County Manager’s Report on Pre-Draft Submissions to the City & Environ Development Plan

4th July 2007
Introduction
This Report forms part of the statutory procedure for the preparation of a City and Environs Development Plan, as required by the Planning and Development Act, 2000, as amended. This is a follow-up document to the Review of Kilkenny County and City Development Plans and Preparation of new Draft Development Plans County Manager’s Report which was published in December 2006. Each Kilkenny City and Environs submission is examined in detail.

The purpose of this Report is -

• To report on the written submissions/observations received in relation to the City and Environs during the pre-draft public consultation period which ran from 28th July to the 6th October 2006.

• To set out the Manager’s response to the issues raised in the submissions/observations and;

• To make recommendations on the incorporation of such issues.

The Report is now submitted to the Members for their consideration.

Submissions
A total of 175 submissions were received for the review of the County and the City Plans, 75 of which related to the City and Environs specifically. A complete list of the persons/bodies that made written submissions, including a short description of the submission, is included here. The submissions to the City and Environs Plan, to be addressed in this report, are highlighted in grey.
## Individual Submissions

<table>
<thead>
<tr>
<th>REF.</th>
<th>Name/Group</th>
<th>Topic</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>CDP 1</td>
<td>Irish Concrete Federation</td>
<td>Communication of strategic importance of the extractive industry for the future development of the area.</td>
<td>Submission will be considered when formulating policy on extractive industries in the draft development plan.</td>
</tr>
<tr>
<td>CDP 2</td>
<td>Mr. Eddie Barry/ Dept. of Communications, Marine &amp; Natural Resources</td>
<td>Attention directed towards the Department’s Generic Guidelines when scoping and also the ‘Fishery guidelines for Local Authority Works.</td>
<td>SEA process has commenced and the comments raised have been taken into consideration.</td>
</tr>
<tr>
<td>CDP 3</td>
<td>Mr. Tom Cooney/ Irish Aviation Authority</td>
<td>No observations</td>
<td></td>
</tr>
<tr>
<td>CDP 4</td>
<td>Mr. Billy Norris</td>
<td>Request for lands at Tybroughney, Piltown be zoned residential.</td>
<td>Site specific proposal. Will be addressed in review of Piltown LAP.</td>
</tr>
<tr>
<td>CDP 5</td>
<td>Mr. Des Emmett</td>
<td>Request to zone lands at Cappagh, Glenmore be zoned residential</td>
<td>Will be dealt with in the settlement strategy and rural housing policy of the draft development plan</td>
</tr>
<tr>
<td>CDP 6</td>
<td>No Name</td>
<td>Re. Waterford City Environs- Various issues raised including infrastructure concerns, third level education facilities and other miscellaneous non-planning related issues.</td>
<td>The issues raised concerning infrastructure and third level education will be considered when assessing the specific infrastructure and education policies in the new Waterford City Environs and County Development Plans respectively.</td>
</tr>
<tr>
<td>CDP 7</td>
<td>Mr. Joseph M. Nolan</td>
<td>Request to rezone site from open space to residential along the Bleech Road.</td>
<td>Will be addressed in review of policy and zonings in the Kilkenny City &amp; Environ draft Development Plan.</td>
</tr>
<tr>
<td>CDP 8</td>
<td>Mr. Sean Muldowney</td>
<td>Request to have land at Ballyhimmin, Castlecomer zoned residential.</td>
<td>Site specific proposal. Can be addressed in review of the Castlecomer Development Plan.</td>
</tr>
<tr>
<td>CDP 9</td>
<td>Mr. John Donegan</td>
<td>Request for land to be zoned residential on the Thornback Rd</td>
<td>Will be addressed in review of policy and zonings in the Kilkenny City &amp; Environ draft Development Plan.</td>
</tr>
<tr>
<td>CDP 10</td>
<td>Ms. Marie Hayles</td>
<td>Request for field containing Butlers Castle at Tinnahinch be zoned residential</td>
<td>Site not identified. Submission can be dealt with in the review of the</td>
</tr>
<tr>
<td>CDP 11</td>
<td>Mr. James R. Nolan</td>
<td>Request for lands at Barrowmount, Goresbridge be zoned residential</td>
<td>Graiguenamanagh Development Plan</td>
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<tr>
<td>CDP 12</td>
<td>Mr. James Phelan</td>
<td>Request for re-zoning land on Castlecomer Road, Ballyragget.</td>
<td>Site specific proposal. Will be addressed in review of the Ballyragget LAP.</td>
</tr>
<tr>
<td>CDP 13</td>
<td>No Name</td>
<td>Development of Linear Park commended. Maintenance and planting issues raised.</td>
<td>Objectives for the development of the linear park will be included in the development plan</td>
</tr>
<tr>
<td>CDP 14</td>
<td>Mr. James Kehoe</td>
<td>Request for remainder of lands be zoned residential at Stamps Park, Thomastown.</td>
<td>Site specific proposal. Will be addressed in review of the Thomastown Development Plan.</td>
</tr>
<tr>
<td>CDP 15</td>
<td>Mr. James Kehoe</td>
<td>Request for remainder of lands be zoned residential at Stamps Park, Thomastown.</td>
<td>Site specific proposal. Will be addressed in review of the Thomastown Development Plan.</td>
</tr>
<tr>
<td>CDP 16</td>
<td>Ms. Kathleen Moore-Walsh</td>
<td>Opinions provided on Population and future housing trends, Enterprise &amp; Employment, Heritage &amp; Conservation, Rural Development.</td>
<td>Policy’s on each topic to be addressed in the new City &amp; County Development Plans.</td>
</tr>
<tr>
<td>CDP 17</td>
<td>Mr. Alexander J. Wilsdon</td>
<td>Request for lands to be zoned residential on Sion Rd, Kilkenny.</td>
<td>Will be addressed in review of policy and zonings in the Kilkenny City &amp; Environ Draft Development Plan.</td>
</tr>
<tr>
<td>CDP 18</td>
<td>Parma Developments</td>
<td>Seeking a ‘general use’ zoning on lands within the Waterford Environ Area.</td>
<td>Site specific proposal. Will be addressed in review of the Waterford City Environ Development Plan.</td>
</tr>
<tr>
<td>CDP 19</td>
<td>Ms. Sarah Evans</td>
<td>Seeking re-zoning of lands at Fiddown House from Agricultural to residential.</td>
<td>Site specific proposal. Will be addressed in review of the Fiddown LAP.</td>
</tr>
<tr>
<td>CDP 20</td>
<td>Kilferagh Residents Association</td>
<td>Provided comments relating to Historical Kilkenny, Compulsory Land Registration, Sewerage, Waste Disposal and Waste Permits.</td>
<td>Policies relating to Conservation and Built Heritage, Environment Protection and Infrastructure to be included in draft new Development Plans for both City &amp; County.</td>
</tr>
<tr>
<td>CDP 21</td>
<td>Mr. Michael Funchion</td>
<td>Request to re-zone lands from industrial to residential (Callan)</td>
<td>Site specific proposal. Will be addressed in review of the Callan Development Plan.</td>
</tr>
<tr>
<td>CDP 22</td>
<td>Mr. James Doherty</td>
<td>Proposed zoning of lands at</td>
<td>Site specific proposal. Will be</td>
</tr>
<tr>
<td>CDP</td>
<td>Applicant/Proposal</td>
<td>Details</td>
<td>Notes</td>
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<tr>
<td>23</td>
<td>Mr. &amp; Mrs. R. Blanchfield</td>
<td>Request to designate Ennisnag as a village nucleus suitable for a small amount of development.</td>
<td>Site specific proposal. Will be addressed in review of the Waterford Environs Development Plan.</td>
</tr>
<tr>
<td>25</td>
<td>Melville Developers Limited</td>
<td>Proposal for zoning of lands (25.8 ha) at Garincreen/Blanchfieldstown for Business &amp; Technology Park.</td>
<td>Site specific proposal. Will be addressed when the detailed policies and objectives are being drawn up.</td>
</tr>
<tr>
<td>26</td>
<td>Mr. Dermot Nolan</td>
<td>Seeks land at Danville to be considered for ‘Urban Village’.</td>
<td>Site specific proposal. Will be addressed in review of policy and zonings in the Kilkenny City &amp; Environs draft Development Plan.</td>
</tr>
<tr>
<td>27</td>
<td>Mr. Tom Nolan</td>
<td>Seeks an objective for an Action Area Plan for Danville.</td>
<td>Site specific proposal. Will be addressed in rural housing settlement policy.</td>
</tr>
<tr>
<td>28</td>
<td>Mr. Denis Kelly</td>
<td>Request for residential zoning at Jerpoint West, Thomastown.</td>
<td>Site specific proposal. Will be addressed in review of the Thomastown Development Plan.</td>
</tr>
<tr>
<td>30</td>
<td>Mr. Tom Quinn</td>
<td>Seeks zoning of 10.09ha of land at Grannagh, Co. Kilkenny for general business and industrial/business park.</td>
<td>Will be addressed in review of policy and zonings in the Waterford Environs draft Development Plan.</td>
</tr>
<tr>
<td>31</td>
<td>Deerland Constructed Ltd.</td>
<td>Request to remove district centre objective on a 2.72ha site and adjoining lands at Abbeylands/Ferrybank and replace with town centre development.</td>
<td>Site specific proposal. Will be addressed in review of the Waterford Environs Development Plan.</td>
</tr>
<tr>
<td>33</td>
<td>Tom O’Connor &amp; Joe O’Connell</td>
<td>Seeks low density residential development on lands at Station Rd., Jerpoint West.</td>
<td>Site specific proposal. Will be addressed in review of the Thomastown Development Plan.</td>
</tr>
<tr>
<td>34</td>
<td>Joe O’Connell</td>
<td>Seeks low density residential</td>
<td>Site specific proposal. Will be</td>
</tr>
<tr>
<td>CDP 35</td>
<td>Martin Mulligan &amp; Associates</td>
<td>Requests land in Thomastown to be re-zoned from industrial to commercial.</td>
<td>Site specific proposal. Will be addressed in review of the Thomastown Development Plan.</td>
</tr>
<tr>
<td>CDP 36</td>
<td>Martin Mulligan &amp; Associates</td>
<td>Seeks site in Bennettsbridge to be considered for mixed use residential/commercial development in the Bennettsbridge LAP.</td>
<td>Site specific proposal. Will be addressed in forthcoming proposed Bennettsbridge LAP.</td>
</tr>
<tr>
<td>CDP 37</td>
<td>Martin Mulligan &amp; Associates</td>
<td>Seeks incorporation of entire site (Friars Hill Partnership), 61 acres, under residential and mixed use development.</td>
<td>Site specific proposal. Will be addressed in review of the Thomastown Development Plan.</td>
</tr>
<tr>
<td>CDP 38</td>
<td>Mr. John Mahon</td>
<td>Seeks lands to be zoned residential at Archersgrove, Kilkenny.</td>
<td>Site specific proposal. Will be addressed when the detailed policies and objectives are being drawn up.</td>
</tr>
<tr>
<td>CDP 39</td>
<td>Mr. Billy Dalton</td>
<td>Seeks lands at Talbotsinch to be rezoned from residential and agriculture to general business.</td>
<td>Site specific proposal. Will be addressed when the detailed policies and objectives are being drawn up.</td>
</tr>
<tr>
<td>CDP 40</td>
<td>Mr. William Harper</td>
<td>Seeks lands at New Orchard to be rezoned from residential and agriculture to general business.</td>
<td>Site specific proposal. Will be addressed when the detailed policies and objectives are being drawn up.</td>
</tr>
<tr>
<td>CDP 41</td>
<td>Mr. Jack DeLoughry</td>
<td>Seeks lands at Aut Even Farm to be rezoned from low density residential to general business.</td>
<td>Site specific proposal. Will be addressed when the detailed policies and objectives are being drawn up.</td>
</tr>
<tr>
<td>CDP 42</td>
<td>Mr. Michael Mullen</td>
<td>Proposal for land at Paulstown to be zoned residential.</td>
<td>Site specific proposal. Will be addressed in forthcoming proposed Paulstown LAP.</td>
</tr>
<tr>
<td>CDP 43</td>
<td>Mr. Peter Thompson</td>
<td>Seeks the designation of a new settlement node on lands at Curraghmartin/Ballygriffin.</td>
<td>Site specific proposal. Will be addressed in rural housing settlement policy.</td>
</tr>
<tr>
<td>CDP 44</td>
<td>Mr. Peter Thompson</td>
<td>Seeks a statement to be inserted in the Development Plan re. the development of service/estate roads.</td>
<td>Will be addressed in the Roads Policies and objectives of the draft plan.</td>
</tr>
<tr>
<td>CDP 45</td>
<td>Mr. Brian A. Hamilton</td>
<td>Proposal to zone lands at Island House, Thomastown.</td>
<td>Site specific proposal. Will be addressed in review of the Thomastown Development Plan.</td>
</tr>
<tr>
<td>CDP 46</td>
<td>Mr. Eddie Walsh</td>
<td>Suggestion of a new settlement strategy, idea of satellite villages close to market towns</td>
<td>Policy on a rural settlement strategy to be included in the new County Development Plan.</td>
</tr>
<tr>
<td>CDP 47</td>
<td>Ms. Jean ****</td>
<td>Against wind energy facility in the area of Poulrone, Kilmacoliver, village of Tullahought</td>
<td>Plan will address this issue.</td>
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<tr>
<td>CDP 48</td>
<td>Ms. Breda Morgan</td>
<td>Against wind energy facility in the area of Poulrone, Kilmacoliver, village of Tullahought</td>
<td>Policy on wind energy to be provided in the new county development plan.</td>
</tr>
<tr>
<td>CDP 49</td>
<td>Mr. Michael Boyd</td>
<td>Seeks zoning of land in Cuffesgrange village.</td>
<td>Site specific proposal. Will be addressed in the new rural settlement strategy.</td>
</tr>
<tr>
<td>CDP 50</td>
<td>Mr. Tony Bamford</td>
<td>Submission on behalf of Tesco Ireland – seeks sufficient convenience retailing in all towns</td>
<td>Will be addressed in the review of the county retail policy.</td>
</tr>
<tr>
<td>CDP 51</td>
<td>Mr. Richard Murphy</td>
<td>Seeks an amenity area for Glenmore village.</td>
<td>Will be addressed in the context of the Councils recreational policy in the draft development plan.</td>
</tr>
<tr>
<td>CDP 52</td>
<td>Menesiah Ltd.,</td>
<td>Proposed to rezone land at Hebron Industrial Estate to General Business including discount retail and retail warehousing.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 53</td>
<td>Rothe Terrace Construction</td>
<td>Seeks sufficient open space Breaghagh riverside park, improved traffic management, cycle and walking routes, better protection for our natural heritage, clarity on the city’s sewerage treatment facility’s capacity.</td>
<td>Policies in the Draft City &amp; Environs plan on a) Recreation &amp; Open Space, b) Transportation, c) Conservation, d) Infrastructure will address these issues.</td>
</tr>
<tr>
<td>CDP 54</td>
<td>Chesterbridge Developments</td>
<td>Seeks designation of McDonagh Station as a core retail area and review of retail strategy</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 55</td>
<td>Ms. Mairead Flanagan</td>
<td>Submission on behalf of Noreen Hynes, Sean Cullinan, David Phelan who seek to rezone 14 ha of land to residential at Newrath.</td>
<td>Site specific proposal. Will be addressed in review of the Waterford Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 56</td>
<td>Mr. Larry McCarthy</td>
<td>Various issues raised specific to Slieverue village and Waterford City Environs area.</td>
<td>Will be addressed in review of the Waterford City Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 57</td>
<td>Mr. Redmond Ryan</td>
<td>Various issues raised specific to Graiguenamagh.</td>
<td>Will be addressed in review of the Graiguenamagh Development Plan.</td>
</tr>
<tr>
<td>CDP 58</td>
<td>Mr. Gerry Dunne</td>
<td>Requests objective for waste transfer stations. Acknowledgement that such facilities are a necessary part of the County's infrastructure. Provision of zoned areas in close proximity to the city.</td>
<td>Policy on Infrastructure and waste facilities to be addressed in the both the City and County Development Plans.</td>
</tr>
<tr>
<td>CDP 59</td>
<td>Ms. Carol Gee</td>
<td>Request residential zoning for 9 acres at Lousy Bush, Kilkenny.</td>
<td>Site specific proposal. Can be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 60</td>
<td>Ms. Claire Kenealy</td>
<td>Various issues concerning the traveler and wider community such as housing, community development, enterprise, transport, heritage &amp; recreation.</td>
<td>Policies on all of these areas will be included in the draft development plans.</td>
</tr>
<tr>
<td>CDP 62</td>
<td>Mr. Paddy Mathews</td>
<td>Recommendation for a Tourism Policy in the Development Plan provided.</td>
<td>Tourism Policy to be reviewed in both the City and County Development Plans will address the issues raised.</td>
</tr>
<tr>
<td>CDP 63</td>
<td>Ms. Mairead Sheehan</td>
<td>Seeks restricted on areas for wind turbines in Tullahought, Windgap, Blackbog, Frankfort.</td>
<td>Policy on wind energy to be provided in the new county development plan.</td>
</tr>
<tr>
<td>CDP 64</td>
<td>Mr. Tom McDonald Support Worker with COG</td>
<td>Submission provides views on Housing, Employment &amp; Enterprise, Recreation, Tourism, Arts, Transportation.</td>
<td>Issues concerning Housing, Employment &amp; Enterprise, Recreation, Tourism, Arts, Transportation will have their own separate policy in the new City and County Development Plans.</td>
</tr>
<tr>
<td>CDP 66</td>
<td>Mr. Roger Garland (Keep Ireland Open)</td>
<td>Submission reviews existing Development Plan with a focus on access to the Countryside.</td>
<td>Will have regard to the various topics highlighted when drafting policies for the new City &amp; County Development Plan.</td>
</tr>
<tr>
<td>CDP 67</td>
<td>Graignamagh Tourism</td>
<td>Proposals for Tourism in Graignamagh provided.</td>
<td>Will be addressed in review of the Graignamagh Development Plan.</td>
</tr>
<tr>
<td>CDP 68</td>
<td>Mr. Donnacha Larkin</td>
<td>Seeks a new playing pitch in Abbey Park, Clover Meats or</td>
<td>Will be addressed in review of the Waterford City</td>
</tr>
<tr>
<td>CDP</td>
<td>Name</td>
<td>Details</td>
<td>Development Plan Details</td>
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</tr>
<tr>
<td>69</td>
<td>Ms. Gemma O’Doherty</td>
<td>Seeks to prohibit wind farms in Lingaun Valley area.</td>
<td>Policy on wind energy to be provided in the new county development plan.</td>
</tr>
<tr>
<td>70</td>
<td>Marienna Properties Ltd.</td>
<td>Proposed zoning of lands at Hebron Rd/ Golf Links Rd from open space to residential.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>71</td>
<td>Kilkenny Youth Forum</td>
<td>Submission re. transport and facilities for young people.</td>
<td>Policy on transport and community facilities to be provided in the new City &amp; County Development Plans.</td>
</tr>
<tr>
<td>72</td>
<td>Dr. Declan Murphy</td>
<td>A list of proposed objectives for the new development plans provided (Housing, Built Heritage etc.)</td>
<td>The new City &amp; County Plans will have regard to the proposals outlined when drafting various policy’s</td>
</tr>
<tr>
<td>73</td>
<td>Ms. Una Hughes</td>
<td>Recommendation list on Kilkenny’s Built Heritage to be protected.</td>
<td>Will be addressed in review of the heritage sections of the City &amp; County Development Plans.</td>
</tr>
<tr>
<td>74</td>
<td>No Name</td>
<td>Concerns raised in relation to community, housing and road safety etc.</td>
<td>Various policies will be provided in the new City &amp; County Development Plans which have regard to these concerns.</td>
</tr>
<tr>
<td>75</td>
<td>Mr. Michael Lynch</td>
<td>Request to rezone property at Bolton, Callan from recreational to residential.</td>
<td>Site specific proposal. Can be addressed in review of the Callan Development Plan.</td>
</tr>
<tr>
<td>76</td>
<td>Phil Kenealy</td>
<td>Seeks Green Buffer area along the Sion Rd, Kilkenny.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>77</td>
<td>Mr. Brian Nolan</td>
<td>Seeks zoning of land for residential use at Capass, Callan.</td>
<td>Site specific proposal. Will be addressed in review of the Callan Development Plan.</td>
</tr>
<tr>
<td>78</td>
<td>Phil Kenealy</td>
<td>Submission on Energy Policy/ Wind Energy Development Policy.</td>
<td>Policy on Wind Energy to have regard to the views expressed.</td>
</tr>
<tr>
<td>79</td>
<td>No Name</td>
<td>Various issues expressed</td>
<td>Policy’s in the Development Plan to have regard to the views expressed.</td>
</tr>
<tr>
<td>80</td>
<td>Alan Hearne</td>
<td>Seeks prevention of wind farms in area of Kilmacoliver, Garryduff, Blackbog, Baunreagh, Windgap and Frankfort.</td>
<td>Policy on Wind Energy to have regard to the views expressed.</td>
</tr>
<tr>
<td>81</td>
<td>Philomena ***</td>
<td>Seeks prevention of wind farms in area of Kilmacoliver, Garryduff, Blackbog.</td>
<td>Policy on Wind Energy to have regard to the views expressed.</td>
</tr>
<tr>
<td>CDP 82</td>
<td>Anne Hearne</td>
<td>Seeks prevention of wind farms in area of Kilmacoliver, Garryduff, Blackbog, Baunreagh, Windgap and Frankfort.</td>
<td>Policy on Wind Energy to have regard to the views expressed.</td>
</tr>
<tr>
<td>CDP 83</td>
<td>Myra O'Regan</td>
<td>Seeks prevention of wind farms in area of Kilmacoliver, Garryduff, Blackbog, Baunreagh, Windgap and Frankfort.</td>
<td>Policy on Wind Energy to have regard to the views expressed.</td>
</tr>
<tr>
<td>CDP 84</td>
<td>Ms. Ann English Mr. Tom English</td>
<td>Seeks zoning of land at Lyrath for residential use.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 85</td>
<td>Mr. Matt Dooley</td>
<td>Proposal to rezone 3 acres of land in Castlecomer for low density residential housing.</td>
<td>Site specific proposal. Will be addressed in review of the Castlecomer Development Plan.</td>
</tr>
<tr>
<td>CDP 87</td>
<td>Mr. Jerry Dunne (Chairman Ardra Residents Association).</td>
<td>Requests for conservation order to be placed on mature trees on Clogh Rd and Prince Grounds.</td>
<td>Will be referred to Parks Department for assessment and will also be addressed in the Castlecomer Development Plan</td>
</tr>
<tr>
<td>CDP 88</td>
<td>Mr. Xavier McAuliffe</td>
<td>Notice of future intention to develop the remainder of Lyrath Estate.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 89</td>
<td>Denis &amp; Maureen Carroll</td>
<td>Request to re-zone lands at Newrath.</td>
<td>Site specific proposal. Will be addressed in review of the Waterford City Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 90</td>
<td>Mr. Joseph Hyland</td>
<td>Request to re-zone lands along Bleach rd.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 91</td>
<td>Smithland Developments</td>
<td>Seeks wider uses in Business/Industrial zoning and infill zoning.</td>
<td>Will be addressed in review of policy andzonings in the Kilkenny City &amp; Environs draft Development Plan.</td>
</tr>
<tr>
<td>CDP 92</td>
<td>James &amp; Mary Ellen Brennan</td>
<td>Seeks re-zone lands at Newrath.</td>
<td>Site specific proposal. Can be addressed in review of the Waterford City Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 93</td>
<td>Mary Mescal</td>
<td>Seeks a 5 year strategy for young people (involvement in the community and spaces).</td>
<td>Policy on community development to be expressed in the new City &amp; County Development Plan.</td>
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<tr>
<td>CDP 94</td>
<td>Mr. Michael McGrath</td>
<td>Submission proposed a neighbourhood centre and mixed use development on lands (56 acres) at Foulkstown, Kilkenny.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 95</td>
<td>Mr. James Ryan</td>
<td>Proposed re-zoning of land from agricultural to residential at Deerpark (10 acres).</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 96</td>
<td>Waterford &amp; Ross Cooperative Marts Ltd.</td>
<td>Proposed re-zoning of lands of co-op to industrial use. 1.9 acres already zoned industrial.</td>
<td>Site specific proposal. Will be addressed in review of the Waterford City Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 97</td>
<td>Mr. George O'Connor</td>
<td>Proposed re-zoning of lands to residential use (33 acres) at Rathculaheen.</td>
<td>Site specific proposal. Will be addressed in review of the Waterford City Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 98</td>
<td>Dr. Larry Stapleton</td>
<td>Proposal for a sports and leisure complex in a joint venture arrangement between the VEC Thomastown Community Council Thomastown soccer club and Thomastown GAA. Proposed developments at the soccer grounds and the GAA grounds outlined.</td>
<td>These issues will be addressed in review of the Thomastown Development Plan.</td>
</tr>
<tr>
<td>CDP 99</td>
<td>Mr. Gerry Colligan</td>
<td>Proposed new village centre in Newrath linked with 3 no. others in the Waterford Environs area.</td>
<td>Site specific proposal. Will be addressed in review of the Waterford City Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 100</td>
<td>Mr. Thomas Prendergast</td>
<td>Proposed zoning of land to residential at Stampspark, Thomastown.</td>
<td>Site specific proposal. Will be addressed in review of the Thomastown Development Plan.</td>
</tr>
<tr>
<td>CDP 101</td>
<td>Mr. Michael Murphy</td>
<td>Proposed to zone 1.11ha of land at Waddingstown, Mooncoin to commercial/industrial use.</td>
<td>Site specific proposal. Will be addressed in review of the Mooncoin LAP.</td>
</tr>
<tr>
<td>CDP 102</td>
<td>Mr. John Holland</td>
<td>Proposed to rezone 5.4ha of land from agricultural to general business use, open space and residential in Ballyragget.</td>
<td>Site specific proposal. Will be addressed in review of the Ballyragget LAP.</td>
</tr>
<tr>
<td>CDP 103</td>
<td>Mr. Michael Lennon</td>
<td>Proposed to zone 7ha of land at Jenkinstown for residential use.</td>
<td>Will be dealt with in the settlement strategy and</td>
</tr>
<tr>
<td>CDP 104</td>
<td>Aldi Store (Ireland) Ltd.</td>
<td>Policy proposal to allow discount food stores in ‘Industrial’ zoned areas and include discount stores as neighbourhood centre suitable stores.</td>
<td>rural housing policy of the draft development plan Will have regard to the views expressed when drafting the Retail Policy for the City &amp; County Development Plans.</td>
</tr>
<tr>
<td>CDP 105</td>
<td>Mrs. Dorcas Carter</td>
<td>Proposal to zone 7.5ha of land at Smithlands, Castlecomer to low density residential development.</td>
<td>Site specific proposal. Will be addressed in review of the Castlecomer Development Plan.</td>
</tr>
<tr>
<td>CDP 107</td>
<td>James &amp; Mary Brennan</td>
<td>Proposal to zone lands for development in Dungarvan.</td>
<td>Will be dealt with in the settlement strategy and rural housing policy of the draft development plan.</td>
</tr>
<tr>
<td>CDP 108</td>
<td>James &amp; Mary Brennan</td>
<td>Own lands already zoned for residential and commercial development. Due to the Governments planned decentralisation to Thomastown they wish to have a review of the zoning policy for the remainder of their landholding.</td>
<td>Site specific proposal. Will be addressed in review of the Thomastown Development Plan.</td>
</tr>
<tr>
<td>CDP 109</td>
<td>Mr. James Lynch</td>
<td>Proposal to zone 18 acres of land for industrial development in Callan.</td>
<td>Site specific proposal. Will be addressed in review of the Callan Development Plan.</td>
</tr>
<tr>
<td>CDP 110</td>
<td>Mr. Philip Byrne</td>
<td>Proposal to zone 22 acres of land at Knockbodaly, Graiguenamagh for Development.</td>
<td>Site specific proposal. Will be addressed in review of the Graiguenamagh Development Plan.</td>
</tr>
<tr>
<td>CDP 111</td>
<td>Ms. Olivia Morgan (National Roads Authority)</td>
<td>Policy submission from the NRA. National Roads Policy, keeping corridors free from development, Junction assessment requirements, against upgrade of amenity facilities which are solely accessed from a National Route, Restrictions to be in place on new accesses to National Roads.</td>
<td>Will have regard to the views expressed when drafting the Roads Policy in the new City &amp; County Development Plans.</td>
</tr>
<tr>
<td>CDP 112</td>
<td>Ms. Patricia Power</td>
<td>Proposal to restrict wind energy developments in the</td>
<td>Policy on Wind Energy to have regard to the views</td>
</tr>
<tr>
<td>CDP 113</td>
<td>Mr. Richard Walsh</td>
<td>Proposal to restrict wind energy developments in the areas of Kilmacoliver, Blackbog, Windgap and Frankfort.</td>
<td>Policy on Wind Energy to have regard to the views expressed.</td>
</tr>
<tr>
<td>CDP 114</td>
<td>Mr. John Murphy</td>
<td>Submission of a study document prepared by CDCD for Castlecomer.</td>
<td>Will be addressed in review of the Castlecomer Development Plan.</td>
</tr>
<tr>
<td>CDP 115</td>
<td>Ms. Michelle Wilson</td>
<td>Proposed zoning of 6.33 ha of land at Lousybush, Kilkenny to low density residential use.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environ Development Plan.</td>
</tr>
<tr>
<td>CDP 116</td>
<td>Mr. Daniel Smithwick</td>
<td>Proposal to zone 200 acres of land along Kells Rd, Kilkenny to residential and hotel use.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environ Development Plan.</td>
</tr>
<tr>
<td>CDP 117</td>
<td>Mr. Alexander Wilsdon</td>
<td>8 acre site at Lacken, Dublin Rd. Kilkenny. Site had an existing residential zoning and it is proposed to change this mixed use development.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environ Development Plan.</td>
</tr>
<tr>
<td>CDP 118</td>
<td>Mr. Donal Fennelly</td>
<td>Residents association request a clear objective in the new City Development Plan on new developments permissible in their area and the kinds of housing densities that are acceptable.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environ Development Plan.</td>
</tr>
<tr>
<td>CDP 119</td>
<td>Mr. Michael Moore</td>
<td>Concern in relation to the lack of playing fields in the parish and growing population in their area. Requests 3 no. new fields for recreation purposes.</td>
<td>Area specific proposal. Will be addressed in review of the Kilkenny City &amp; Environ Development Plan.</td>
</tr>
<tr>
<td>CDP 120</td>
<td>Mr. Robert Harper</td>
<td>Proposal to redevelop St. Mary’s Hall as a ‘Youth Drop-In Centre’.</td>
<td>Will be addressed in the community facilities policy of the draft development plan.</td>
</tr>
<tr>
<td>CDP 122</td>
<td>Mr. Sean Meehan</td>
<td>Proposal to rezone lands Bamford on the Kells Rd from agricultural to Residential use.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environ Development Plan.</td>
</tr>
<tr>
<td>CDP 123</td>
<td>Frank &amp; Betty McCarthy</td>
<td>Proposal to zone 2 no. blocks of land to commercial and</td>
<td>Site specific proposal. Will be addressed in review of the</td>
</tr>
<tr>
<td>CDP 124</td>
<td>Mr. Fintan Murphy</td>
<td>Residential use at Hebron/Archersrath.</td>
<td>Kilkenny City &amp; Environs Development Plan.</td>
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</tr>
<tr>
<td>CDP 126</td>
<td>Mr. John Hughes</td>
<td>Proposal to re-zone 1.44 acres of land from agricultural to residential use at Leggettsrath.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 127</td>
<td>Mr. Richard Murphy</td>
<td>Proposed development at Glenmore Village.</td>
<td>Will be dealt with in the settlement strategy and rural housing policy of the draft development plan</td>
</tr>
<tr>
<td>CDP 128</td>
<td>Ms. Eleanor Murphy</td>
<td>Proposal for increased village development as opposed to one-off housing – particular reference to Glenmore village.</td>
<td>Rural settlement strategy policy in the new County Development Plan will address this issue.</td>
</tr>
<tr>
<td>CDP 130</td>
<td>Mr. &amp; Mrs. J. Holmes</td>
<td>Proposal to zone 18.54ha of agricultural land to residential use (Pococke Golf Course).</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 131</td>
<td>Aldi Store (Ireland) Ltd.</td>
<td>Retail discount stores to be allowed in industrial zoned land. Also proposed to include discount stores as suitable for a neighbourhood shop.</td>
<td>Will be addressed in the review of the county retail policy.</td>
</tr>
<tr>
<td>CDP 132</td>
<td>College Road Partnership</td>
<td>Proposal to re-zone 1.6ha of land at New Orchard to an all ‘general business’ zoning category.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 133</td>
<td>James Casey, Duggan Lynch, WEF Ltd., EMG Control Systems, Young Motors, Maxol Limited, Murphy Machinery.</td>
<td>Proposal to rezone 7 acres of land from industrial to mixed use development at the Dublin Road Kilkenny</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 134</td>
<td>Redquartz Limited</td>
<td>Proposal to re-zone 32 acres of land from industrial/ business park to general business or mixed use development.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
</tbody>
</table>
| CDP 135 | Mr. Donal Fennelly  
(Chairmen of Greensbridge Residents Association) | Proposal to designate the Greensbridge, Bleach Rd area for low density residential use. | Site specific proposal. Will be addressed in review of the Kilkenny City & Environs Development Plan. |
| CDP 136 | Frunailla Limited | Proposal to extend the development boundary and zone 2.1ha of land to low density residential use on the Sion Rd, Kilkenny. | Site specific proposal. Will be addressed in review of the Kilkenny City & Environs Development Plan. |
| CDP 137 | Mr. Alan Cunniffe  
Centra Johns Green | Concern expressed in relation to the route of the new Inner Relief Road and urban design objectives of the City Centre LAP and the impacts on his retail business. | The IRR is currently at the stage of preliminary design for preparation of an EIS. The IRR will be dealt with in the Transport section of the City & Environs draft plan. The City centre LAP was adopted in Oct 05. |
| CDP 138 | Mr. David Byers  
(Commission Office of Public Works) | Proposal to zone the Government Buildings on Hebron Road for mixed use development and provide pedestrian linkages to the new Mart and Railway development sites respectively. | Site specific proposal. Will be addressed in review of the Kilkenny City & Environs Development Plan. |
<p>| CDP 139 | Mr. Denis Tracey | Proposal to rezone a strip of land between the Breagagh River and the new Maidenhill housing scheme to residential use. | Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan. |
| CDP 140 | Mr. Denis Tracey | Proposal to extend the development boundary to where the realigned ring road may be positioned along Callan Rd and zone lands inside of this for residential use. | Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan. |
| CDP 141 | Ketmaff Limited | Proposal to zone 6.36ha of land at Blanchfieldsland, Hebron Rd, for industrial development. | Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan. |
| CDP 142 | Ketmaff Limited | Proposal to zone 16.6ha of land at Leggettsrath West for residential development. | Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan. |
| CDP 143 | Mr. Samuel Harper | Tourism facilities in rural areas. Promotion and facilities expansion. Alternative energies should be promoted | Will have regard to the comments expressed when reviewing the Tourism Policy and energy policy. |
| CDP 144 | Mr. Robert Harper | Comments made on proposed | Will have regard to the comments expressed when reviewing the Tourism Policy and energy policy. |</p>
<table>
<thead>
<tr>
<th>CDP</th>
<th>Applicant</th>
<th>Proposal</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDP 145</td>
<td>Mr. Pat Holden</td>
<td>Proposed zoning of a small site to a commercial/mixed use zoning at the Gaol Rd, Kilkenny.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 146</td>
<td>Breagagh Property Management Ltd.</td>
<td>Proposed variation to the densities and phasing of parcels K &amp; L of the Western Environs LAP.</td>
<td>Will be addressed in review housing policies of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 147</td>
<td>Mr. William Harper</td>
<td>Proposal to extend the development boundary and zone subject lands at New Orchard for industrial/business park.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 148</td>
<td>Manson Developments</td>
<td>Proposal to extend the development boundary at Newpark Upper and zone subject lands for industrial/business park use.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 149</td>
<td>Ms. Marie Brannigan</td>
<td>Proposal to zone subject lands at Talbots Inch for residential/commercial development.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 150</td>
<td>Mr. Kevin Mahon</td>
<td>Proposed zoning of agricultural use lands to residential on the Bennettsbridge Rd, Kilkenny.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 151</td>
<td>Mr. Gerry Byrne</td>
<td>Proposed change of zoning from residential to professional office at Archersfield, Kilkenny.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 152</td>
<td>New Ground</td>
<td>Proposed garden centre and cafe/restaurant zoning on lands at Kilcreene Lodge, in addition to a change from existing Hotel zoning to general business/residential.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 153</td>
<td>Mr. Kevin Moore</td>
<td>Proposal to provide a statement in the development plan that the existing Modal School site on Castlecomer rd is to be a landmark building site.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 154</td>
<td>Mr. Kevin Moore</td>
<td>Proposed change of zoning from low density residential to standard density residential on</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 155</td>
<td>Mr. Thomas Roche</td>
<td>Proposal to zone lands for industrial/ business park use at subject lands at Archersrath, Hebron Rd. and extend the development boundary.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 156</td>
<td>Monaco Consultants</td>
<td>Multi zoning proposals for subject lands at Leggettsrath.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 157</td>
<td>Pat &amp; Mark Cantell</td>
<td>Proposal to rezone subject lands to residential development at Lousybush and Raheennagain.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 158</td>
<td>GMB Construction</td>
<td>Grasslands Seveso Issue – Proposal for a residential zoning on the grounds of the existing fertiliser factory and also to move the factory from its present site to a location more appropriate for this land-use.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 160</td>
<td>Mr. Edmund O'Keeffe</td>
<td>Proposal to zone both their sites for ‘general business’ use.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 161</td>
<td>Mr. Edmund O'Keeffe</td>
<td>Proposal for a strategy be prepared for the development of retail and associated uses in the city which require a large building footprint and display areas.</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 162</td>
<td>Mr. Joseph Mguni (Ass. Of Asylum Seekers in Kilkenny)</td>
<td>Asylum seeker association views expressed on transport, social/community services, employment, community development and road signage.</td>
<td>Will have regard to the comments expressed when reviewing the individual policy categories in the new City &amp; County Development Plans.</td>
</tr>
<tr>
<td>CDP 163</td>
<td>Kmart Properties Ltd.</td>
<td>Welcomes general business zoning to Kmart site and suggests a new “city centre zoning” to cover east and west sides of the river.</td>
<td>Will be addressed in review of policy and zonings in the Kilkenny City &amp; Environs draft Development Plan.</td>
</tr>
<tr>
<td>CDP 164</td>
<td>Kilkenny Co-Operative Livestock Mart</td>
<td>Requests a rezoning from Agricultural trade to</td>
<td>Site specific proposal. Will be addressed in review of the</td>
</tr>
<tr>
<td>CDP 165</td>
<td>Mr. Ronan Kelleher</td>
<td>Proposed amendments to the Kilkenny LAP 2005.</td>
<td>Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 166</td>
<td>Tereasa Holden</td>
<td>Proposal to re-zone subject lands at Gaol Rd. from residential to commercial/mixed use. Same land as CDP 145</td>
<td>Site specific proposal. Will be addressed in review of the Kilkenny City &amp; Environs Development Plan.</td>
</tr>
<tr>
<td>CDP 167</td>
<td>Mr. Joseph Grace &amp; Mrs. Norma Heron-Grace</td>
<td>Various points raised in relation to problem issues existing in Callan town (e.g. green spaces, lack of parking, tourism expansion etc.)</td>
<td>Comments made will be taken into consideration when reviewing the Callan Development Plan.</td>
</tr>
<tr>
<td>CDP 168</td>
<td>Waterford City Council</td>
<td>Comments made include;</td>
<td>Will have regard to the comments made in drafting the new Telecommunications policy.</td>
</tr>
<tr>
<td>CDP 169</td>
<td>COMREG (Communications Regulator)</td>
<td>Comments expressed relating to the difficulties in providing broadband infrastructure to dispersed rural communities and the provision of masts in rural areas.</td>
<td>The dispossession of land, the creation of an electric network, the value of the landscape, the harvesting of the environment, and the impact on the environment.</td>
</tr>
<tr>
<td>CDP 170</td>
<td>St Canices Community Action</td>
<td>Submission on ten topics, Population, Land Use, Integrating land use and transport, the compact city,</td>
<td>There will be policies and objectives in the City and Environs plans dealing with all the issues raised in this submission.</td>
</tr>
</tbody>
</table>
### Landscape, Transportation, Housing, Education, and Finance

The submission also sets out a proposal for a park along the Bregagh valley and makes specific objections to the Inner Relief Road.

### CDP 171

**Anne Gibbons**  
Drakelands Kilkenny  
Submission relates to rural housing policy. Current policy discriminates against urban dwellers. Request that policy be amended to delete the red and green areas for the variation no.8 map and letter sent to DoEHLG.  
These issues will be dealt with in reviewing the rural housing policy as part of the draft Development Plan for the County.

### CDP 172

**Anne Gibbons**  
Drakelands Kilkeny  
Requests that the provisions of section 3.06.1 and section 5 dealing with the impact of new developments on existing housing in the Western Environ be retained and strengthened. Seeks a reduction in the number of three and four storey apartment blocks.  
These issues will be dealt with in the review of the existing housing policies in the draft development plan for the City and Environ.

### CDP 173

**Mrs. Kathleen O’Mahony**  
Proposal to zone 0.62ha of land at Callan for Residential development  
Site specific proposal. Will be addressed in review of the Callan Development Plan.

### CDP 174

**Mrs. Kathleen O’Mahony**  
Proposal to zone 1.314ha of land at Callan for General Business development.  
Site specific proposal. Will be addressed in review of the Callan Development Plan.

### CDP 175

**Mr. Morgan Doyle**  
(Kilkenny Golf Club)  
Seeks the zoning of lands adjoining Kilkenny Golf Club to facilitate the development of the Golf Club facilities to cater for the existing need and envisioned need over the next twenty years.  
Site specific proposal. Will be addressed in review of the Kilkenny City & Environ Development Plan.
Ref: CDP7

Name:
Mr. Joseph M. Nolan

Summary of Submission:
The submission is in relation to a 2 acre site on the Bleach Road in Dunmore which is zoned Open Space in the 2002 Plan. The submission seeks the rezoning of the site to residential.

Assessment & Recommendation:
This open space forms a connection between the open space reserved around the River Nore for the proposed River Nore Linear Park and the residential developments accessed from the Dunmore Road. This provides for a strong connection between the Bleach Road and the River Nore Linear Park back through the new residential developments of Richview, through to the Castlecomer Road and the Glendine area.

The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period.

The land subject to this submission forms part of a larger landholding. Under the 2002 Development Plan, half of this landholding was zoned for residential purposes, and the remainder was zoned for open space. The zoning of this land for residential use would be contrary to the Open Space and Recreational Strategy as outlined in the Draft Plan, and the stated policy for the completion of the River Nore Park as outlined in Section 6.1.2.5 of the Draft City Plan.

Therefore there is no change recommended.

Ref: CDP9

Name:
Mr. John Donegan

Summary of Submission:
The submission is in relation to a 14.1 hectare site on the Freshford Road in Oldpark which is zoned for agriculture in the 2002 Plan. The submission seeks the rezoning of the site to residential.

Assessment & Recommendation
This site, located to the northwest of the city centre, contains the proposed route of the extension to the Kilkenny Ring Road. Any zoning on this site would have implications for the future development of the Ring Road.
The proposal to zone this area for residential uses does not conform to the Development Strategy, as outlined in Chapter 3 of the Draft Plan. The zoning of these lands would result in piecemeal development resulting in urban sprawl, outside the development boundary, and would set an undesirable precedent in relation to the zoning of lands in the environs.

Therefore it is not recommended that the zoning on this site be changed.

Ref: CDP17

Name:  
Mr. Alexander J. Wilsdon

Summary of Submission:  
The submission is in relation to a 10 acre site on the Sion Road in Purcellsinch which is zoned for agriculture in the 2002 Plan. The submission seeks the rezoning of the site to residential.

Assessment & Recommendation  
This site, located to the southeast of the city centre, is adjacent to the Purcellsinch Wastewater Treatment Plant. The Draft City Plan contains an objective for the upgrading of this treatment plant, in Section 8.8 Waste Water Services.

Some ribbon development has taken place along this road, in an unplanned manner. The extension of residential zoning adjacent to the Wastewater treatment plant would compromise the future expansion and operation of the Purcellsinch plant.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP25

Name:
Melville Developers Ltd.

Summary of Submission:
The submission is in relation to a 25.8 hectare site in Blanchfieldslands, located off the Hebron and Johnswell Roads, which is zoned for agriculture in the 2002 Plan. The submission seeks the rezoning of the site for a Business and Technology Park.

Assessment & Recommendation
Under the Draft City and Environs Plan there are three areas zoned for Business Park development, totalling 132 acres. In addition, there are two locations identified for Industrial/Technology Parks. There are a number of areas zoned for Industrial/warehousing development (much development potential remains in the extension to Hebron Industrial Estate to the east of the ring-road extension).

These locations contain sufficient capacity to provide for employment and a choice of location during the Development Plan period, having regard to the development that took place during the last plan period.

In the areas earmarked for future planned expansion in the west of the city, accommodation will be made for further employment generating uses through the LAP process.

The proposed rezoning would not conform to the Development Strategy as outlined in Chapter 3 of the Draft Plan, therefore it is not recommended that the zoning on this site be changed.

Ref: CDP26

Name:
Mr. Dermot Nolan

Summary of Submission:
The submission is in relation to a site in Danville, which is zoned for agriculture in the 2002 Plan. The submission seeks the rezoning of the site in two phases, the first for Business and Light industrial, and the second for residential development. The site is accessed from a local road.

Assessment & Recommendation
Under the Draft City and Environs Plan there are three areas zoned for Business Park development, totalling 132 acres. In addition, there are two locations identified for Industrial/Technology Parks. There are a number of areas zoned for Industrial/warehousing development (much development potential remains in the extension to Hebron Industrial Estate to the east of the ring-road and at Loughboy).
These locations contain sufficient capacity to provide for employment and a choice of location during the Development Plan period, having regard to the development that took place in the last plan period.

The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period. In the areas earmarked for future planned expansion in the west of the city, accommodation will also be made for employment generating uses.

The proposed rezoning would not conform to the Development Strategy as outlined in Chapter 3 of the Draft Plan, therefore it is not recommended that the zoning on this site be changed.

Ref: CDP27

Name:
Mr. Tom Nolan

Summary of Submission:
The submission is in relation to a site in Joinersfolly, which is zoned for agriculture in the 2002 Plan. The submission seeks the rezoning of the site for Business and Light industrial zoning, and also the inclusion of an objective for the preparation of an Action Area Plan for the area. The site is accessed from a local road.

Assessment & Recommendation
Under the Draft City and Environs Plan there are three areas zoned for Business Park development, totalling 132 acres. In addition, there are two locations identified for Industrial/Technology Parks. There are a number of areas zoned for Industrial/warehousing development (much development potential remains in the extension to Hebron Industrial Estate to the east of the ring-road and at Loughboy).

These locations contain sufficient capacity to provide for employment and a choice of location during the Development Plan period, having regard to the development that took place in the last plan period.

In the areas earmarked for future planned expansion in the west of the city, accommodation will also be made for employment generating uses.

The proposed rezoning would not conform to the Development Strategy as outlined in Chapter 3 of the Draft Plan, therefore it is not recommended that the zoning on this site be changed.
Ref: CDP38

Name:
Mr. John Mahon

Summary of Submission:
The submission is in relation to a site in Archersgrove, which is zoned for open space in the 2002 Plan. The submission seeks the rezoning of the site for residential use.

Assessment & Recommendation
The site is currently vacant and contains a disused quarry. The floor level of the quarry is significantly below the level of the public road. Access to the site would have be provided via one of the access points to the River Nore Linear Park which would affect the character of the entrance to the park. There could be potential that quarry would be a heritage feature of the park in the future subject to further investigation.

Therefore it is not recommended that the zoning on this site be changed.

Ref: CDP39

Name:
Mr. Billy Dalton

Summary of Submission:
The submission is in relation to a site in Talbotsinch, which is zoned partly for residential and partly for agriculture in the 2002 Plan. The site is accessed from the Freshford Road. The submission seeks the rezoning of the site for General Business zoning.

Assessment & Recommendation
Any zoning for General Business should be in the context of planned neighbourhood development. The Western Environ and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period, and will cater for both residential and commercial/service needs.

This site has been identified as being within the area for the future planned expansion of the city and environs which will be subject to further local area planning.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP40

Name:
Mr. William Harper

Summary of Submission:
The submission is in relation to a site at New Orchard, which is zoned partly for residential and partly for open space in the 2002 Plan. The submission seeks the rezoning of the site for General Business zoning.

Assessment & Recommendation
The open space zoning on this site forms part of the proposed Pococke River Park, connecting Johnswell Road to the New Orchard Road. This open space should not be rezoned.

There is a site zoned for General Business across the New Orchard Road, which has the benefit of planning permission for various commercial uses. This is sufficient to provide for commercial neighbourhood services at this location.

Therefore it is not recommended that the zoning on this site be changed.

Ref: CDP41

Name:
Mr. Jack Deloughry

Summary of Submission:
The submission is in relation to a site part of larger land holding in Talbotsinch, which is zoned for low-density residential in the 2002 Plan. The submission seeks the rezoning of the site for General Business zoning.

Assessment & Recommendation
This site has been identified for low-density residential development due to its riverside location, and to offer a choice of housing types within the city.

Retail and commercial policy as set out in the Draft Development Plan is to encourage the consolidation and strengthening of the city centre. Any General Business zoning located outside the city centre should be designated as part of an overall neighbourhood plan to allow its full integration with adjoining residential communities.

The existing zoning on the site is residential, which includes a retail shop of local convenience, amongst other uses, as a permissible use. This allows for a mixed use development, whilst retaining the predominance of residential use in the area.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 52

Name:
Menesiah Ltd.

Summary of Submission:
The submission is in relation to a site of 1.71 hectares in Hebron Road Industrial Estate, which is zoned Industrial in the 2002 Plan. The submission seeks the rezoning of the site for General Business zoning.

Assessment & Recommendation
This location along the Hebron Road is set to become the new entrance to Kilkenny City with the development of the N/M9, and it is critical that any development at this location is of the highest quality urban design.

In recognition of the future role of the Hebron Road as the main entrance corridor to the city, a new mixed use zoning has been introduced along this corridor, with the following objective:

“To consolidate and facilitate the development of inner suburban sites for mixed use development which will allow for commercial and residential uses”.

This zone has the following permitted uses:

Permitted Uses: Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, nursing homes, car park, park and ride facility, childcare facility, community facility, enterprise centre, funeral home, light industry, medical and related consultants, office based industry, science and technology based industry, local convenience shop, automated teller machines, restaurant, conference facilities, public service installations, hotel, warehousing, including retail warehousing.

The recommendation is to change from Industrial zoning to the new mixed use zoning as indicated on the zoning map, which will allow for both commercial and residential uses. This recommended zoning change includes this site.

Ref: CDP 53

Name:
Rothe Terrace Construction

Summary of Submission:
The submission is in relation to the area known as Croker’s Hill which is zoned open space in the 2002 Plan. The submission seeks sufficient open space along the Breagagh riverside park in particular Crokers Hill, improved traffic management with the separation of residential areas from arterial routes, improved cycle and walking
routes particularly along the River Nore, better protection for our natural heritage, and clarity on the city’s sewage treatment facility’s capacity.

**Assessment & Recommendation**

The Draft Plan contains a Recreational and Open Space Strategy, which outlines the hierarchy of open space in the city. The Local Area Plans ensure the delivery of new open spaces in tandem with new housing.

The Breagagh Valley has been identified as a regional park for the city and environs, and has been zoned accordingly.

Traffic management measures by the local authorities generally encourage the separation of through traffic from residential areas.

There are a series of policies in relation to walking and cycling in Chapter 8 of the Draft Plan.

The Purcellsinch treatment plant has a design capacity of 107,000 population equivalent. This design level is exceeded occasionally due to shock-loading of the system from unidentified sources. The Council have a management regime in place to minimise the impact of the shock loadings.

As part of the Councils’ water services investment programme an upgrade of the existing plant is proposed. Design work is well advanced and it is a major priority investment for the DoEHLG for the South East Region. It is anticipated that construction will start on the upgraded facility in 2009.

There is a comprehensive chapter on Heritage Protection in the Draft Plan.
Ref: CDP 54

Name:
Chesterbridge Ltd.

Summary of Submission:
This submission seeks the designation of McDonagh Station as a City Centre Expansion site on the core retail area map. It seeks a definition of the City Centre Area, an update of the retail strategy review 2004 and revision of car parking standards.

1. Formal recognition of the site as a ‘City Centre Expansion Site’
2. Definition of the City Centre area
3. Revision to car-parking standards
4. Update of Kilkenny Retail Strategy 2004

Assessment & Recommendation
1. City Centre Expansion Site
The Retail Strategy 2004 has been revised and updated and forms part of this Development Plan. Included in this Strategy is the definition of the core retail area of the city. Full account has been taken of the McDonagh station site in the consideration of the revised Retail Strategy, and it has been identified as a city centre expansion site.

2. Definition of the City Centre area
The City Centre area has not been delineated through the Development Plan. The boundaries of the City Centre LAP can be taken as defining the city centre area, and will be incorporated in the Draft Plan.

3. Car-parking standards
The standards for the City Centre LAP and the Development Plan 2002, as varied, have been synchronised for this Plan.

The City Centre LAP states that “each site, in particular mixed use developments, will be considered on their own merits in terms of determining the car parking provision…. The overall parking requirement of the site with regard to coincidental and non-coincidental uses can be determined using tools such as recognised traffic generation databases”.

In the assessment of planning applications for mixed use developments, tools such as recognised traffic generation databases are already used. Therefore the addition of this statement is not necessary.

4. Update of Kilkenny Retail Strategy
As stated above, the Retail Strategy has been updated as part of this Development Plan, and has incorporated all up-to-date data. The Review has set out the capacity available and the basis under which this has been calculated.
Ref: CDP 58

Name:
Gerry Dunne

Summary of Submission:
Requests objective for waste transfer stations. Acknowledgement that such facilities are a necessary part of the County's infrastructure. Provision of zoned areas in close proximity to the city.

Assessment & Recommendation:
I recommend that waste transfer stations be included in the following land use zoning categories:

Agricultural trade and Industrial /warehousing as a permitted use.
Industrial/technology park as a use open for consideration.
Business park as a use open for consideration.
Mixed use as a use open for consideration.
Ref: CDP 59

Name:
Carol Gee

Summary of Submission:
The submission is in relation to a site of 9 acres at Lousy Bush, Dunningstown Road which is zoned Agricultural in the 2002 Plan. The submission seeks the rezoning of the site for Residential zoning. No map was included with this submission.

Assessment & Recommendation
The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period, and will cater for both residential and commercial/service needs. This location has been identified as containing potential for future development under subsequent Plans, subject to a comprehensive Master planning process.

Therefore it is not recommended that the zoning on this site be changed.

Ref: CDP 70

Name:
Marienna Properties Ltd.

Summary of Submission:
The submission is in relation to a site of 3.91 acres at Lakeside, Hebron Road which is zoned Open Space in the 2002 Plan. The submission seeks the rezoning of the site for Residential zoning.

Assessment & Recommendation
The site is bordered on the south by the Lakeside residential development and 2.4 hectares of open space, to the west by the old Golf Links Road, to the north by the Newpark shopping centre, and to the east by the Inner Relief road.

The delivery of this area of open space formed part of a grant of planning permission for Lakeside housing development. This open space has been identified as part of the Pennefeathers Lot District Park to service the eastern environs.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 76

Name:
Phil Kenealy

Summary of Submission:
The submission is in relation to an area along the Sion Road. The submission seeks the establishment of a buffer zone of planting between industrial development and the residential areas.

Assessment & Recommendation
The assessment of any planning application includes for the proper consideration of the residential amenity of adjacent residential areas, and landscaping requirements are examined on a case-by-case basis. Revised standards for planting and the protection of trees and hedgerows are included in the Draft Development plan. Therefore no additional change is recommended.

Ref: CDP 84

Name:
Ann and Tom English

Summary of Submission:
The submission is in relation to a site at Lyrath on the Dublin Road which is located outside the development boundary of the 2002 Plan. The submission seeks the zoning of the site for Residential.

Assessment & Recommendation
The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period.

The proposal to zone this area for residential uses does not conform to the Development Strategy, as outlined in Chapter 3 of the Draft Plan. The zoning of these lands would result in piecemeal development resulting in urban sprawl, outside the development boundary, and would set an undesirable precedent in relation to the zoning of lands in the environs.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 86

Name:
Archersleas Ltd.

Summary of Submission:
The submission is in relation to a site of 16.67 hectares at Archersleas, Ardscreadaun and Review Fields, Callan Road which is located outside the development boundary of the 2002 Plan. The submission seeks the zoning of the site for Residential and for Open Space.

Assessment & Recommendation
This land forms part of a larger block which is made up of lands at Seville Lodge where there has been significant development in recent times and lands to the south east of subject lands owned by Denis Treacy.

As part of the transport and settlement strategy these land will be brought within the outer ring road as per road objective R2 in the future.

The lands are immediately south of the Western Environs local area plan and would allow for a planned expansion south of the city within the context of the development strategy outlined in Chapter 3 of the Plan. The lands in question plus the Seville Lodge lands and Denis Treacy lands have been identified as planned expansion areas during the period of the next plan with a separate Local Area Plan to be commissioned and prepared.

See Draft Zoning Map and settlement strategy map.

Ref: CDP 88

Name:
Xavier McAuliffe

Summary of Submission:
The submission is in relation to Lyrath Estate Hotel which is located outside the development boundary of the 2002 Plan. The submission seeks to give notice that the intention is to develop the remainder of the estate.

Assessment & Recommendation
Due consideration can be given to any application on this site without any necessity for zoning. The Planning Authority has taken note of the intent of Mr. McAuliffe to develop this property.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 90

Name:
Mr. Joseph Hyland

Summary of Submission:
The submission is in relation to a site of 0.918 hectares at Bleach Road, Kilkenny which is zoned Open Space under the 2002 Plan. The submission seeks the rezoning of the site for Residential.

Assessment & Recommendation
Chapter 6 of the Draft Development plan sets out the policies for the protection of open space, and the criteria under which the development of such open space would be permitted.

This tract of open space is reserved to form part of the River Nore Linear Park, and also forms part of the River Nore cSAC. The rezoning of this space would be detrimental to the completion of the River Nore Linear Park and would have a negative impact on the Special Area of Conservation.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 91

Name:
Smithlands Development Ltd.

Summary of Submission:
The submission is in relation to the Kilkenny Retail and Business Park located off the Ring Road (N10), most of which is zoned Industrial/Business Park in the 2002 Plan. The submission seeks:

- The broadening of the permitted uses under the zoning to include business/retail service centre, leisure centre, discount foodstore.
- The rezoning of the remainder of the site for Industrial/Business Park zoning.

Assessment & Recommendation
Retail and commercial policy as set out in the Draft Development Plan is to encourage the consolidation and strengthening of the city centre. In accordance with the Retail Planning Guidelines, the preferred location for new retail development, where practicable and viable, is within a town centre. The 2007 Retail Strategy identifies that “the retail warehousing requirements of the City have been met and no new permissions should be granted for the foreseeable future”.

As part of the review of the Plan and for reasons of clarity a name change is proposed from the existing ‘Industrial/Business Park’ zoning to ‘Business Park’.

Having considered the allowable uses within the existing zoning some additions are proposed.

Under the 2002 Plan the following is the position:

Objective: To provide for car park, park and ride facility, childcare facility, community facility, enterprise centre, funeral home, light industry, medical and related consultants, offices, public service installations, restaurant, hotel, warehousing, including retail warehousing.*

Not Permitted: retailing other than retail warehousing

*Retail warehousing is defined as large single level stores specialising in the sale of bulky household goods or goods sold in bulk.

Bulky Goods to be defined as:
Goods generally sold from retail warehouses where DIY goods or goods, such as flatpack furniture are of such a size that they would normally be taken away by car and not manageable by customers travelling by foot, cycle or bus or that large floor areas would be required to display them e.g. furniture in room sets, or not large individually but part of a collective purchase which would be bulky e.g. wallpaper paint. In the interests of clarity this definition excludes such items as non durable household goods alcoholic and non alcoholic beverages tobacco, food, small personal and household items.
Where permission is granted for retail warehousing conditions will be attached restricting the sale of goods to bulky goods as defined in the plan and restricting the size of individual units. The County Council or Kilkenny Borough Council will take enforcement action against developers to ensure compliance with these conditions.

In the Draft Plan the Business Park zoning will be as follows:
(text in bold are the identified changes from the 2002 Plan)

To provide for car park, park and ride facility, childcare facility, community facility, enterprise centre, funeral home, light industry, medical and related consultants, office based industry, science and technology based industry, local convenience shop, automated teller machines, conference facilities, public service installations, restaurant, hotel, warehousing, including retail warehousing.*

Open for consideration: recreational use/buildings, public service installations and waste transfer stations

Not Permitted: retailing other than retail warehousing

*Retail warehousing is defined as large single level stores specialising in the sale of bulky household goods or goods sold in bulk.

Bulky Goods to be defined as:
Goods generally sold from retail warehouses where DIY goods or goods, such as flatpack furniture are of such a size that they would normally be taken away by car and not manageable by customers travelling by foot, cycle or bus or that large floor areas would be required to display them e.g. furniture in room sets, or not large individually but part of a collective purchase which would be bulky e.g. wallpaper and paint. In the interests of clarity this definition excludes such items as non-durable household goods, alcoholic and non-alcoholic beverages, tobacco, food, and small personal and household items.

Where permission is granted for retail warehousing, conditions will be attached restricting the sale of goods to bulky goods as defined in the plan and restricting the size of individual units. The County Council or Kilkenny Borough Council will take enforcement action against developers to ensure compliance with these conditions.

The remainder of the lands currently zoned agriculture are recommended to be zoned for Business Park use.
Ref: CDP93

Name:
Mary Mescal, Ossary Youth

Summary of Submission:
This submission seeks recognition of youth and the contribution they make to society and that a strategy for youth participation be developed in Kilkenny.

It also requests that a strategy for youth spaces be developed in Kilkenny.

Assessment & Recommendation:

Background:
The National Children’s Strategy is a major Government initiative aimed at improving the quality of life of all children in Ireland.

The first goal of this strategy is:

*Children will have a voice in matters which affect them and their views will be given due weight in accordance with their age and maturity.*

One of the steps set out in the strategy to achieve this is the setting up of local Comhairle na nÓg’s (Young People’s Council) in each county and the Dáil na nÓg (National Children’s Parliament). County Development Boards (through the Community & Enterprise Departments of Local Authorities) have been identified as the key body to lead the implementation of the strategy at local level. Here in Kilkenny the first Comhairle na nÓg took place in June 2001 and a Comhairle na nÓg conference takes place once a year since then. The event caters for young people within the age group of 12-17 years and participants are sought through the Youth Organisations and second level schools across the city and county. Out of this the Youth Forum ‘A Voice 4 You(th)’ was born. This youth forum draws up a one year plan of action for their term of office. This normally includes a number of projects and the organisation of the next Comhairle na nÓg conference. Ongoing support and facilitation is provided by Ossary Youth. The C&E Department are available at all times to offer support when and where needed.

Where things are at today?
The Youth Forum - Voice 4 You(th) are now in the process of exploring the establishment of a Youth Council for Kilkenny. Kilkenny County Council has allocated just under €10,000 this year to the group to research different models and to draw up a plan for how to establish a Youth Council for Kilkenny – the aim of which would be to support the development of a strong collective voice for young people across the county so that they will have the opportunity to voice their opinions and influence policy in Kilkenny.

The group have made a presentation to the Borough Council in May of this year and are invited back later in the year once they have their plan in place to request funding for moving this Youth Council forward. The group also wish to make a presentation to the County Council in July with a view to a further presentation later in the year.
The Recreational and Open Space strategy, including spaces for youth, has been dealt with in detail in Chapter 6 of the Draft Plan.

Ref: CDP 94

Name: Michael McGrath

Summary of Submission:
The submission is in relation to a site of 56 acres at Foulkstown which is located outside the development boundary of the 2002 Plan. The submission seeks the zoning of the site for Residential, Neighbourhood centre, recreation and leisure and community uses. A map of the area is attached.

Assessment & Recommendation
The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period. There is no necessity to extend the development boundary to encompass this site, and it would be contrary to the proper planning and sustainable development of the city and its environs.

Therefore it is not recommended that the zoning on this site be changed.

Ref: CDP 95

Name: James Ryan

Summary of Submission:
The submission is in relation to a site of 10 acres at Deerpark which is zoned Agricultural in the 2002 Plan. The submission seeks the rezoning of the site for Residential zoning.
Assessment & Recommendation
The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period, and will cater for both residential and commercial/service needs. This location has been identified as containing potential for future development under subsequent Plans, subject to a comprehensive Local Area Plan process.

Therefore it is not recommended that the zoning on this site be changed but the site is identified as part of the next phase of Local Area Plans to be prepared during the period of the 2008 – 2014 Plan.
Ref: CDP104
Name:
Aldi Store (Ireland) Ltd.

Summary of Submission:
The submission seeks a change in policy to allow discount food stores in a range of land use zoning including ‘Industrial’ zoned areas and include discount stores as suitable for neighbourhood centres.

Assessment & Recommendation:
As part of the preparation of the Draft County Development Plan a full review of the County’s retail strategy was carried which took into account the detail set out in the Retail Planning Guidelines.

Paragraph 76 of the Retail Planning Guidelines 2005 recognises the role of Discount foodstores and highlights that discount foodstores can effectively anchor small centres or local neighbourhood centres. It also recognises that the re-use of existing non-retail and vacant premises in existing centres should be encouraged.

All this is possible within the context of protecting the vitality and viability of existing centres.

The policies of the retail strategy proposed in the Draft Development Plan are set within this context.

Therefore I do not recommend any change to the draft text as a result of this submission.

Ref: CDP 115

Name:
Michelle Wilson on behalf of Ger and Jackie O’Brien

Summary of Submission:
The submission is in relation to a site of 6.33 acres at Lousybushe which is zoned Agricultural in the 2002 Plan. The submission seeks the rezoning of the site for Residential zoning.
Assessment & Recommendation

The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period, and will cater for both residential and commercial/service needs. This location has been identified as containing
potential for future development under subsequent Plans, subject to a comprehensive Local Area Plan process.

It is an objective of the Plan to proceed with additional Local Area Plans for the areas identified in chapter 3 during the period of the Plan.

Therefore it is not recommended that the zoning on this site be changed but the site is identified as part of the next phase of Local Area Plans to be prepared during the period of the 2008 – 2014 Plan.

**Ref: CDP 116**

**Name:**
**Daniel Smithwick**

**Summary of Submission:**
The submission is in relation to a site of 200 acres at Birchfield which is located outside the development boundary of the 2002 Plan. The submission seeks the zoning of the site for Residential, hotel and amenity/open space.

**Assessment & Recommendation**
The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period. There is no necessity to extend the development boundary to encompass this site, and it would be contrary to the proper planning and sustainable development of the city and its environs.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 117

Name:
Alexander Wilsdon

Summary of Submission:
The submission is in relation to a site of 3.23 hectares in the townland of Leggetsrath West on the Dublin Road, which is zoned residential in the 2002 Plan. The submission seeks the rezoning of the site for Mixed Use zoning.

Assessment & Recommendation

This area is currently zoned residential in the 2002 Development Plan. It is readily developable for residential use with a number of access points and within easy walking distance of the city centre and the McDonagh Junction commercial development. This is a mature, established residential area, and part of the site forms part of the Lacken Architectural Conservation Area. This site has the potential to widen the choice and location for new residential development within the City & environs.

There are Business Park and Industrial lands available within a short distance of the site on the Dublin Road.

Therefore it is not recommended that the zoning on this site be changed.

Ref: CDP 118- cross reference with CDP 135

Name:
Donal Fennelly, Chairman Greenshill Residents Association

Summary of Submission:
The residents association request a clear objective in the new City Development Plan on new developments permissible in their area and the kinds of housing densities that are acceptable.

The submission is in relation to the protection of residential amenities in the Greenshill area of the City. The submission seeks the rezoning of the area known as Greenshill to RA – to protect, provide and improve established residential amenities and to provide for limited infill development having regard to the established character of the area and the pattern of development in the vicinity.

Assessment & Recommendation

The Residential zoning as provided for under this Draft Development Plan includes for the protection of residential amenities, and a set of standards, against which each planning application is assessed. The residential zoning offers sufficient protection of residential amenities, and therefore it is not recommended that the zoning on this site be changed.
Section 10.2.2 of the Plan identifies that good urban design along with factors such as existing densities in adjoining residential areas will used in determining residential densities.

No additional text insertions are recommended.

Ref: CDP119  
Name:  
Mr. Michael Moore  
(James Stephen’s G.A.A Club – Development Officer)

Summary of Submission:  
The Club expresses concern in relation to the lack of playing fields for its members in the St Patrick’s Parish and growing population in their area. The Club requests assistance from the County Council in the form of the provision of adequate lands or the zoning of lands for the provision of at least three playing fields in the City & Environs Development Plan.

Assessment & Recommendation:  
As part of the Plan, lands have been earmarked in the western environs area for additional active recreational facilities both as part of the public open space areas and as part of the lands associated with the school site. The club is actively seeking additional lands within the area to accommodate their needs.

Therefore no change is recommended.

Ref: CDP120  
Name:  
Mr. Robert Harper  
Kilkenny Christian Centre

Summary of Submission:  
The submission sets out a proposal to redevelop St. Mary’s Hall as a ‘Youth Drop-In Centre’ in consultation with the Church of Ireland, planners and the Heritage Council.

Assessment & Recommendation:  
The local authorities would very much welcome such a proposal as it would provide a much needed community facility and secure the future of St. Mary’s church going forward. As part of the Draft Development Plan support has been given to the conservation plan for St. Mary’s Hall.

In addition to that there it is the policy of the Council to liaise with community groups and to assist community initiatives whenever possible.

The plan would allow for this proposal to come forward.
Ref: CDP 122

Name: Sean Meehan

Summary of Submission:
The submission is in relation to a site of 3.05 hectares at Birchfield which is located outside the development boundary of the 2002 Plan. The submission seeks the zoning of the site for Residential.

Assessment & Recommendation
The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period. There is no necessity to extend the development boundary to encompass this site, and it would be contrary to the proper planning and sustainable development of the city and its environs.

Therefore it is not recommended that the zoning on this site be changed.

Ref: CDP 123

Name: Frank and Betty McCarthy

Summary of Submission:
The submission is in relation to a site at Hebron/Archersrath which is located outside the development boundary of the 2002 Plan. The submission seeks the zoning of the site for Residential and Commercial.

Assessment & Recommendation
The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period. There is no necessity to extend the development boundary to encompass this site, and it would be contrary to the proper planning and sustainable development of the city and its environs.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 124

Name:
Fintan Murphy

Summary of Submission:
The submission is in relation to a zoning objective – R3 – included on the 2002 City and Environs Development Plan. The submission seeks to remove this zoning objective from the Development Plan.

Assessment & Recommendation
Under Section 7.3.1 of the City and Environs Development Plan 2002, the Roads objective states that “the development of the lands located at R3 (known as the Murphy machinery lands) to be dependent on access from the link road from the N9 to the Outrath Road as per road objective R2”.

Transportation policy is to limit the number of access points to National Primary Routes. This will still be a major artery into the City on completion of the N9/M9 project.

Therefore it is not recommended that this zoning objective be changed.
Summary of Submission:
The submission is in relation to a site of 28 acres at Leggetsrath West which is located outside the development boundary of the 2002 Plan. The submission seeks the zoning of the site for Industrial uses.

Assessment & Recommendation
The lands in question form a block between the Pococke River to the east, the realigned railway line to the south and the existing zoned lands to the north which will be part of an extension to the Hebron Industrial estate. As part of the Ring road scheme these lands will be accessed from the Hebron Industrial estate.

Given the location of the lands immediately adjacent to existing zoned lands, the arrangement in relation to servicing the lands by vehicular traffic I would recommend that the lands be zoned for Industrial/Warehousing purposes with a reservation kept along the Pococke River to provide for a public park along the river. This reservation coincides with the cSAC at this location.
Ref: CDP 126

Name:
John Hughes

Summary of Submission:
The submission is in relation to a site of 0.58 hectares at Leggestrath which is located outside the development boundary of the 2002 Plan. The submission seeks the zoning of the site for Residential.

Assessment & Recommendation
The lands are located between the old railway line and the new line developed as part of the Ring Road scheme.

The lands would be a small incremental addition to the residential zoning in this area.

I recommend the zoning of the lands for residential purposes.
Summary of Submission:
The submission is in relation to a site of 15.15 hectares at Bonnetstrath which is located outside the development boundary of the 2002 Plan. The submission seeks the zoning of the site for Residential.

Assessment & Recommendation
The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period. There is no necessity to extend the development boundary to encompass this site, and it would be contrary to the proper planning and sustainable development of the city and its environs.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 130

Name:
Mr. and Mrs. J. Holmes

Summary of Submission:
The submission is in relation to a site of 18.54 hectares at Charter-Schoolland which is located outside the development boundary of the 2002 Plan east of the Ring Road extension currently under construction. The submission seeks the zoning of the site for Residential purposes.

Assessment & Recommendation

The Western Environ and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period. Further Local Area Plans are proposed for lands to the west and south of the City during the period of the Plan. There is no necessity to extend the development boundary to encompass this site and it would be contrary to the criteria set out for zoning policy in the draft development plan.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP131
Name: 
Aldi Store (Ireland) Ltd

This submission is the same as that under CDP104 and has been dealt with under CDP104.

Ref: CDP 132

Name: 
The College Road Partnership

Summary of Submission:
The submission is in relation to a site of 25 acres at New Orchard, Kilkenny which is zoned Low Density Residential under the 2002 Plan. The submission seeks the rezoning of the site for General Business.

Assessment & Recommendation
This site has been the subject of three grants of planning permission, which include a crèche, medical centre, commercial and retail accommodation, and a total of 104 dwellings. The submission states that the current zoning on the site has restricted the urban design quality of the planning application, and that a rezoning would allow for improvements to the design.

The permissions granted on the lands reflect the nature of the scheme at this location i.e. a commercial development which will mainly serve the local catchment area. The site while located at the junction of the ring road and the New Orchard road will not be one of the main entry points to the city for inter urban traffic. This type of traffic will be concentrated on the Hebron road and the Waterford Road.

The residential zoning is sufficiently flexible to allow a reconfiguration of the neighbourhood centre proposed.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 133

Name:
James Casey, Duggan Lynch, QEF, EMG Control Systems, Young Motors, Maxol, Murphy Machinery.

Summary of Submission:
The submission is in relation to a site of 7 acres on the Carlow Road, which is zoned Industrial in the 2002 Plan. The submission seeks the rezoning of the site for General Business or mixed use zoning.

Assessment & Recommendation
The submission argues that the existing industrial uses on the site are constrained by the existing residential land in the vicinity.

Seven different landowners/operators are identified as forming the block of seven acres. One of these Young Motors is in the process of relocating to the Business Park on the Waterford road. This will release a significant proportion of the 7 acres for the remaining users on the lands. The lands are bounded on three sides by existing public roads.

To the south there is a new residential development. To the north on the opposite side of the Dublin Road is an existing long established housing scheme adjacent to which is a new convenience shop and car showrooms.

The relocation of one of the major land holders within the seven acres will provide an opportunity for redevelopment of the lands within the existing Industrial/Warehousing zoning.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 134

Name:
Redquartz Ltd.

Summary of Submission:
The submission is in relation to a site of 32 acres on the Kennyswell Road, which is zoned Industrial/Business Park in the 2002 Plan. The submission seeks the rezoning of the site for General Business or mixed use zoning.

Assessment & Recommendation
The lands are located within 10 to 15 minutes walking distance from the City centre and are bounded to the east by existing residential development. The current zoning is for Business Park uses. The site will benefit from access onto the road network of the Kilkenny Western Environ Infrastructure Scheme.

Given the location of the lands close to the city centre and the fact that there is significant residential development adjacent to the lands it is considered appropriate that an element of the site should be developed for residential purposes. However it is also appropriate given the location of the lands on the western side of the City with access onto what will be the Inner Relief Road that a substantial portion of the lands would be retained for employment generating uses such as that under the business park zoning.

To accommodate these two objectives it is proposed to create a mixed use zoning for the lands with the provision that a masterplan be developed for the lands to determine the optimal land uses on the site. The new mixed use zoning would be a combination of the business park zoning and the residential zoning objectives and is as follows:

Mixed Use
Objective: To consolidate and facilitate the development of inner suburban sites for mixed use development which will allow for commercial and residential uses.

Permitted Uses: Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, nursing homes, car park, park and ride facility, childcare facility, community facility, enterprise centre, funeral home, light industry, medical and related consultants, office based industry, science and technology based industry, local convenience shop, automated teller machines, restaurant, conference facilities, public service installations, hotel, warehousing, including retail warehousing.

Open for Consideration: recreational use/buildings, waste transfer stations and public house.

Therefore it is recommended that the zoning on this site be changed to mixed use zoning.
Ref: CDP 135- cross reference with CDP 118

Name:
Donal Fennelly, Chairman Greenshill/Bleach Road Residents Association

Summary of Submission:
The submission is in relation to the protection of residential amenities in the Greenshill area of the City. The submission seeks the rezoning of an area from Residential to low-density residential.

Assessment & Recommendation
The Residential zoning as provided for under this Draft Development Plan includes for the protection of residential amenities, and a set of standards, against which each planning application is assessed.

Section 10.2.2 of the Plan identifies that good urban design along with factors such as existing densities in adjoining residential areas will used in determining residential densities. The residential zoning offers sufficient protection of residential amenities, and therefore it is not recommended that the zoning on this site be changed, or additional text be added.
Ref: CDP 136

Name:
Frinailla Ltd.

Summary of Submission:
The submission is in relation to a 2.1 hectare site at Sion Road which is located outside the development boundary of the 2002 Plan. The submission seeks the zoning of the site for Low-density Residential.

Assessment & Recommendation
The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period. There is no necessity to extend the development boundary to encompass this site, and it would be contrary to the proper planning and sustainable development of the city and its environs.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 137

Name:
Alan Cunniffe, Centra John’s Green

Summary of Submission:
The submission is in relation to John’s Green, and to the policies and objectives as contained in the Kilkenny City Centre Local Area Plan.
The submission highlights the potential serious impact of the proposed IRR on the existing business should part of the property be acquired for the project.
The submission also questions the validity of decreasing the parking on Johns Green and creating a piazza type square.

Assessment & Recommendation
The IRR project is close to the completion of the EIS stage which will bring the project to preliminary design. At present a public consultation exercise is under way with the Wolf Tone Street residents in relation the various potential scenarios.

The objective of having the IRR is seen as an essential strategic objective for the City & Environs should be retained. How it is implemented will be a matter for the design process and the subsequent EIS and CPO process.

In relation to the Urban Design Objectives for the Johns Green area, the LAP identified this area as a key site between the existing retail core and the City Centre expansion sites, and proposed a new urban square with limited short term parking to facilitate the existing uses

Therefore no change is recommended.
Ref: CDP 138

Name:
David Byers, OPW

Summary of Submission:
The submission is in relation to the Government Offices located on the Hebron Road, and to the policies and objectives as contained in the Kilkenny City Centre Local Area Plan.

The submission seeks the insertion of specific policies and objectives in the Plan as follows:

1. Addition of a specific objective formally recognising the Government office lands as a ‘City Centre Expansion site’.
2. Addition of a policy “The council will encourage the redevelopment of the Kilkenny Government offices on the Hebron Road for future expansion of the city”
3. Addition of “It is a specific objective of the Borough council to promote/facilitate the redevelopment of the Government offices land on the Hebron Road primarily for mixed use including offices and retail (both convenience and comparison with associated car parking and servicing) residential, leisure and community facilities (including childcare facilities)”.
4. Addition of “It is a specific policy to examine the potential for the extension of the pedestrian linkage from the Kilkenny mart site to McDonagh station lands (Kilkenny city centre LAP) through to the Nowlan Park GAA stadium via the Government offices on the Hebron Road”.
5. Re-assessment of the car parking standards in line with Tables 2.2 and 2.3 of the Kilkenny City Centre LAP, 2005. CROSS-REF with CDP 54

Assessment & Recommendation

1. The Government Offices currently have a general business zoning. While it is adjacent to the McDonagh Station lands it does not form part of the City Centre expansion area as part of the retail offer for the City & Environs. Given the general business zoning other city centre uses could be considered.
2. In relation to point 2 the same reasoning applies i.e. the site is adjacent to the McDonagh Station lands it does not form part of the City Centre expansion area as part of the retail offer for the City & Environs. Given the general business zoning other city centre uses could be considered.
3. The zoning of the lands at present does facilitate mixed use development/redevelopment.
4. The link between the Kmart site and McDonagh Station site needs to be direct and as short and convenient as possible to potential users. The link suggested does not fulfil this criteria.
5. The standards for the City Centre LAP and the Development Plan 2002, as varied, have been synchronised for this Plan.
Ref: CDP 139

Name:
Mr. Dennis Treacy

Summary of Submission:
The submission is in relation to a site of 6,000 square metres at Maidenhill, Kells Road, Kilkenny which is zoned Open Space under the 2002 Plan. The submission seeks the rezoning of the site for Residential.

Assessment & Recommendation
These lands form part of the overall strategy to provide open space areas adjacent to the River Breagagh, as outlined in Chapter 6 of the Draft Plan. To zone a section for residential development would be contrary to that strategy.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 140

Name:
Mr. Dennis Treacy

Summary of Submission:
The submission is in relation to an area of land between the Callan Road and the Waterford Road which is located outside the development boundary of the 2002 Plan. The submission seeks the extension of the development boundary to the proposed route of the Ring Road realignment and the zoning of this area for Residential.

Assessment & Recommendation
This land forms part of a larger block which is made up of lands at Seville Lodge where there has been significant developments in recent times and lands to the west owned by Archersleas Ltd. (See CDP 86)

As part of the transport strategy these land will in the future be brought within the outer ring road by road objective R2.

The lands are immediately south of the Western Environs and would allow for a planned expansion south of the city within the context of the development strategy outlined in chapter 3 of the Plan.

The lands in question plus the Seville Lodge lands and the Archersleas lands have been identified as planned expansion areas during the period of the next plan with a separate Local Area Plan to be commissioned and prepared.

See Draft Zoning Map.
Ref: CDP 141

Name:
Ketmaff Ltd.

Summary of Submission:
The submission is in relation to a 8.36 hectare site at Blanchfieldsland which is located outside the development boundary of the 2002 Plan. The submission seeks the zoning of the site for Industrial/Business Park.

Assessment & Recommendation
The Kilkenny City and Environs Draft Development Plan 2008 contains 561 acres of land zoned for industrial and business development, located within the development boundary. This is sufficient to provide for significant industrial development over the course of this plan. To ensure the sustainable development of this land in a phased and efficient manner, it is considered that no additional land should be zoned.

The proposal does not conform to the development plan strategy outlined in chapter 3. Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 142

Name:
Ketmaff Ltd.

Summary of Submission:
The submission is in relation to a 16.6 hectare site at Leggetsrath West which is located outside the development boundary of the 2002 Plan. The submission seeks the zoning of the site for Residential use.

Assessment & Recommendation
The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period. There is no necessity to extend the development boundary to encompass this site, and it would be contrary to the proper planning and sustainable development of the city and its environs.

The proposal does not conform to the development plan strategy outlined in chapter 3.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 145

Name:  
Mr. Pat Holden

Summary of Submission:  
The submission is in relation to a site of 431 square metres on the western edge of the Closh on Gaol Road, which is zoned residential in the 2002 Plan. The submission seeks the rezoning of the site for Commercial zoning.

Assessment & Recommendation
The Kilkenny City Centre Local Area Plan (2005) identified a number of sites for urban design objectives, including the Closh. As part of the urban design framework, as outlined in Section 3.5, this site has been identified to “secure a use to the edge of the The Closh that is compatible with the existing zoning objective”.

The existing zoning on the site is residential.

Section 9.4 of the Plan deals with non conforming uses and where extensions and improvements of premises accommodating these uses do not seriously injure the amenities of the area or prejudice the proper planning and development of the area then these may be permitted.

No change is recommended as a result of the submission.
Ref: CDP 146

Name:
Breagagh Property Management

Summary of Submission:
The submission is in relation to two Development Parcels which are located in the Western Environs, and are subject to the Western Environs Local Area Plan (2004). The parcels referred to are parcels K and L.

The submission is presented in the form of a master plan for the two blocks of K & L and deals with fine-grain issues of the development of the two blocks.

The Master Plan sets out a series of objectives which are in conformity with the principles of the Local Area Plan.

The master plan does propose some variation in respect of:
- The quantum of non-residential uses,
- The quantum of residential uses,
- Revised car parking standards for the village centre and reserved site zonings.

The Master Plan seeks an average height of 4 storey in the village/neighbourhood centre with a mix of underground, multi storey and surface parking.

The aim is to achieve greater development capacity than those outlined in the Local Area Plan while still achieving similar footprints and heights.

Under the master plan proposal the following is proposed (see table 3E.1 on page 30 of the submission)

<table>
<thead>
<tr>
<th>Parcel Name</th>
<th>Gross Area. ha</th>
<th>Character of Area</th>
<th>Units in residential zone</th>
<th>Units in village centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel K</td>
<td>10.25</td>
<td>Medium density residential/village centre</td>
<td>LAP proposed 107 – 117</td>
<td>Master Plan 80 units</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Masterplan 190 - 220</td>
<td></td>
</tr>
<tr>
<td>Parcel L</td>
<td>7.60</td>
<td>HigherDensity Residential/ Village Centre</td>
<td>LAP proposed 194 – 214</td>
<td>Master Plan 48 units</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Masterplan 240- 280</td>
<td></td>
</tr>
</tbody>
</table>

The submission seeks revisions to the policies and objectives of the Local Area Plan to accommodate these levels of development.

Assessment & Recommendation
Blocks K & L comprise neighbourhood/village centre lands and residential lands and also comprise part of the large public park P4. The extract from the LAP below illustrates the location.
The proposal would significantly increase the densities in the environs. For example in block K under the Local Area Plan at medium density ranges density in the range of 33-36 units per hectare (13-14.5/acre) are envisaged.

Under the master plan proposal this would increase to the order of 58-67 units per hectare (23-27/acre).

This would be similar for Parcel L. Under the Local Area Plan densities of the order of 36-40 units per ha are envisaged.

Under the master plan this would increase to the order of 45-52 units per hectare (18-21/acre).

While the argument for increased densities in the interests of sustainability is strong it is also important to take into account what is appropriate in terms of density to an urban area the size of Kilkenny City and Environs.

At the time of the making of the Local Area Plan the range of densities proposed were felt to be appropriate for an expanding residential quarter for the City & Environs.

This remains the case. Therefore, no change is recommended to the Plan.
Ref: CDP 147

Name: William Harper

Summary of Submission:
The submission is in relation to a site at New Orchard which is located outside the development boundary of the 2002 Plan. The submission seeks the extension of the development boundary to encompass the site, and the zoning of the site for Industrial/Business Park.

The submission also seeks the inclusion of an objective to “facilitate appropriately-scaled development that helps to define the junction of the Ring Road and New Orchard Road, including a suitable mix of offices and retail warehousing, as well as consideration for community facilities including childcare, which improve the character of this important route into the city”.

Assessment & Recommendation
The Kilkenny City and Environs Draft Development Plan 2008 contains 561 acres of land zoned for industrial and business development, located within the proposed development boundary. This is sufficient to provide for significant industrial development over the course of this plan.

To ensure the sustainable development of this land in a phased and efficient manner, it is considered that no additional land should be zoned.

The proposal does not conform to the development plan strategy outlined in chapter 3. Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 148

Name: Manson Developments

Summary of Submission:
The submission is in relation to a site at Newpark Upper. Some of the site is located outside the development boundary of the 2002 Plan, and the remainder is zoned industrial. The submission seeks the extension of the development boundary to encompass the site, and the zoning of the entire site for Industrial/Business Park.

The submission also seeks the inclusion of an objective to “facilitate appropriately-scaled development on these lands for a suitable mix of employment generating functions including offices and retail warehousing, as well as consideration for community facilities including childcare, which show due consideration for the residential and leisure amenities of the surrounding area”.

Assessment & Recommendation
The Kilkenny City and Environs Draft Development Plan 2008 contains 561 acres of land zoned for industrial and business development, located within the development boundary. This is sufficient to provide for significant industrial/ Business development and retail warehousing over the course of the plan.

The existing zoning was inserted into the 2002 City and Environs Development Plan. The lands are located along the Pococke river valley and are very flat in nature. There are a number of existing mature trees on the lands. The character of these lands provide a significant visual amenity in this area adjacent to the Poecocke river.

The Recreational Needs Study produced a strategy for the development of open space and park areas along the existing river valleys in the City & Environs. These river side parks have the potential for formal district parks with recreational facilities with connections to the wider network of recreational spaces.

A park area could be created along the Pococke River through the lands in question, extending along the eastern side of the Ring Road extension and being linked to the existing residential areas in New Orchard, Garringreen and the Johnswell Road.

Recreational open space provision has been made along other sections of the Pococke River in the 2002 Development Plan and this has been carried forward and extended in the Draft Development Plan for 2008-2014.

Having regard to the size and shape of the lands, the elongated nature of the landholding, the location of the existing par 3 golf course at Charter Schooland to the east, the recommendations of the Recreational Needs Study and the quantum of Industrial and business park zoned land still undeveloped, it is recommended that the entire block of land the subject of this submission be zoned for Recreation, amenity and open space.
This should also be supported by an objective in the text to link the Park back to the New Orchard Road to achieve maximum benefit to the local residents from any future park.
Ref: CDP 149

Name:
Ms. Marie Brannigan and Mr. Thomas Kenny

Summary of Submission:
The submission is in relation to a site of 41.2 hectares at Talbotsinch, Coolgrange, Oldpark on the Freshford Road, which is zoned Agricultural in the 2002 Plan. The submission seeks the rezoning of the site for a mix of Residential, low-density residential, open space and industrial/commercial zoning.

Assessment & Recommendation
The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period, and will cater for both residential and commercial/service needs. This location has been identified as containing potential for future development under subsequent Plans, subject to a comprehensive local area plan process.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 150

Name:
Kevin Mahon

Summary of Submission:
The submission is in relation to a 13.1 hectare site (32.36 acres) at Archersgrove which is located outside the development boundary of the 2002 Plan. The submission seeks the extension of the development boundary to encompass the site, and the zoning of the site for Residential and open space.

The submission also seeks the inclusion of an objective to “facilitate the development of an appropriately-scaled landmark building on these strategically located lands on approach to Kilkenny city”.

Assessment & Recommendation
The subject site is currently predominantly in use as a deer farm. It is bounded to the north by the River Nore, to the west by the Ring Road and to the South by the Bennettsbridge Road.

The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period. There is no necessity to extend the development boundary to encompass this site, and it would be contrary to the development strategy outlined in Chapter 3 of the Draft Plan.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP151

Name:
Mr. Gerry Byrne

Summary of Submission:
The submission is in relation to a site at Archersfield, which is zoned for residential in the 2002 Plan. The submission seeks the rezoning of the site for office or appropriate General Business zoning.

Assessment & Recommendation

Having regard to the site’s location in a well established residential area it is considered that residential is the appropriate designation for this site. The residential zoning itself provides for a range of uses which are compatible with the adjoining residential uses.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP 152

Name:
New Ground Ltd.

Summary of Submission:
The submission is in relation to Kilcreene Lodge which is zoned Open Space and Hotel in the 2002 Plan. The submission seeks the rezoning of part of the site for Garden Centre and café/restaurant zoning, and a change in zoning from Hotel to General Business or Residential.

Assessment & Recommendation
The submission argues that construction of the proposed Inner Relief Road for Kilkenny will fragment the grounds of Kilcreene Lodge, leaving a portion to the south of the road which will be separated from the house. The submission proposed rezoning this area for use as a garden centre and café-restaurant.

The area proposed for the café-restaurant is immediately south of the lands recently purchased by the Borough Council for recreational open space. All this land forms an integral part of the open space designation along the Breagagh River which will in time form an open space area of regional importance serving the western side of the City.

Hotel Zoning
The submission states that recent studies have shown that hotel construction has outpaced tourism growth and that there is no justification for maintaining a zoning that permits only a hotel use. The submission seeks the rezoning of the Hotel site to General Business or Residential.

Kilcreene Lodge is a protected structure in the Record of Protected Structures. The gardens and grounds to the structure are of note and include water features in the form of small lakes. Part of any protected structure is its context and setting.

The Draft Development has a very strong section on the protection of the built heritage with policies relating to the protection of heritage buildings and their settings. I believe zoning the lands for General Business would lead to a situation where the character of the structure and its setting would be further compromised.

Instead, a restricted residential zoning which would allow development subject to the protection of the unique character of Kilcreene lodge grounds should be applied at this site.

Therefore it is recommended that the zoning on this site be changed from Hotel to low density residential with a specific objective inserted into the plan that any development of the lands respects the character and setting of Kilcreene lodge.
Ref: CDP 153

Name:
Kevin Moore Ltd.

Summary of Submission:
The submission is in relation to a corner site on the Castlecomer Road and Newpark Drive, which is zoned Residential in the 2002 Plan. The submission seeks the insertion in the Plan of a statement recognising the potential of the site to accommodate a significant landmark building.

Assessment & Recommendation
The site is bounded on two sides by public roads. The general pattern of development at this location is two storey dwellings. The ability of the site to accommodate a more significant structure will depend on the quality of the design of any proposal brought forward.

The Planning Authority will consider any proposal on its merits, but the impact of the proposal would need to be assessed in the context of its impact on neighbouring development. Chapter 10 of the Draft Plan gives detailed guidance on tall buildings.

It is not recommended to include for the statement as requested.
Ref: CDP 154

Name:
Kevin Moore Ltd.

Summary of Submission:
The submission is in relation to a site at Newtown, New Orchard which is zoned low-density Residential in the 2002 Plan. The submission seeks the zoning to be changed to standard residential zoning. The submission suggests that the zoning is inappropriate and contrary to Government policy. The Residential Density Guidelines are quoted in support of the submission.

Assessment & Recommendation
The land is located off the New Orchard road and is directly across from recent housing development which would have a density in the order of 10 or 12 per acre. The lands the subject of this submission have a maximum density applied of 5 per acre.

The rationale behind the restricted zoning at this location for the last two development plans i.e. 1994 – 2002 and 2002 – 2008 has been to encourage housing development which will offer houses at the medium to upper end of the housing market. This is still a worthwhile objective in this area of the City and Environs.

CDP 154

No change to the zoning recommended.
Ref: CDP155
Name: Mr. Thomas Roche

Summary of Submission:
Proposal to zone lands for industrial/ business park use at subject lands at Archersrath, Hebron Rd. and extend the development boundary. The landholding will be severed by the new link road as part of the N9/M9 project.

Assessment & Recommendation:

The Kilkenny City and Environs Draft Development Plan 2008 contains a total of 561 acres of land zoned for industrial and business development, located within the proposed development boundary. This is sufficient to provide for significant industrial development over the course of this plan.

To ensure the sustainable development of this land in a phased and efficient manner, it is considered that no additional land should be zoned.

The proposal does not conform to the development plan strategy outlined in Chapter 3.

Therefore it is not recommended that the zoning on this site be changed.
Ref: CDP156

Name: Monaco Consultants

Summary of Submission:
The submission can be summarised as follows:

- There is a shortage and need for rezoning of additional lands around the City & Environs.
- The submission refers to specific changes in the Leggetsrath/Lyrath area during the period of the existing plan and the new Plan such as the construction of the N10, the construction of the relocated Mart, the expansion of the Hebron Industrial Park and the development of Lyrath House Hotel.
- There is a need to zone an amount of land similar to the amount developed during the last plan.
- The rezoning of lands at Leggetsrath/Lyrath will offer locational choice.
- The western environs is largely disassociated from the major employment areas.
- The rezoning of lands would create a greater pool of land owners to release lands to the market.
- Due to proximity of services and the lands controlled by Monaco phasing would not be an issue.
- A new road link from the existing N9 to the new Motorway connection is proposed which is complementary to the rezoning proposal.
- The new road would help the operational characteristics of the ring road.
- The quality of access to the IDA industrial lands and areas east of the City would be improved.
Assessment & Recommendation:
The development strategy outlined in chapter 3 of the Draft Plan underpins the development of a compact urban area for Kilkenny City and Environs. The development strategy proposed is designed to reinforce the City centre as a place for work, shopping, services and living. The City centre will be supported by a series of neighbourhoods.

According to the Planning Department’s calculation there is sufficient greenfield lands currently zoned to cater for over 4,300 housing units, which is equivalent to approximately 11,000 people.

The development strategy outlined envisages both the Western Environs LAP and the Loughmacask LAP areas being developed in tandem over the plan period 2008-2014.

The submission states that 281 acres (113ha) of land are in the control of Monaco and two other named landowners. However the zoning request extends to other lands not under the control of Monaco or the other named land owners. These additional lands can be identified from submissions CDP 123, CDP 141, CDP 142, and CDP 155 which would have the capacity for an additional 30ha (74 acres).

This amount of land would be far in excess of any requirements of the Plan period of 2008 -2014.

It is estimated that the population of the City & Environs will grow to approximately 26,700 by 2014 which is approximately 4,600 persons in excess of the 2006 census.

Taking a conservative occupancy rate of 2 persons per household this equates to an additional 2,300 households by 2014. At an average density of 30 units per hectare (12/acre) this would necessitate an additional 77 ha of land (189 acres) if the increase was to be accommodated on greenfield sites.

At present the Western Environs and Loughmacask areas alone contain some 160 ha (394 acres) of zoned land which is approximately twice the amount of zoned land required over the plan period 2008-2014.

This does not take into account the number of housing units already granted permission but are not constructed.

Therefore the zoning of the lands under this submission is not recommended.
Ref: CDP157
Name: Pat & Mark Cantwell

Summary of Submission:
This submission seeks to rezone lands for residential development at Lousybush and Raheennagun. The lands are located immediately west of the Loughmacask Local Area Plan boundary.

Assessment & Recommendation:
The Western Environs and Loughmacask neighbourhoods have been identified for development under this plan, and contain sufficient capacity to provide for the expected growth of the city during this Plan period, and will cater for both residential and commercial/service needs. This location has been identified as containing potential for future development under subsequent Plans, subject to a comprehensive Local Area Plan process.

It is an objective of the Plan to proceed with additional Local Area Plans for the areas identified in chapter 3 during the period of the Plan.

Therefore it is not recommended that the zoning on this site be changed but the site is identified as part of the next phase of Local Area Plans to be prepared during the period of the 2008 – 2014 Plan.
Ref: CDP158
Name:
GMB Construction

Summary of Submission:
This submission relates to the Grasslands fertilizer plant on the Tullaroan Road and the lands owned by GMB and PM Cantwell. The submission seeks a residential zoning on the grounds of the existing fertiliser factory and also to move the factory from its present site to a location more appropriate for this land-use.

The submission contends that it is inappropriate to have a Seveso listed site located within the heart of a planned urban neighbourhood.

The submission proposes the rezoning of the Grassland Fertiliser Lands to residential purposes and to adopt a policy to consider the potential to remove Grassland Fertilisers from the existing site using CPO procedures if necessary and subsequent development of the lands for housing community or recreational uses.

Assessment & Recommendation:
The issue of the Seveso site located within the area has been dealt with in the Loughmacask Local Area Plan which is due to commence public display shortly for a minimum of six weeks.

Appropriate technical advice has been given by the Health and Safety Authority. The plan envisages the creation of a buffer zone close to the plant with extensive development excluded from that buffer area.

The Grassland facility has been at this location for in excess of 40 years and is well established in the area. At this stage it is not considered feasible or practicable that the local authority would consider the removal of the Grassland Facility by Compulsory purchase order.

The Draft Plan reflects the contents of the Loughmacask Local Area Plan. It is not recommended to include the proposals as outlined.
Figure 1: Lands subject of this Submission
Source: Killarney County Council Development Plan 2002 with TPA amendments
Ref: CDP159
Name:
Mr. Dermot Donovan,
The O’Keefe Family,
Home Rule Club,
John McGrath.

Summary of Submission:
The submission seeks a general business zoning of lands in Kilkenny City along John’s Quay.

Assessment & Recommendation:
The lands consist of a number of premises located along John’s Quay between John’s Bridge and the County Library. None of the premises are in residential use. It is not a housing protection area.

I have no objection to the proposed change in zoning.

Ref: CDP160
Name:
Mr. Edmund O’Keeffe

Summary of Submission:
This submission seeks to have the entire land block of lands on both sides of John’s Street in the ownership of O’Keeffe’s zoned for ‘general business’ use. A small portion of the lands has a residential zoning at present.

Assessment & Recommendation:
The majority of the lands identified are already zoned for general business under the last plan. This issue was also dealt with in the previous submission, CDP159. Under the proposed plan all the lands identified will be zoned for general business use.
Ref: CDP161
Name: Mr. Edmund O'Keeffe

Summary of Submission:
The submission requests that a strategy be prepared for the development of retail and associated uses in the city which require a large building footprint and display areas.

Assessment & Recommendation:
As part of the review of the County and City Development Plans a full review of the retail strategy has taken place. Part of that strategy recognises that because of the medieval character and plot sizes, there is little potential for the development of significant floor space in the city centre apart from at Bateman Quay. This has been identified in the draft City Development Plan.

However the draft Development Plan does not preclude the redevelopment of existing large sites or amalgamation of sites subject to the constraints set out in the plan in terms of conservation areas, protected structures etc. Therefore no change is recommended.
Ref: CDP162
Name:
Mr. Joseph Mguni
(Asst. Of Asylum Seekers in Kilkenny)

Summary of Submission:
Public transport within the city and county is an issue as is the issue of links to other urban centres, e.g. no direct link to Limerick City. There is a poor level of services within the towns and villages and neighbourhood centres in Kilkenny City such e.g. no banking facilities in Loughboy or Freshford.

A multicultural centre would be of benefit in allowing people take pride in their culture. Many asylum seekers and refugees have skills that they do not have the opportunity to use or practice. The submission suggests the setting up of a skills centre. Asylum seekers have no representation at local level which is seen as a big disadvantage. Signage is poor particularly if your first language is not Irish.

Assessment & Recommendation:
Public transport is an issue that has come through in many of the submissions both for the City and the County. There are policies in the Draft Plan for the improvement of public transport.

The settlement strategy for the County is structured to allow growth within the existing towns and villages in order to support and develop the level of services within these centres.

In relation to the cultural facility the arts strategy has identified a need for a small, flexible venue in the county to fulfil a multiplicity of roles ranging from space for community groups, dance, band rehearsal, theatre rehearsal and storage facilities, etc.

The Draft Plan includes a policy to address this issue.

Ref: CDP163
Name:
K Mart Properties

Summary of Submission:
- Welcomes general business zoning to Kmart site.
- It states that the east bank of the river is emerging as the natural “City Centre Expansion Area” and McDonagh station is the first in a series of developments in the new City Centre Expansion Area. The expansion of the City Centre to the east of the river is a sustainable long term strategy. The vision of the Plan should recognize the potential for re-defining Kilkenny City Centre. The submission suggests a new “city centre zoning” to cover east and west sides of the river replacing the general business zoning.
- Kilkenny’s Hub status should be reflected in the allocation of land for residential, employment and retail uses.
• The speedy implementation of the Inner Relief Road is sought with appropriate objectives in the Plan.
• Longer term view needs to be taken when considering retailing and three of the urban design objectives in the City Centre LAP are sought to be repeated in the Development Plan.

**Assessment & Recommendation:**
Both the Mart site (Kmart site) and McDonagh Station have been recognised as city centre expansion sites from the very first retail strategy produced in 2002. It is stated for both that they both “provide potential for the expansion of the City Centre and meeting the demand and need for additional retail floorspace and other town centre activities”.

This is recognized in the new plan also but in the context of protecting the core retail area.

The concept suggested for the vision statement is regarded as being too narrow in its focus for inclusion in a vision statement for the City & Environs.

Significant areas of lands have been earmarked for development in the plan with further lands identified in the Plan for continued expansion to be rolled out over the next two plan periods. (See chapters 3 & 9)

Objectives for the completion of the Inner Relief Road have been included in the Draft Plan.

The retail strategy does take a long term view of the City & Environs.
There is no necessity to repeat the objectives of the City Centre LAP within this more strategic document.

**Ref: CDP164**

**Name:**
Kilkenny Co-Operative Livestock Mart

**Summary of Submission:**
The submission states that the mart business is in a transition period. A diversification of activities is an intrinsic component to the overall viability of a modern livestock mart.

Variations to the 2002-2008 plan to accommodate the NCT and a hotel use showed support for the diversity of uses. However, there is a lack of clarity surrounding the range of uses which maybe permissible under the current Agricultural trade zoning. The submission seeks a zoning that could include a range of industrial, commercial, leisure and some forms of retail development. A “commercial/Business Park” zoning is suggested as being appropriate.
**Assessment & Recommendation:**
There are 3 distinct areas within the City and Environs which will have a Business Park zoning under this draft Plan (Smithslands, Ormonde and Hebron house/road), totalling 132 acres, most of which is undeveloped.

The entire block of lands at the relocated mart is approximately 29 acres in extent. The principle aim in having an Agricultural trade zoning is to allow for the development of agricultural based business and that this area has the potential to become at least a centre of regional significance in agricultural terms. It is important that this is retained as a strategic site for agribusiness and to attract and locate high added value agri-business to this location.

That being the case there would be advantages in expanding the uses allowable within the Agritrade zoning to include for more mainstream industrial uses, but this should stop short of allowing another business park within the City & Environs. I believe that due to the strategic nature of the site that mainstream industrial uses such as NCT etc should be limited in extent on the lands.

To accommodate this change there would also be a need to re-define the zoning objective itself.

The existing objective in the 2002 Plan is defined as follows:

*Objective: To provide for and improve agricultural trade, related uses and ancillary activities and services.*

*Permitted Uses: Livestock market, and related uses and agricultural trade.*

*Open for Consideration: Farm /agricultural business, Farm advisory business, Veterinary suppliers, Veterinary practitioners.*

*Not Permitted: Retailing including retail warehousing, sale of convenience and comparison goods and non agri-office /commercial development.*

The following change to the Agricultural trade zoning is proposed:

*Objective: To develop a centre of excellence and one stop shop for agricultural related trade and activities with an emphasis on high value added activities, by providing for and improvement of agricultural trade, related uses and ancillary activities and services and to provide for industrial employment and related uses.*

*Permitted Uses: Livestock market, and related uses and agricultural trade. Agricultural science and technology based industry, local convenience shop, automated teller machines, restaurant, Farm /agricultural business, Farm advisory business, Veterinary suppliers, Veterinary practitioners. General industrial uses and ancillary offices, open spaces, warehouses, car and heavy vehicle parks. Petrol filling stations civic amenity/recycling centre, car showrooms, advertisement structures wholesale premises, public service installations, play
school/crèche, repair garages, telecommunications structure, public service installations, waste transfer stations

Not Permitted: Retailing including retail warehousing, and comparison goods and non agricultural related-office/commercial development.
The industrial and related uses should not extend to more than 40% of the entire area zoned.

Ref: CDP165
Name: Mr. Ronan Kelleher

Summary of Submission:
The following issues are raised in the submission.

1. A review of the Bateman Quay site in conjunction with the Smithwicks Brewery to create a new urban quarter for the city. The concept in the submission is to develop one city core with distinct characters on either side of the River Nore.
   This would support the idea of a riverside walkway as an amenity use and provide additional civic and urban public spaces, as well as opening up St. Francis Abbey and the Watergate to public view.

2. A review of the laneway structure in the core of the city. A strategy for promotion of more appropriate land mix use and an improved urban streetscape would be a welcome addition to the LAP. In particular commercial uses such as arts and crafts, boutiques etc. should be encouraged at ground floor level on our lanes, where residential accommodation would be unsuitable (e.g. uses Dubrovnik as an example).

3. A redevelopment of the St. Mary’s and School sites off Parnell Street with a view to offering potential for a more dense built environment with urban squares, laneways and linkages.

4. Improve linkages through and across the city, in particularly north and south of the Nore, especially as a way to link the medieval core with the new commercial areas located to the east (McDonagh Junction and Mart site).

5. Increased densities within the core.

6. Enhancement of the City Walls setting via a proposal to develop surviving and documented traces of the wall as a potential touristic feature.

7. Establishing urban gateways and arrival points to the city, e.g. at the ring road roundabouts, Castlecomer Road and Freshford Road. Opportunity for dynamic, marked expressions of an arrival point. Ring road becomes modern City Walls.

8. Redevelop the Market Cross car park site to provide new urban open-space zoned with an urban fabric.
Assessment & Recommendation:

1. The Brewery site is not included in the vision of Bateman Quay as the brewery is still a significant industry operating in the heart of the City. There is an objective in the City centre Local Area Plan to continue the riverside walk along the river’s edge at the brewery lands and connect across the river through Johns Street and a new pedestrian bridge. Should the Brewery site become available for redevelopment then it would be advisable to look at the redevelopment of the entire area i.e. Bateman Quay and the Brewery lands.

2. The Local Area Plan has a section specifically devoted to the Slips and Lanes. There are objectives for the lanes relating to land use and environmental improvements. The submission and the Local Area Plan are complementary.

3. At the time of the preparation of the City Centre Local Area Plan St Mary’s car park and surrounds were examined as an opportunity site and proposals were brought forward having regard to the surrounding land uses which seek to enhance the public realm. The school sites are at present not viewed as opportunity sites.

4. The City Centre LAP does promote increased linkages across the city and the River. The linkages are mapped in the plan. What is proposed in the submission is in line with the principles of the City Centre LAP. During the period of the 2008-2014 Plan the emphasis should be on achieving the current objectives before additional objectives are added.

5. There are no set maximum or minimum densities in the Draft Development Plan. It is envisaged that development will have a design led approach and will have regard to its context and setting. In that way the maximum density possible should be achieved have regard to criteria for development set out in section 10.1 of the Draft Plan.

6. In relation to the City Walls a comprehensive conservation plan has been published by the Heritage Council in 2005. This conservation plan has been given formal recognition in the Draft City Plan under the archaeology section and in the conservation areas. The policies relate to the protection and retention of the historic integrity of the walls and the implementation of the conservation plan. The conservation plan itself contains policies for the enhancement, improvement access and interpretation of the walls.

7. The principle of establishing signature developments or gateway developments at entry points to the City is a good one as it helps to create a strong visual impression of the City and helps to demarcate a clear line between urban and rural areas. In recognition of the N9/M10 scheme and the resulting link along the Hebron Road to the Motorway a zoning change has been recommended along the Hebron road with the provision of an urban design framework to guide redevelopment in this area.

8. The Market Cross car park forms part of the existing short term parking provision for the City Centre. Until further enhancement of car parking facilities occurs to improve access to the core retail area it would not be recommended to have an objective for the redevelopment of the existing car park at Market Cross.
Ref: CDP166
Name:
Tereasa Holden

Summary of Submission:
The submission seeks the zoning of a small site to a commercial/mixed use zoning at the Gaol Rd, Kilkenny.

Assessment & Recommendation:
This submission has been dealt with under CDP 145 previously.

Ref: CDP170
Name:
St Canices Community Action

Summary of Submission:
The submission is broken into three parts.
Part 1 is a submission and proposals on the Western Environs Local Area Plan.
Part 2 is a submission and proposals on the Breagagh Valley and western environs park land as a passive and recreational millennium park.
Part 3 is comments and objections to the proposed Inner relief road.

Part 1: The western environs plan is devoid of any policy statements or strategic objectives. There should be a comprehensive strategic framework plan for the future development of Kilkenny city & Environs. Such a plan should be based on a partnership approach.

Part 2: The submission proposes a partnership approach involving the local authorities, voluntary and community groups and the private sector to deliver adequate community facilities. The proposal is for a park and woodland along the Breagagh valley to create a green lung area along the river. The submission seeks that adequate lands are zoned for community facilities and open space in the Draft Plan and to ensure that these lands become available and are developed in tandem with the housing.

Part 3: The plan for the Inner Relief Road is outdated and being implemented in a piecemeal fashion. The IRR is objected to on the basis of; extent of land take and severance of recreational lands from the existing community. Also it states that the proposed road is insensitive to the historic context of the area.

Assessment & Recommendation:
The Western Environs LAP was adopted by the Council in 2004 and section 2 of the plan sets out a vision for the area. The vision is based around building a sustainable community with a sense of place.
As outlined in chapter 3 of the draft plan the Western Environs LAP is included in the strategic context for the Kilkenny City & Environs.

Chapter 6 of the Draft City & Environs Plan sets out a hierarchy of open spaces for the City & environs. Within that the Breagagh Valley and surrounding lands have been zoned for amenity, recreation and open space. Recently the Borough Council has completed the purchase of 1.94 ha for amenity purposes adjacent to the River valley.

I would recommend the inclusion of an action as follows in section 6.1.2.5:

*To develop a regional park facility along the Breagagh river valley in partnership with the voluntary and community groups and the private sector.*

The Inner Relief Road

Variation no 2 of the Kilkenny City & Environs Development Plan was adopted in 2004 which identified the most up-to-date revisions of the proposed route.

Part of that route from the Callan Road to the Kilmanagh Road has recently had its Compulsory purchase order confirmed.

The next phase of the Inner Relief Road project will require an Environmental Impact Assessment and the Local authorities will require approval from An Bord Pleanala.

The EIS will be published during the preparation of this development plan.
Summary of Submission:
This submission seeks that the provisions of section 3.06.1 and section 5 of the Western Environ Local Area Plan dealing with the impact of new developments on existing housing in the Western Environ be retained and strengthened. The submission seeks a reduction in the number of three and four storey apartment blocks.

Assessment & Recommendation:
The relevant section from the Western Environ LAP is as follows:

“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.”

The 15m referred to was intended to be used in cases where new developments were backing onto existing developments and is intended to reduce visual impact in the form of overlooking.

Figure 3.02 of the plan illustrates this and is shown here.

No change is recommended as a result of the submission.
Ref: CDP175

Name:
Reddy & Associates
On behalf of Kilkenny Golf Club.

Summary of Submission:

This submission seeks the zoning of lands adjoining Kilkenny Golf Club to facilitate the development of Golf Club facilities to cater for the existing need and envisioned need over the next twenty years.

Assessment & Recommendation:
No lands are identified in the submission for the zoning request. Given the development strategy outlined in the plan and the quantum of lands already zoned in the draft plan and the proposed additions under future Local Area Plans there would appear to be no development pressures on the existing Golf Club.

Therefore no zoning change is recommended as a result of the submission.

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Denis Malone
Senior Planner

4th July 2007