

Chief Executive's Report

Submissions to:

Proposed Variation 3 to the Kilkenny County

Development Plan 2014-2020



February 2018



**Kilkenny County Council
February 2018**

Colette Byrne,
Chief Executive

Sean McKeown,
Director of Services

Denis Malone,
Senior Planner

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1. Introduction

This report forms part of the statutory procedure for the making of Variation 3 to the Kilkenny County Development Plan (KCDP).

This report addresses the submissions received during the 4 week public consultation period, from the 24th January to the 21st February 2018, in relation to the Proposed Variation.

The purpose of this report is to:

- summarise the written submissions/observations received in relation to the proposed variation during the public consultation period.
- set out the Chief Executive's response to the issues raised in the submissions/observations and;
- make recommendations to the Elected Members on the issues arising from the consultation process.

This report is being furnished to the Elected Members of Kilkenny County Council in accordance with Section 13(4) of the Planning and Development Act 2000, as amended, for their consideration.

1.1 Proposed Variation

Variation No. 3 to the **Kilkenny County Development Plan** proposes:

- (a) Incorporating the expired Local Area Plan areas of Piltown, Fiddown and Gowran into the County Development Plan with settlement boundaries in accordance with Section 3.3.5.1 of the County Development Plan
- (b) Extending the settlement boundary of the Ballyragget area in order to facilitate housing development

1.2 Details of Public Display

The documents put on public display for the Proposed Variation were:

- Public Notice
- Proposed Variation
- Appropriate Assessment Screening report
- Strategic Environmental Assessment Screening report

These documents were placed on the Consult.kilkenny.ie consultation website and on the Council's own website. Hard copies of the documents were on public display in the following locations:

- Planning Office, Kilkenny County Council, County Hall, John Street, Kilkenny.
- Carnegie Library, Johns Quay, Kilkenny

Submissions could be made from the 24th January to the 21st February 2018 by:

- Email to ourplan@kilkennycoco.ie
- Online at consult.kilkenny.ie
- Written submissions to Senior Planner, Planning, Kilkenny County Council, County Hall, John Street, Kilkenny.

2. Submissions Received

In total, six submissions were received to the proposed variation. Below is a list of the submissions received¹.

Reference	Name
S1	Department of Housing, Planning and Local Government
S2	Southern Regional Assembly
V1	Health and Safety Authority
V2	Environmental Protection Agency
V3	Transport Infrastructure Ireland
V4	Irish Water

2.1 Summary of Issues Raised, Chief Executive's Response and Recommendations

Ref	Name	Summary
S1	Department of Housing, Planning and Local Government	<p>The Department recommends the inclusion of land use zoning objectives for the Piltown, Fiddown and Gowran.</p> <p>The Department also notes that land use zoning objectives for Ballyragget are included in the current County Development Plan and supports the settlement boundary extension subject to compliance with the overall county development plan core strategy.</p>
<p>Response Comments of the Department noted.</p>		
<p>Recommendation: No change to the proposed Variation.</p>		

Ref	Name	Summary
S2	Southern Regional Assembly	<p>a) The proposed variation and associated documents have been reviewed in conjunction with the South-East Regional Planning Guidelines 2010 – 2022 and relevant regional and national policy.</p> <p>b) It is considered that the proposed variation would be consistent, as far as practicable, with the urban regeneration and housing objectives set out in the RPGs.</p>
<p>Response Compliance with the Regional Planning Guidelines noted.</p>		
<p>Recommendation: No change to the proposed Variation.</p>		

¹ The full text of the submissions received is available to view at the following link: <https://consult.kilkenny.ie/en/node/2160/submissions>

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Ref	Name	Summary
V1	Health and Safety Authority	The Health and Safety Authority has reviewed the proposed variation and has no observations at this time.
Response Noted.		
Recommendation: No change to the proposed Variation.		

Ref	Name	Summary
V2	EPA (Cian O'Mahony, Scientific Officer)	This submission requests that the Agency's previous submission in relation to Proposed Variation No. 3, made to the Notice of Proposed Variation for SEA ² should be taken into account at this time also. That submission sought that: 1) Any proposed development should be carried out in a manner that is consistent with the County Core Strategy and with the principles of sustainable development. 2) Where changes to the Variation are made prior to finalisation, or where modifications to the Plan are proposed following its adoption, these should be screened for potential for likely significant effects. 3) Adequate and appropriate infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan.
Response 1) Variation is consistent with the Core Strategy and with sustainable development. 2) Noted. 3) Noted, the adequacy of infrastructure will be assessed as part of any planning application.		
Recommendation: No change to the proposed Variation.		

Ref	Name	Summary
V3	Transport Infrastructure Ireland (Michael McCormack, Senior Land Use Planner)	1) TII notes proposals outlined in proposed variation no. 3 (b) to include a new objective concerning access to the N77 (objective 3S01). While TII has no objection in principle to this, they request that such additional connectivity to the national road network should ensure the strategic function of the national road network is safeguarded in accordance with the provisions of the DoECLG Spatial Planning and National Roads Guidelines (2012) and Section 11.7.3 of the County Development Plan, 2014-2020. 2) In relation to the incorporation of Settlement Plans for Fiddown, Gowran and Piltown into the Development Plan, the Council will be aware that the

² Notice given to the environmental authorities in accordance with Section 13(K)(3) of the Planning & Development (Strategic Environmental Assessment) Regulations 2004

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		settlement boundary for Piltown extends into the Constraints Study Area for the N24 Carrick on Suir Bypass, the delivery of which is an objective of the adopted Development Plan.
Response 1) Noted. 2) Noted.		
Recommendation: No change to the proposed Variation.		

Ref	Name	Summary
V4	Irish Water (Suzanne Dempsey, Spatial Planning Specialist)	IW has no objection to the Proposed Variation.
Response Noted.		
Recommendation: No change to the proposed variation.		

3. Summary of Recommendations of the Chief Executive

Of the 6 submissions received, 4 supported the proposed variation without qualification.

The submission from the EPA reiterated the importance of compliance with sustainability principles. The submission from TII noted that the strategic function of the national road network should be safeguarded.

I recommend adoption of the Variation.

Colette Byrne,

Chief Executive