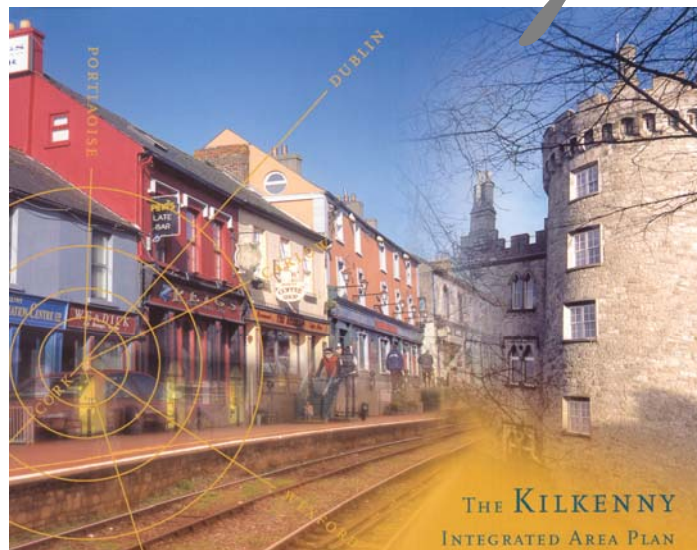


Integrated Area Plan

Kilkenny



Annual Report 2004

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Chairman's Report



The I.A.P. for Kilkenny is progressing satisfactorily with a number of positive developments over the last year, particularly the granting of planning permission for McDonagh Junction, which will give a huge boost to the city.

Working in partnership with a number of organisations and communities we continue to promote the plan emphasising both its commercial and social attractions.

I would like to thank all those on the Steering Group and the members of organisations with whom we deal for their work and co-operation in 2004.

I look forward to working with you to achieve further progress in the years to come.

John McGuinness TD

Introduction

Under the 1999 Urban Renewal Scheme the Minister for Housing and Urban Renewal approved the Integrated Area Plan (IAP) for Kilkenny. The area designated in the IAP encompasses the Railway Station, Chadwicks, the County Council Machinery yard, the County Hospital, Gas Works and the property surrounding Jame's Green, Johns St and Padmore & Barnes. It is intended that the Integrated Area Plan will raise the profile of these areas and will directly benefit those living and working in the immediate and surrounding areas. The IAP Plan is a vital part of a wider strategic development plan which encompasses planning, roads, environment, housing and community development

Early in 1999 Kilkenny City was designated for tax incentives under the 1999 Urban Renewal Scheme. This designation was based on the Kilkenny Integrated Area Plan, submitted to the Department of the Environment and Local Government. A total of 5 sub areas were designated, comprising the commercial heart of the city, civic buildings, residential properties, under utilised/derelict areas and areas zoned for residential use and industrial use. Incentives allow for the following types of development:

- Commercial car park
- Commercial office
- Commercial/Retail/other
- Industrial
- Residential-Owner-Occupier/new build
- Residential-Owner-Occupier/Refurbishment
- Residential Investor/Refurbishment
- Hotel

The designated areas are divided into the following 5 main zones:

- a) John Street Lower
- b) John Street Upper
- c) McDonagh Railway Station
- d) John's Green
- e) Wolfe Tone Street

The area comprises 24 acres approximately of prime city property. As an integrated area plan, the plan was drawn up after comprehensive local consultation and careful consideration of the desired social, environmental and infrastructural elements of the area. The area has examples of late 18th and early 19th century buildings, including the railway station, old Co. Council machinery yard, old military hospital, workhouse and gasworks. The aim of the plan is to create a modern city that retains its unique historic and creative character, while creating equal opportunities for all its people.

Monitoring Committee

The 1999 Urban Renewal Scheme Monitoring Guidelines provides for the establishment of a monitoring committee to monitor progress on the implementation of the IAP. The IAP Monitoring Committee consists of the following members: Some changes have been made to the monitoring committee and they are as follows

Chairman:	John McGuinness TD, Cllr. Martin Brett Cllr. Andrew McGuinness Cllr. Joe Cody Cllr. Pat Fitzpatrick Timothy Haide, Tony Walsh Ronan Ryan Mr. Coilin O' Driscoll	Kilkenny Chamber of Commerce Kilkenny Borough Council Kilkenny Borough Council Kilkenny County Council Kilkenny County Council Kilkenny Trade Council (Director of Community & Enterprise CEDO (RAPID) Kilkenny Archaeological Society John Street Traders & Business Association
	Sean McKeown Ray Scanlon,	Kilkenny County Enterprise Board Kilkenny Community Action Network (KCAN)
	Claire Kenealy Lisa Franklin Marie Fogarty	Community Representative Community Representative (OssoryPark) Community Representative

Update

Chesterbridge Developments Limited, the company developing the lands adjacent and including McDonagh station were granted planning permission from Kilkenny Borough Council in 2004 following an oral hearing from An Bord Pleanala . As a necessary part of the planning process, a comprehensive Environmental and Traffic Impact Studies was provided as part of the planning application. The planning application sought permission for a mixed-use project which will involve an investment of in excess of €100 million and when completed will create at least 500 new jobs for Kilkenny It is envisaged that construction on the site will get underway in April 2005. In the region of 500 extra jobs will also be created at the height of the construction phase of the project.

The project, which aims to give a new lease of life to a number of existing heritage buildings in the Project Area such as the Old Kilkenny Work House. It will also create a number of new structures which together with existing structures will provide a mixed use development of 12 - 14,000 square metres of shopping, with appropriate car parking, and in addition, hotel, restaurants/bars, offices, residential accommodation as well as community and cultural uses.



As part of the redevelopment of the McDonagh Station area the partnership have set aside a portion of the site, the Old Workhouse building, for appropriate community use as crèche, training center and incubator units for new businesses. The creation of a number of public squares and open spaces with scope for the accommodation of open air cultural and community events as well as the incorporation of community

organisations and enterprises integral part of the ambitious scheme.

Johns Green

Substantial progress has been made in 2004 in the development of the Johns Green area. Two mixed-use developments are nearing completion; Johns Gate, which is a development of apartments and retail units at Barrack Street the Castlecomer Road, and The Arches, a development of apartments, retail units and restaurant at Barrack Street and Gas House lane.

Planning permission was granted in 2004 for a development at the site of the existing hostel, to convert the hostel and construct a new building of apartments and shops. Planning permission was also granted for an office and retail development at the site of the auto-electric workshops on Johns Green. The Borough Council is currently

considering an application for a substantial office development on Barrack Street and an extension to Lenehans Public House on the Castlecomer Road.

A Local Area Plan is currently being prepared for Kilkenny City Centre. Johns Green has been earmarked as one of 11 intrinsic sites in the future development of the city. It is envisaged that the Local Area Plan will build on the achievements of the IAP and establish Johns Green as a vibrant urban square enjoyed by residents and workers alike.

Activities on Johns Street

Activities on John Street

The Borough Council granted planning permission at no. 25 and 26 Johns Street for an infill development of retail use at ground floor, office use at first floor and hotel accommodation on the second floor. No. 25 Johns Street is currently a semi-derelict building and no. 26 is a vacant site. The re-development of these sites is important to the streetscape and vitality of Johns Street.

Ossory Park Housing Scheme. The Department of the Environment has approved a Remedial Works Scheme for the refurbishment work to 67 houses of which 37 are rented and 30 are privately owned. A housing liaison officer continues to work directly with residents. The amended Phase 2 of the Ossory Park Remedial Scheme was completed in January 2005. Phase 3 which comprises of the extension and internal renovation of 4 houses in Lower Street are now at Tender with a closing date at the end of March. The Tender documentation has been structured such that it is proposed that dwellings will be completed at fortnightly intervals following the completion of the first dwelling.

Discussions have continued with representatives of the residents regarding further phasing of the works. These discussions have been constructive with the residents making a very positive contribution.

It is anticipated that the process will shortly arrive at a consensus on the extent of:

- (1) New Construction
- (2) Works to the existing Private Houses
- (3) Road widening, parking, footpaths, lighting
- (4) Provision of Community facilities and Amenity Space.

Kilkenny Borough Council will then proceed to forward a schedule of works, Phasing Proposals and Budget Application to the Dept. of Environment, Heritage and Local Government for Approval.

IAP Marketing

Communications

Kilkenny (IAP) Integrated Area Plan News

August 2004 Volume 1, Issue 1

IAP News

- Message from the Chair
- The Role of the IAP Monitoring Committee
- Kilkenny IAP annual report
- IAP Background
- Finding a new location for the IAP

The Kilkenny IAP monitoring Committee



Message from the Chair

The Role of the IAP Monitoring Committee

We are now seeking submissions from interested parties in the area regarding the layout of the proposed common village plan for the IAP / Chester Bridge including the further details please contact Ruan Ryan, County Hall, John Street, Kilkenny County Council. Tel : 056 7794133 email : ruan.ryan@kilkennycc.ie

A number of mediums continue to be used to market the Kilkenny IAP development including the use of the local newspaper, the Kilkenny County Council website , The County Development Board website and the RAPID Kilkenny Website. Additional methods include an IAP information leaflet which has been published on the Kilkenny County Councils and RAPID Kilkenny websites, and copies distributed to community reps. IAP related information has also been published on the RAPID community newsletter which specifically targeting the RAPID communities directly surrounding the IAP site. (2000 copies)



Amenities

Work has been completed on the soccer pitch in Millennium Court and phase 2 of the City Playground has also been completed in Garringreen/ Hebron area. These amenities are in close proximity to the IAP site.



Traffic Management

A Traffic management plan has been developed for Castlecomer road, Wolfe Tone Street, Johns Green, Barrack Street, and Ballybought Street.

This system has been completed. The Inner relief road was adopted into the County Development Plan in 2004. The Kilkenny Ring rd extension will commence in Spring 2005. The Waterford road traffic management plan has also been completed.

Access to Employment

Gaining access to employment opportunities for the local residents is a key objective of the Kilkenny Integrated Area Plan monitoring committee. Community and commercial interests have put forward various suggestions which would contribute in different ways towards alleviating the problem. The Kilkenny IAP Monitoring Committee as part of its role in partnership with FAS will continue to work with the surrounding communities and contractors to ensure that every effort is made to encourage that local labour is employed where possible and that contractors fulfil their obligations to employ local labour in Kilkenny. The Kilkenny cross-sectoral Monitoring Committee have established an Employment sub-committee. It is the responsibility of this committee to facilitate the engagement of potential employees with the developers and to develop structures where local communities are facilitated in attaining employment both during and post development. The Employment sub-committee adopt an ongoing proactive role reporting directly to the monitoring committee.

The Employment subcommittee's functions include:

- monitor progress in achieving the Employment objectives ;
- identify and deal with problems or barriers which may arise and which are causing delay in the implementation process;
- report directly to the IAP monitoring Committee

Social & Community Benefits

The social and community benefits continue to be an integral part of the objectives of the IAP monitoring committee. The IAP monitoring committee have established a 2nd sub-committee responsible for the development of the proposed community facility A business plan has been commissioned by the Kilkenny Local Authority to investigate the development of a mixed use sustainable community facility.



It is envisaged that the community facility will not only be a Community Enterprise facility but may have other community uses that will promote the maximum positive impact on the local community (i.e. I.A.P). It is envisaged that the facility will house projects/ organisations that enable the holistic and educational development of groups and individuals thus ensuring the positive and productive integration of local people and communities into main stream society and enterprise.

The purpose of the Community facility will be to expand on “strategic aims of the IAP, involve local community input” perhaps add after ‘the strategic aims of the IAP’ - “with particular reference to community benefit that addresses community need. Considerable consultation and research has been compiled on the needs of RAPID areas, which are concentrated in the areas within or near the IAP areas. The community needs that have already been identified and can be further identified by community representatives will be listed”. How the community facility might address those needs will also stated in the business plan. The consultant will liaise with and include views of community representatives on IAP monitoring committee and other relevant groups including the Community Organisations Group (COG).

Potential Clients include:

- “Community organisations that serve the needs of the local community
- Community enterprises which have community benefit as well as profit-making motives
- Small businesses start up from local people particularly from disadvantaged sectors e.g. long-term unemployed, lone parents, Travellers.
- Heritage / social history / education / tourism projects - Possible options should be listed in order that heritage initiatives are given consideration or support.

The Consultant will liaise with and include views of community representatives on IAP facility.

RAPID and the Kilkenny Community Action Network (KCAN) are active within the residential areas, and it is the aim of the IAP to make a positive impact on the residential area surrounding the designated area. The impact area includes Assumption Place, Ballybough Street, Bishop Birch Place, De la Salle Place, Hebron Park, O’Loughlin Court, O’Loughlin Road, Ossory Park, Newpark Close and all other areas and residential developments in that area.

Community Gain the IAP monitoring committee have established a 2nd sub-committee responsible for the development of the proposed community facility

Research:



Community facilities have been visited in both Ballymun and the HARP project in Dublin, The objective of the field trips was to gather information on examples of good practice and difficulties encountered. Specific meetings

were organised around the management of the community facilities.

The RAPID programme continues to play a key role in the establishment of the IAP sub committees ‘



RAPID stands for Revitalising Areas by Planning, Investment and Development. As the name implies RAPID is about prioritising in a coherent, targeted and accelerated way, new and improved services and infrastructural investment to the communities living in RAPID areas. A number of prioritised RAPID projects in Kilkenny were approved for funding in 2004. 70 % of all of the identified RAPID areas are surrounding the Kilkenny IAP area (please to map below). Targeted areas selected under the Kilkenny RAPID programme include Hebron Park,

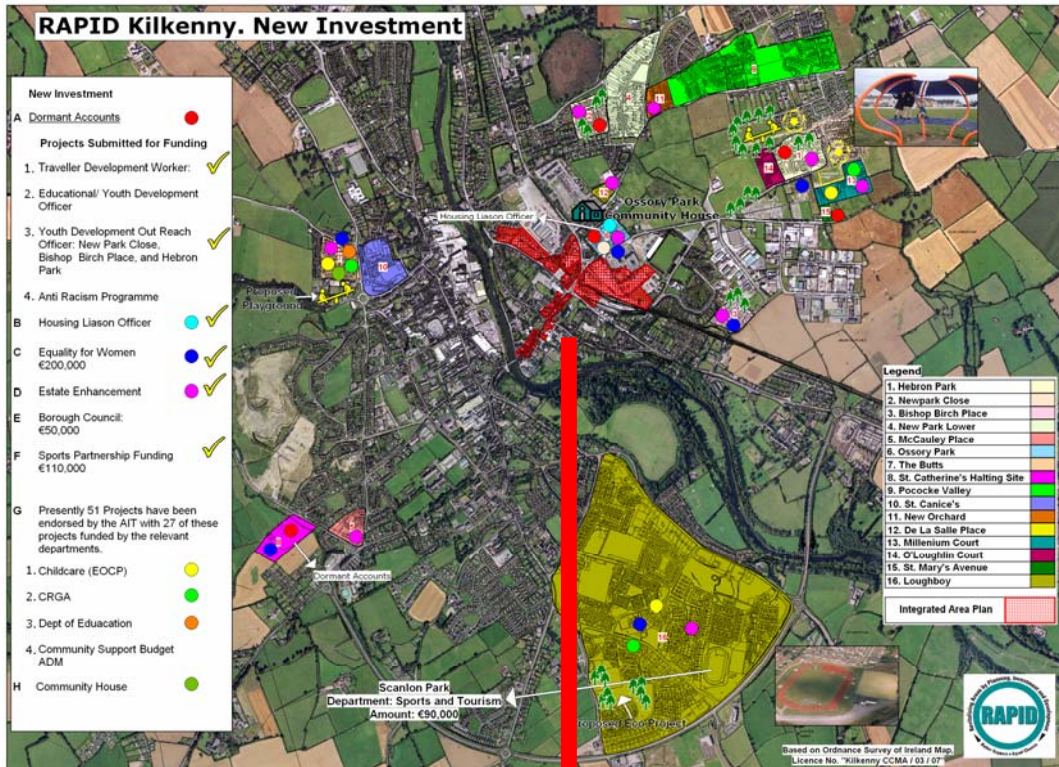
Loughboy, Bishop Birch Place, Ossory Park, De La Salle Place, Newpark Close, O'Loughlin Court, Millennium Court, St. Marys Avenue, New Park Lower, New Orchard, Pockocke Valley, The Butts, St. Canice's, McCauley Place, and St. Catherines. The RAPID Programme is a focused Government response aimed at helping communities living in areas, which have not fully shared in our recent prosperity.



Examples for new investment includes , Sports amenity and playground at Garringreen, soccer pitch at Millennium Court, Traveller / Youth Development officers (Dormant Accounts), Housing Liaison Officer (Ossory Park), Dept Sports funding, ADM, Estate Enhancement, Health Board, Equality for Women programme , and Childcare funding from the Department of Justice Law and reform A number of new community groups/residents in the IAP area have been established under the RAPID programme and are being linked into existing community structures.

The foundation of these structures play a key role in the development of the necessary community links / structures with reference to the IAP The Kilkenny RAPID AIT (Area Implementation Team) continue to play a key role in the participation with reference to community engagement, examples include the newly established enterprise and employment management committee's (IAP)

New Investment in RAPID Areas includes



Kilkenny IAP Development
(Highlighted in red)

