
Abbey Quarter  
Masterplan

**2017**  
Parking Options  
Report

Series of public engagement sessions

**2022**  
Abbey Quarter  
Masterplan Review



A comprehensive masterplan for the former Diageo lands and land at Bateman Quay, setting out an urban framework for ambitions for compact, mixed-use development.

○ We are here

# Development Progress



## Urban Park & Street at St Francis Abbey:

Planning permission approved in 2021. The project team has been appointed and works will commence in 2023.

## Mayfair Library Building 10:

Planning permission approved in 2019. Construction is complete and the library is due to open in 2023.

## Brewhouse Building 8:

Planning permission approved in 2016. Renovation to 6,500sqm of Grade A office spaces is now complete and fully occupied.

## Brewhouse Building 7:

Planning permission approved by KCC in 2022. The project is currently under appeal to An Bórd Pleanála.

## St. Kieran St & Market Yard:

Part 8 planning permission granted for public realm enhancements.  
[See [consult.kilkenny.ie](http://consult.kilkenny.ie) for more detail]

## Riverside Garden & Skate Park:

Open to the public in early 2021. The project was awarded the Top Excellence in Placemaking award later in 2021 by the Urban Land Institute. The project was part funded through the URDF (Urban Regeneration Development Fund) initiative.



# Review Themes

After 7 years the 2022 review was undertaken to achieve the following aims:



### Extended Area

To include Vicar Street, Greens Bridge Street and the “Engineers’ Block” at the rear of the Smithwick’s Experience.



### Policy Review

To incorporate updated National and Local Policy guidance, including;

- Climate Action
- Housing
- Emerging local policy including the ongoing SUMP process



### Expand the Urban Design Code

To the wider Masterplan and to the document under the themes of;

- Building Form
- Mix of Uses
- Frontages & Amenity



### Development Management

To introduce accountability, including;

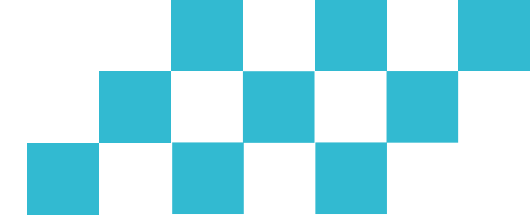
- Targets & monitoring
- Consolidated recommendations
- Update the Development Plan

# 2023 Abbey Quarter Masterplan

Public engagement to date identified the following themes;

- *Climate Action*
- *Housing*
- *Culture + Creative Industries*
- *The River Nore + Amenity*
- *Heritage + Appropriateness*
- *Walkable + Safe Streets*
- *Enterprise + Employment*





# Climate Action

## Recommendations

- aim for net zero/ energy positive buildings
- investigate district heating/ energy capture.
- promote reduced vehicle parking ratios.
- cycle paths, cycle parking, changing facilities
- promote Whole Life Carbon (WLC)
- aim for a fully decarbonised district

- Funding Streams to pursue;
- URDF (Urban Regeneration Development Fund)
  - Disruptive Technologies Innovation Fund
  - Climate Action Fund.
  - Vacant/ derelict site aquisition funds.

**Density and Mixed Uses;** maximise efficiency of all plots.

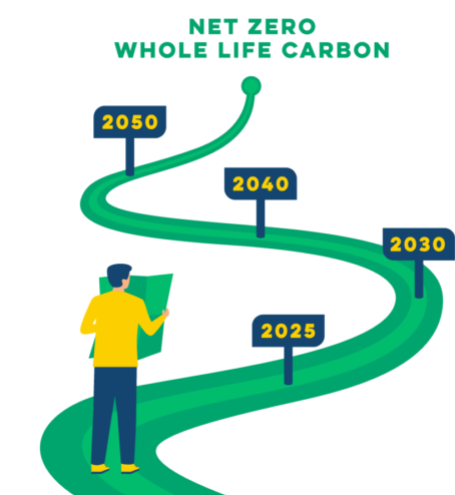
**Transport;** set out a phased path to the targets of the CAP in advance of the 2030 deadline (20% reduction in car journeys distance, 50% reduction in emissions etc.).

**Environmental Quality;** encourage active travel through high quality public realm.

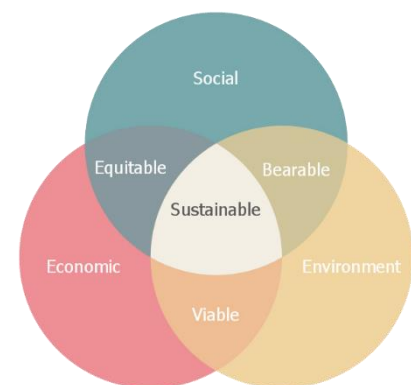
**Energy Strategy;** Support district heating, energy capture and sharing, local or community-based renewable energy projects.

The ambition is to grow the City to achieve the targets set out under the National Planning Framework (NPF) through:

- a compact form of development
- the 4 neighbourhood model & City centre
- the 10 minute city concept



### 2015/2018 Masterplan Aspirations



*“The sustainability strategy proposed will be in line with the National Sustainable Development Strategy of the Government of Ireland, The Southeast Regional Planning Guidelines 2010-2016 and the Kilkenny City & Environs Development Plan 2014-2020.”*

### 2022/2023 Public Engagement

*“I believe the focus should be on economic activity and also a third level institution which Kilkenny badly needs”*

*“Approaches should be made to the National College of Art & Design (NCAD), which is scattered across a number of sites in Dublin, to come to a purpose-built campus in the Abbey Quarter as their main campus.”*

### Policy Updates

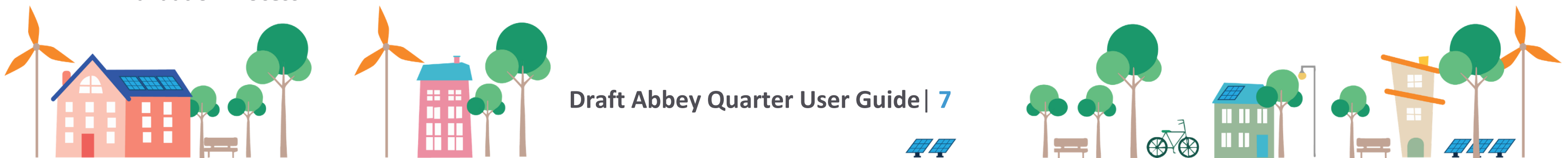


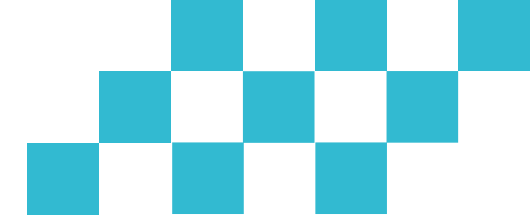
*“By 2030, the government aims to achieve the following:*

- cutting greenhouse gas emissions by at least 30%
- reaching a target of at least 32.5% energy efficiency
- delivering 70% renewable electricity”

- Dept Environment, Climate and Communications, June 2020

### Validation Process





# Housing

## Recommendations

- minimum 30-35% of all development housing
- 150-240 new homes (variety of form & mix)
- a diversity of house types and tenures
- housing delivery will be monitored over time
- maximise design flexibility to support innovation and viability
- Sweeney's Orchard in Phase 1
- investigate funding instruments to support housing delivery and viability
- housing will be included in all phases and character areas
- housing quantity is linked to overall development uplift

### Sample Housing Typologies to Consider



Apartments around open space



Age-friendly accessible homes



Student friendly housing



Infill family townhouses



Live-work units with frontage



Re-use of historic structures

## 2015/2018 Masterplan Aspirations

Broad land use category	Target
Creative and KIBS	At least 10%
Retail and services	Between 15% and 20%
Residential	Between 30% and 35%
Other uses including commercial, education, boutique hotel, social and civic uses, or, additional creative and KIBS and/or residential use.	The remainder

Table 2.1: Target land use mix

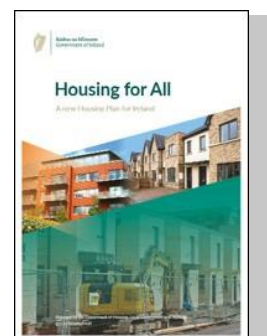
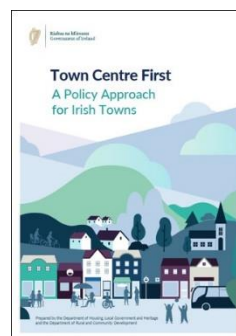
## 2022/2023 Public Engagement

*"Residential is essential to make City Core a 'living' City again"*

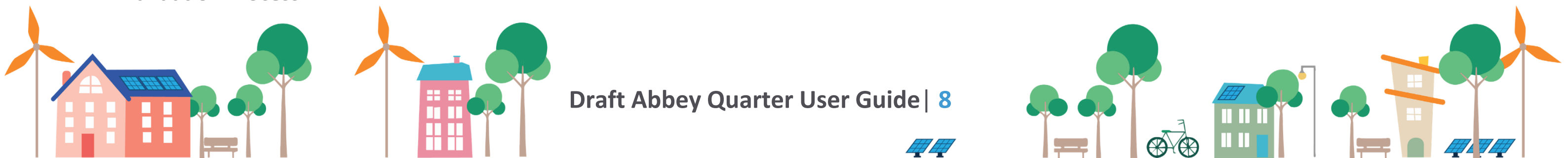
*"A vibrant quarter needs residence. It should be a village inside the city."*

*"Kilkenny city would benefit from ... a multi-storey residential nursing home"*

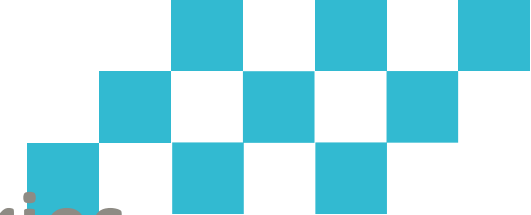
## Policy Updates



## Validation Process







# Culture + Creative Industries

## Key Recommendations

A central Cultural Cluster, around St Francis Abbey, with library, theatre, outdoor performance space and education reserve site

Support for Creative and Artistic uses is part of the Local Authority's function. The former squash court has been reserved for a supporting use for the Arts and Culture sector. In addition, the design of the public park around St Francis' Abbey has made provision for the use of the space for outdoor events.

Help support the Southern Regional Assembly's ambition to lead as a creative, innovative and liveable region.



Faircharm Creative Quarter, Lewisham; includes adaptive re-use of historic warehouses alongside appropriately scaled and finished modern buildings.

### 2015/2018 Masterplan Aspirations

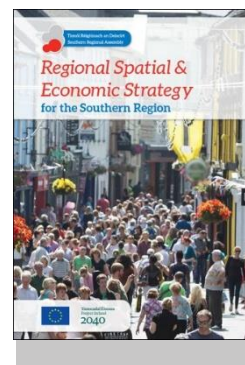
*"Establishment of a mixed use Creative Quarter which enhances the Life of the City in Economic, Commercial and Social Terms."*

### 2022/2023 Public Engagement

*"I believe we should open up to the river and have a permanent accessible to all performance space."*

*"I would like to see an indoor amenity such as a science museum for Children"*

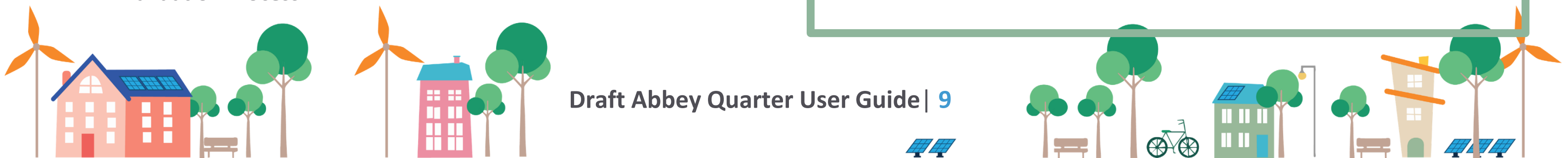
*"Kilkenny needs artist studios. And creative workspace. Abbey quarter would be the perfect place."*



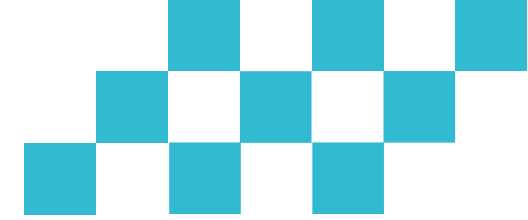
### Policy Updates

*"To seek the protection and sustainable management of the arts, culture and heritage of Kilkenny for the benefit of current and future generations; ... and to promote access to, awareness of and enjoyment of Heritage, Arts and Culture, throughout Kilkenny."*

### Validation Process



# The River Nore + Amenity



## Recommendations

- important frontages and nodes cluster around the open space network
- a series of open spaces with different characters and supporting uses
- complete Nore River Greenway along full length
- public realm improvements at Bateman Quay to increase space for pedestrians and cyclists
- connection to the linear park at Green St



Cultural Cluster



Riverside Amenity



New Market Yard

### 2015/2018 Masterplan Aspirations



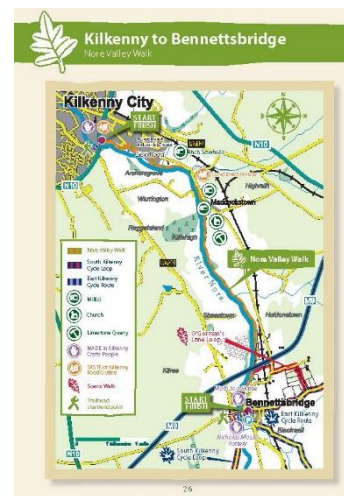
*"In addition to the protection and improvement of existing access points to the river, the design of the park will look to facilitate additional access points to the river, subject to environmental considerations."*

### 2022/2023 Public Engagement

*"Cafes in river walk with protected seating and a continued boardwalk".*

*"This area of the city NEEDS a playground. "*

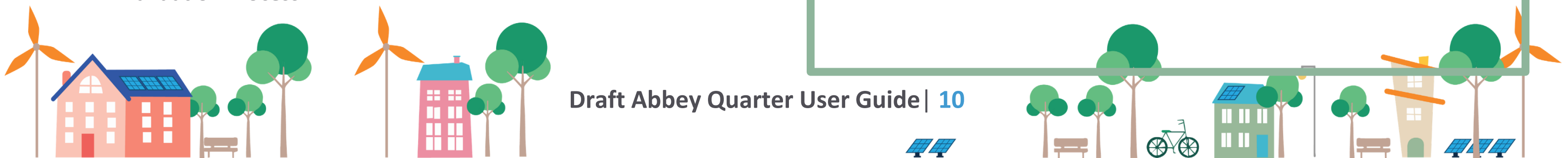
*"Open public space for use by all"*



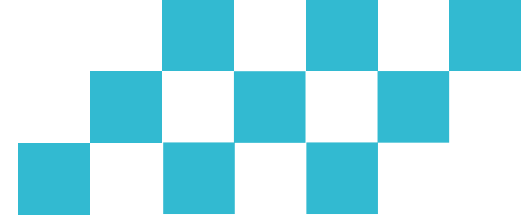
### Review Findings

Early investment in public open space and amenity has helped establish public trust. The review should focus on expanding the good work already done.

### Validation Process



# Heritage + Appropriateness



## Recommendations

4-5 storey heights as a baseline, with a non-linear roof profile over long blocks 6-7

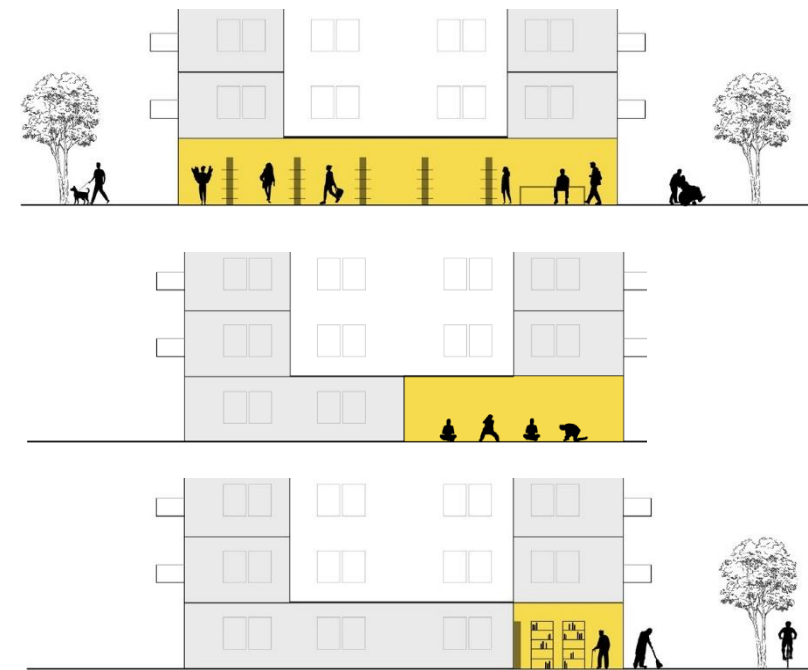
storeys at prominent frontages to open spaces and important corners

new block typologies, including larger floorplates, are acceptable, subject to overall best practice design and placemaking, particularly at street level

materiality and appropriateness of building envelopes should be prioritised, to support internal layout flexibility

key frontages are identified where important for safety, activity and enclosure, allowing for servicing and access

localised clustering of uses at upper floor can be supported in tandem with best practice design



### 2015/2018 Masterplan Aspirations

### 2022/2023 Public Engagement

*“The most important thing is to create an area that embraces the existing rich heritage of the city and exploit this to the full. This could be achieved by using an imaginative approach combining the historical and contemporary.”*

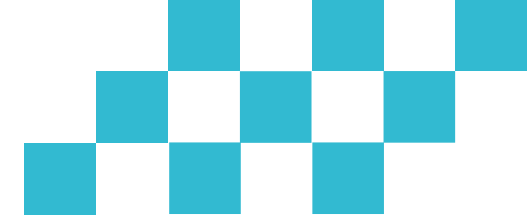
### Review Findings

There is some limited potential for increased development through careful application of limited increased height in appropriate locations and more flexibility within development plots. Subject to the appropriate detailed design of frontages and public interfaces.

### Validation Process



# Walkable + Safe Streets



## Recommendations

Key frontages have been identified throughout, where activity is important for safety

Pedestrian permeability is prioritised throughout

Delivery of a street connecting Green Street and St Francis Bridge.

Approx 30% public open space can support cultural programming in the heart of City It is

an objective of the Local Authority to;

promote redevelopment of industrial buildings and surface parking on Green St seek

regeneration and/or redevelopment of vacant properties.

investigate pedestrian / cycle link through Sweeney's Orchard from Vicar St

ensure connectivity to the River Nore Linear Park at the Green Street



### 2015/2018 Masterplan Aspirations

*"In the Masterplan area, it is intended that movement will be dominated by pedestrians and cyclists, with limited vehicular access. This will help to create a vibrant and sustainable place, providing the area with an important sense of place."*

### 2022/2023 Public Engagement

*"A sustainable, walkable, cyclable mix of housing and education with the Nore and brewery at its core"*

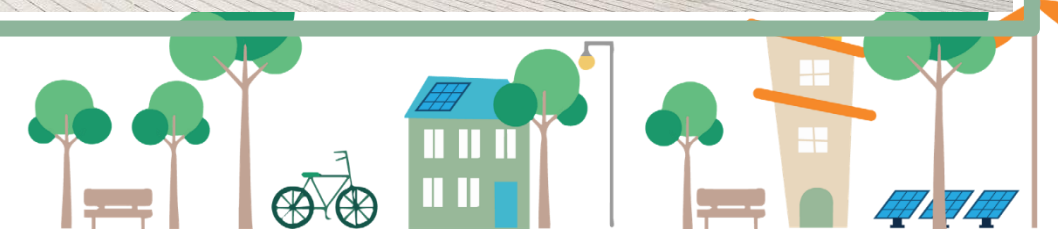
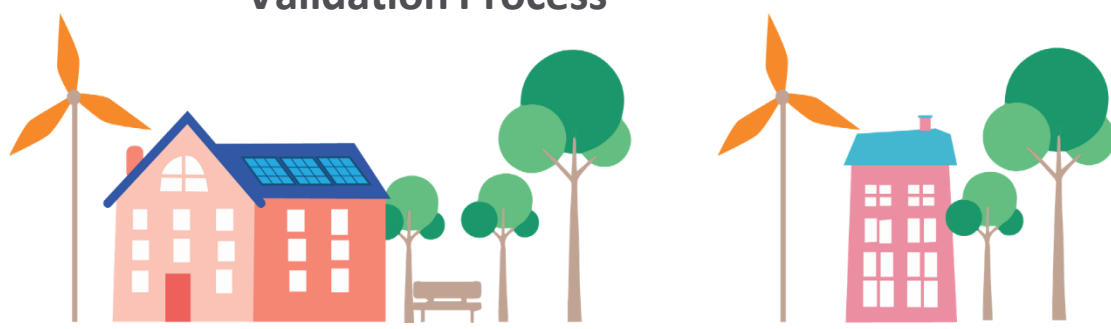
*"Put a narrow cobbled street from the new bridge to Bateman Quay to ease traffic congestion. Open pedestrian and cycle access from the new bridge."*

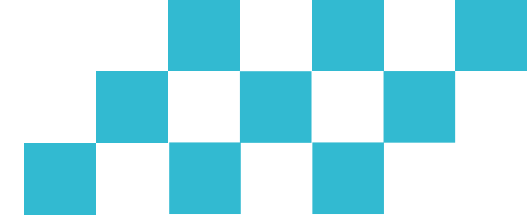


### Review Findings

Early investment in public realm has been very well received by the public. This has helped establish a critical mass and there is an appetite for more of the same; safe streets, cycle links, public amenity and activity at street level.

### Validation Process





## Recommendations

Support maximum flexibility within blocks, to support a wide variety of potential users

New-build blocks allow for sustainability-led, modern spaces.

The mix of uses will support activity at all times of day and night.

A phased mix of uses will allow the market time to mature; By focusing on placemaking some plots can be held in reserve for future potential occupiers including educational

Sites being held for later phases can be programmed for temporary uses to both increase activity and test the market

Projected Development Quantum + Mix of Uses					
	Commercial	Retail, Food & Beverage	Residential <i>(approx 385 homes)</i>	Other: Hotel, Civic, Social, Education	Total GFA
AREA	16,500	22,000	38,500	33,000	110,000
	15%	20%	35%	30%	100%



### 2015/2018 Masterplan Aspirations

*“The most important task for the future of Kilkenny is the conservation of existing employment and the development of innovative knowledge based businesses.”*

### 2022/2023 Public Engagement

*“The Abbey Quarter needs to link with the City providing more commercial, economic and retail services including restaurants and creating a space for the public to use and utilise and congregate socially and for more car parking in the vicinity”.*

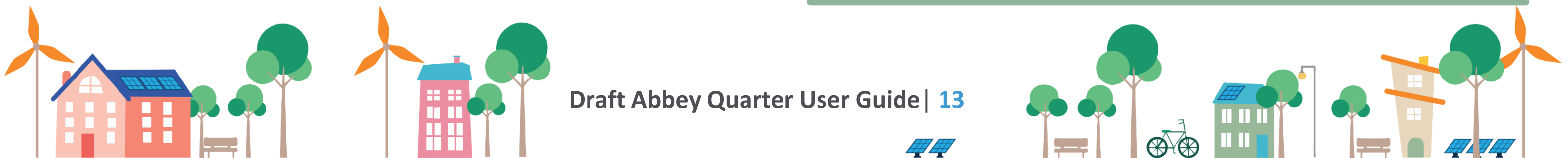
### Review Findings



*Echo, positive energy building, TU Delft*

There is potential for office to relocate to the City Centre if appropriate, modern, energy efficient floorspace is available. Over time some larger scale retail opportunities would support the existing smaller units on surrounding streets.

### Validation Process



## Next Steps

