

Kilkenny County
Development Plan
2008-2014
**Proposed
Variation 2**

Proposed
Modifications
August 2011

Forward Planning, Kilkenny
County Council



Introduction

In accordance with Section 13 (6) of the Planning and Development Act, 2000 (as amended) Kilkenny County Council is proposing a number of proposed modifications to Proposed Variation 2 to the Kilkenny County Development Plan, which was published on the 26th May 2011. These modifications have arisen following the Elected Members review of the *Manager's Report on Submissions received to the Proposed Variation*.

The proposed modifications to the text are outlined below and should be read in conjunction with Proposed Variation 2, and the Kilkenny County Development Plan (2008).

Map changes: a list of all proposed map changes is included, and all revisions are shown on the attached maps.

Where an issue was raised as part of a submission the reference number of the corresponding submission has been given e.g. PX. A summary of the submissions made and the Manager's response to each can be found in the *Manager's Report on Submissions received to the Proposed Variation* (July 2011).

In the following text, proposed deletions are shown in ~~strike through~~ and proposed insertions are shown in *italics*.

Chapter 3 Core Strategy

Move text from Introduction to Variation to Chapter 3:

The retail strategy for the City and County was adopted in 2008 and is three years old. This Core Strategy does not change the fundamental assumptions in relation to the strategic location of retail development within the County. It does alter the expected population levels within the timeframe of the Development Plan. Since its adoption there has also been a significant change in the economic situation within the country. In particular the economic outlook is pessimistic in the short term and is subject to some uncertainty. Having considered the time frame to the review of the County and City Development Plans (*commencing in 2012*) it is considered more appropriate at this time to review the implementation of the retail strategy in the light of the new Core Strategy. Subsequently, when the retail strategy is reviewed it will take account of the core strategy. (P7b)

PS17 To encourage development on Phase 1 lands (residential) and prohibit development of Phase 2 lands in the settlements of Freshford, Goresbridge, Kells, Mullinavat, Slieverue, Stoneyford, Bennettsbridge, *New Ross* and Kilmacow during the lifetime of the County Development Plan. (P15)

Chapter 5: Economic Development

Table 5.1: County Retail Hierarchy (P11)

Level/Retail Function	Centre
Level 1 Major Town Centre/County Town	Kilkenny City
Tier 1 Level 2 "Gateway Suburban Local Centre" ¹	Ferrybank/Belview
Tier 2 Level 2 Sub County Town	Callan Thomastown
Tier 3 Level 2 Sub County Town	Castlecomer Graiguenamanagh
Level 3 Town	No designated Centre
Level 4 Village Centre	
Level 4 Neighbourhood Centre	As designated for Kilkenny City & Environs and Waterford Environs

5.8.5.2 Waterford City Environs (P11)

ACTION: To complete an integrated retail study ~~by September 2008~~ which will inform the members of Kilkenny County Council as to whether a centre for Ferrybank should be designated as a town or district centre.

¹ "Gateway Suburban Local Centre" above the level of the District Centre definition contained in the Retail Planning Guidelines but below the level of town centre. This is to allow for the re-configuration/expansion of the existing centre of additional level 2 type comparison shopping.

Chapter 9 Infrastructure and Environment

9.4.1 National Road Network

The N29 National route was developed to service the Belview Port area and considerable investment has taken place there in the provision of road, water, and wastewater infrastructure. The Port and its development is one of the key economic drivers for the County and the Region. In order to facilitate development of identified lands around the port for industrial and port related services it will be necessary to allow limited form of access to the N29. It is the intention of the Planning Authority to develop a policy for the N29 in conjunction with the NRA.

Action: To develop a policy response to access from the N29 Port road to industrial zoned lands in the Belview area in conjunction with the National Roads Authority.

9.8.4: Sustainability and Energy Efficiency in Buildings

IE39 *To require that planning applications demonstrate that due consideration has been given to the Technical Guidance Documents of the Building Regulations.*

9.10.2 Groundwater

Kilkenny County Council requires that ~~sites~~ **all new applications** will be assessed in accordance with the EPA manual entitled ~~Wastewater Treatment Manuals: Treatment Systems for Single Houses (2000) as may be replaced or updated by the EPA's Code of Practice – Wastewater Treatment and Disposal Systems for serving Single Houses (p.e. ≤ 10), also referred to as EPA 2009 or such guidance as may replace this guidance.~~ The person carrying out the assessment will be suitably qualified *and on the Council's approved panel of Site Suitability Assessors.*

9.12.5 Flooding

Policy IE89: ~~To prepare flood zone maps as part of future~~ *the review of any Development or Local Area Plans, as information becomes available. (P1)*

Policy IE91: ~~For any development, where flood risk may be an issue, a flood risk assessment should be carried out that is appropriate to the scale and nature of the development and the risks arising. The onus is on the applicant to assess whether there is a flood risk issue and how it will be addressed in any proposed development.~~ *The applicant is primarily responsible in the first instance for assessing whether there is a flood risk issue and how it will be addressed in the development they propose.*

Policy IE92: ~~“Development that is vulnerable to flooding will not be permitted in an area identified as being at high (Flood Zone A) or moderate (Flood Zone B) subject to flood risk (as set out in the~~

Guidelines), without a site specific flood risk assessment. Any development will not be permitted unless the criteria as set out in the Justification Test are satisfied” (P1)

9.13 Control of Major Accident Hazards Directive (Seveso II Directive)

There are ~~two~~ three Seveso II sites within the county; Grassland Fertilisers (Kilkenny) Ltd., Palmerstown on the Tullaroan Road in Kilkenny City, Nitrofert Ltd., Raheen, New Ross, Co. Kilkenny and Trans-Stock Warehousing and Cold Storage in Christendom, Ferrybank, Co. Kilkenny. (P2)

IE95: In order to reduce the risk and limit the consequences of major industrial accidents, it is the policy of the Councils to consult with the Health and Safety Authority when assessing proposals for development *of*, in or near sites which area identified under the COMAH (Seveso II) Directive. (P2)

Chapter 10 Requirements for New Development

10.6 Apartments

Table 10.1 Minimum apartment sizes

Apartment type	Minimum floor area
Two bedrooms	65 sqm 73 sqm

Mapping changes:

1 County Development Plan - Change legend on Figure 3.3 Rural Settlement Areas from 'Smaller Settlements' to 'Rural Service Centres'. (P8b)

2 New Ross - Indicate HSA consultation distance on New Ross zoning map (P2)

3 Kells:

- a) Align the zoning with the site boundary covered by Planning ref. 06/2209 – change 0.16ha from Phase 2 to Residential. (P4)
- b) Change the SFRA to incorporate the Flood Risk study that was undertaken for 08/1494 and change the zoning on this site to reflect the findings of this PFRA. (P4)

4 Mooncoin:

Amend the settlement boundary to include for entire site as submitted (Submission Ref. P10) behind the existing nursing home in Mooncoin with a specific objective that the site be used only for voluntary housing for the elderly. (P10)

Strategic Flood Risk Assessment – Appendix 1 to Strategic Environmental Assessment Screening

Section 4: Maps of Flood Risk Indicators

- Kells – change to boundary to include for point raised in Submission P4
- New Ross – change to boundary to include flood zone mapping from Wexford County Council

Kilkenny County Development Plan 2008-2014 Variation 2

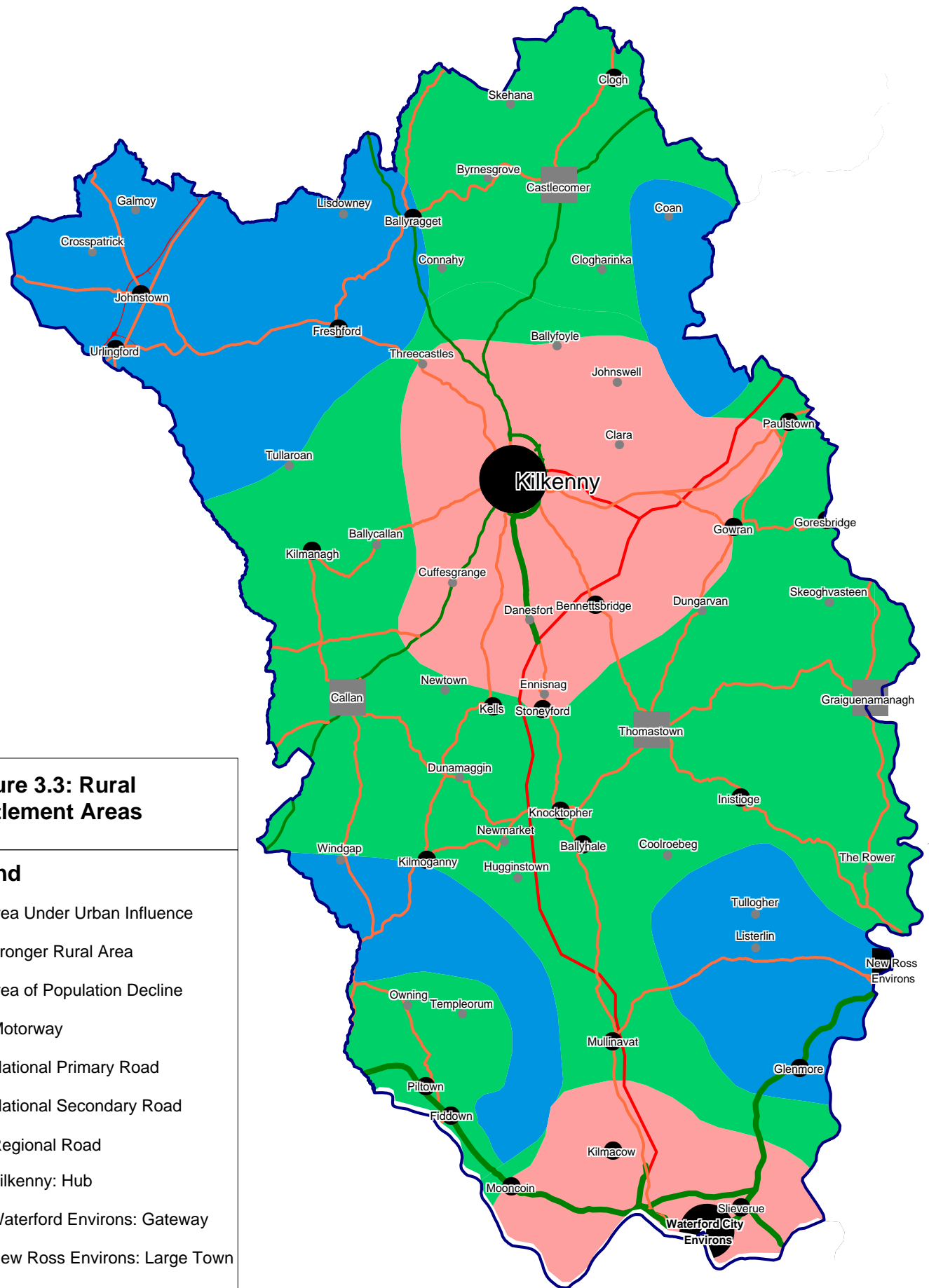


Figure 3.3: Rural Settlement Areas

Legend

- Area Under Urban Influence
- Stronger Rural Area
- Area of Population Decline
- Motorway
- National Primary Road
- National Secondary Road
- Regional Road
- Kilkenny: Hub
- Waterford Environs: Gateway
- New Ross Environs: Large Town
- District Town
- Small Town/Village
- Rural Service Centres

Variation No. 2 to Kilkenny County
Development Plan 2008-2014
Core Strategy - Material Alteration
New Ross Environs

Legend

-  Local Area Plan Boundary
-  Residential
-  Residential (low density)
-  Community Facilities
-  Open Space
-  Village Centre
-  Phase 2
-  Industrial
-  Mixed use
-  Agricultural
-  700m Consultation distance for Nitrofert (Seveso II) site









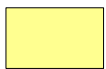
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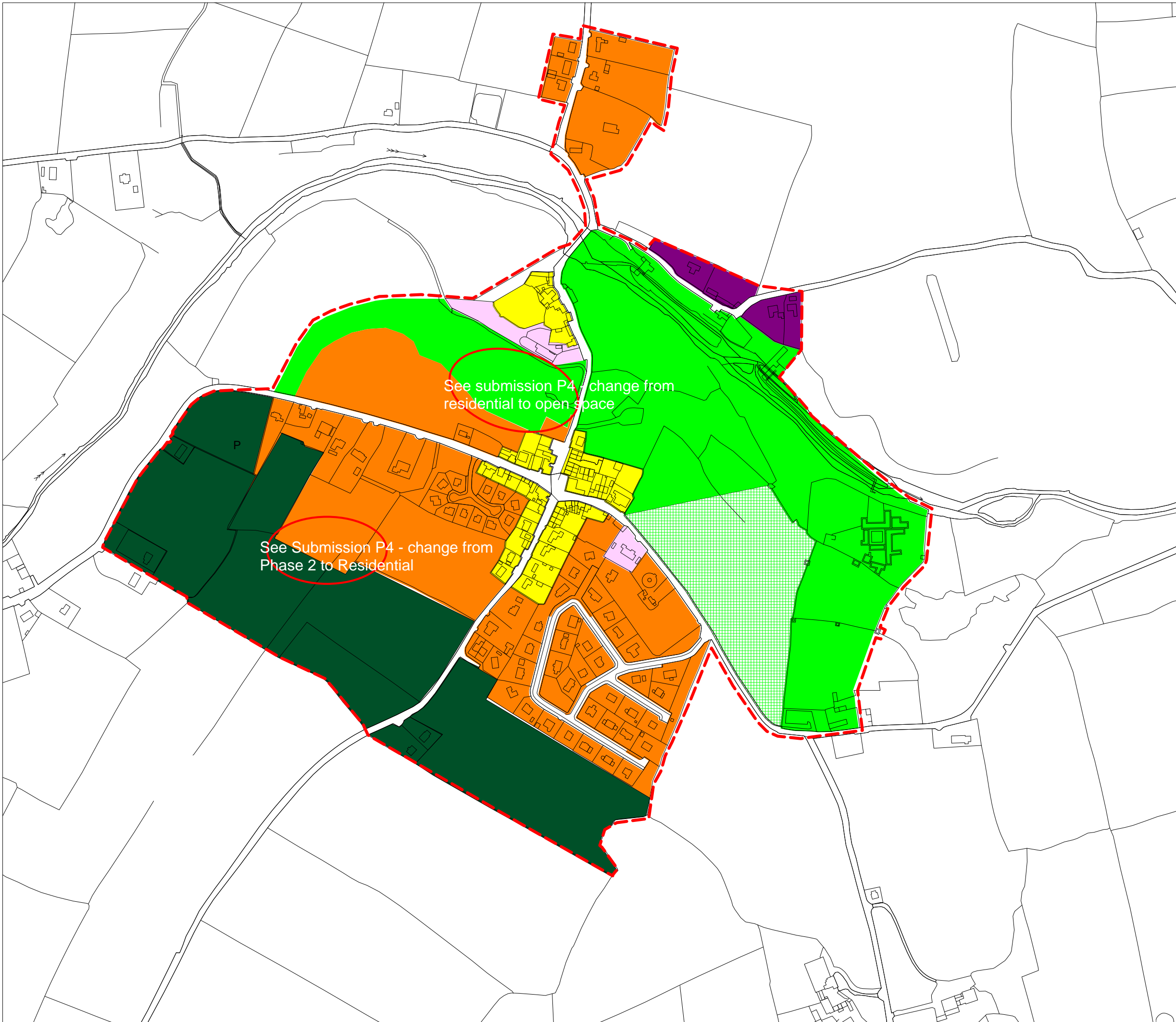
Based on Ordnance Survey
Ireland Map, Licence No.
Kilkenny/CCMA/08/12



Variation No. 2 to Kilkenny County
Development Plan 2008-2014
Core Strategy - Material Alteration
Kells

Legend

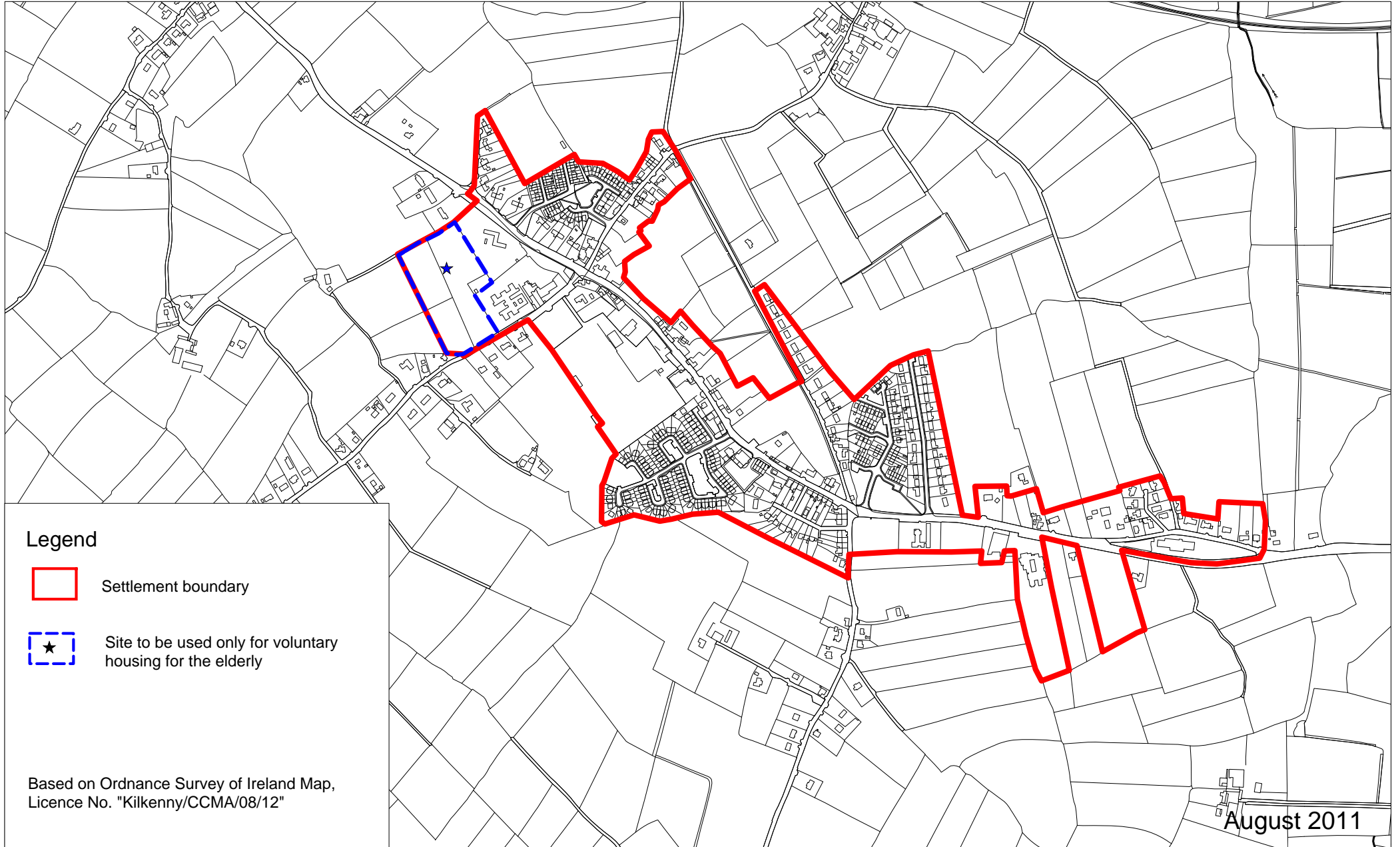
-  Local Area Plan Boundary
-  Residential
-  Residential (low density)
-  Community Facilities
-  Open Space
-  Village Centre
-  Phase 2
-  Views to be protected
-  Mixed use



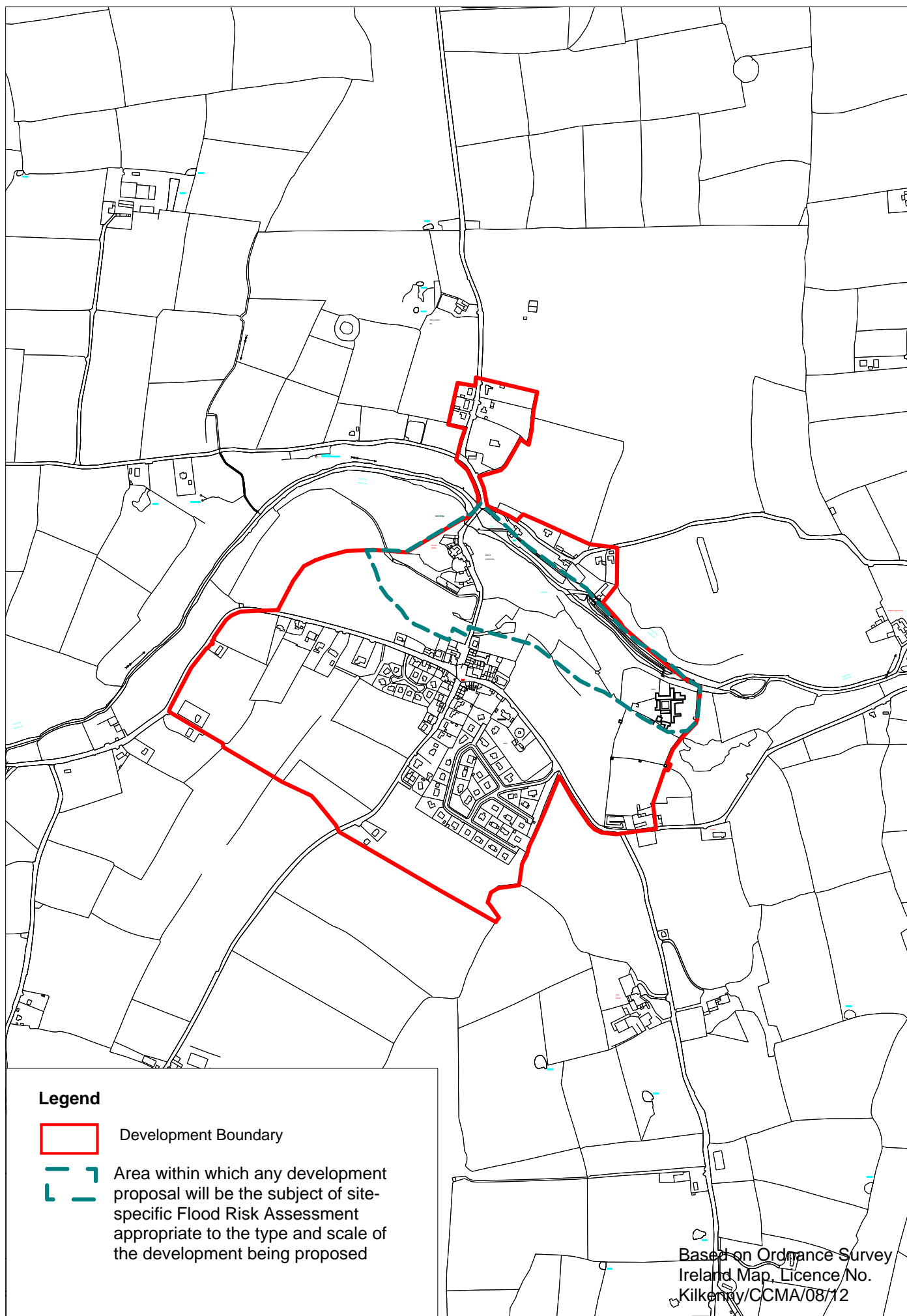
Date: August 2011

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Variation No. 2 to Kilkenny County Development Plan 2008-2014
Core Strategy - Material Alteration Proposed settlement boundary for Mooncoin



Settlement: Kells



Legend



Development Boundary



Area within which any development proposal will be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed

Based on Ordnance Survey
Ireland Map Licence No.
Kilkenny/CCMA/08/12

Settlement: New Ross Environs

