



Kilkenny Local Authorities

Core Strategy

Variation No. 1 to
Kilkenny City & Environs Development Plan 2008 -2014

Adopted by Kilkenny Borough Council 11th July 2011

Adopted by Kilkenny County Council 18th July 2011

Forward Planning
July 2011

Introduction

Section 7 of the Planning and Development (Amendment) Act 2010, sets out that the written statement of a Development Plan must contain a Core Strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines (RPGs). A planning authority shall prepare a core strategy not later than one year after the making of the Regional Planning Guidelines and shall accordingly vary the development plan. The Regional Planning Guidelines for the South East Region were adopted on the 26th July 2010 and this variation provides for the inclusion of the core strategy in the City & Environs Development Plan 2008-2014. At present, the Kilkenny City & Environs Development Plan contains a total of 187 hectares of undeveloped land zoned for residential uses.

To accommodate the projected population expansion, the RPGs for the South-East Region determined that in the order of 254 hectares will be required over the period 2010-2016 for Kilkenny city and county. The RPGs have divided the county allocation between the gateway (Waterford Environs in County Kilkenny), the hub (Kilkenny City) and the remainder of the county. For Kilkenny City there is an allocation of 48 hectares. Therefore this variation involves a significant level of changes through phasing of development land, in order to meet the objectives of the RPGs.

The housing strategy as included in the 2008 Development Plan has been revised as necessary to ensure that the population targets of the core strategy for the city are taken into account.

The City & Environs area contains three local area plans as follows: - City Centre (expires Oct 2011), Western Environs (expired, incorporated into City & Environs plan), and Loughmacask (expires in April 2014 unless extended). This variation will influence the two LAPs that are still in force (City Centre LAP and Loughmacask LAP). Where the provisions of a LAP conflicts with the provisions of the development plan as varied, the provisions of the LAP shall cease to have any effect.

This Variation should be read in conjunction with the Kilkenny City & Environs Development Plan 2008-2014.

Proposed deletions to the Development Plan are displayed in ~~strike through~~ and proposed insertions are presented in *italics*.

Chapter 1 Strategic Context

Section 1.6.1 National Spatial Strategy

Last sentence of that section “These three together form a nationally strategic ‘growth triangle’. Kilkenny City is designated as a Hub with a projected target population of ~~30,000+~~ 28,200+ by the year ~~2020.~~ 2022”¹.

Section 1.6.4 South East Regional Planning Guidelines

The Regional Planning Guidelines, developed by the Regional Authority, represent a planning framework for the period ~~2004-2020~~ 2010 – 2022 designed to achieve a better spatial balance of social, economic and physical development throughout the region.

Chapter 2 Demographic and Socio-Economic Trends

Section 2.3 Population Projections

The NSS further envisaged Kilkenny City as providing a critical mass of population and skilled labour, achieving a population of 30,000+ by 2020. *In 2010, the South East Regional Planning Guidelines revised this and projected that Kilkenny city will reach a population of 28,200 by 2022*².

Delete from “Projections of population are provided for Kilkenny County along with Kilkenny city and environs” ... to the end of the section

Delete section 2.4 Migration Estimates

Delete section 2.5 Results

Insert new Section 2.4 *Regional Planning Guidelines for the South East Region*

The most recent South East Regional Planning Guidelines (2010), sets out population projections for the region with allocations of population to each County, Gateway, Hub and county town. These are set out for Kilkenny in Table 2.2 below.

Table 2.2 Population Projections for Kilkenny

	Population 2010	Population 2016	Population 2022
<i>Kilkenny County</i>	96,872	105,598	111,903
<i>Kilkenny City & Environs</i>	24,000	25,800	28,200
<i>Waterford City Environs in Co. Kilkenny</i>	4,000	5,000	6,500

Source: Regional Planning Guidelines for the South East Region, 2010

¹ This target was revised in the DoEHLG document published in 2009 entitled *Gateway and Hub Population Targets*

² *National Population Projections and Regional population Targets 2010-2022(2009) and Gateway and Hub Population Targets (2009)*

Chapter 3 ~~Development Plan Strategy~~ Core Strategy

Section 3.4 Development Strategy

Delete:

~~This strategy 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. The lands zoned can accommodate approximately 4,080 housing units at relatively low densities of 24/ha (10 per acre) or another 5,718 units at densities up to 35/ha (14 per acre). Applying an average house occupancy of 2.5 people this equates to a potential range of additional population of between 10,200 and 14,291 persons giving a total of between 32,379 to 36,470 persons. This exceeds the target set in the NSS of 30,000+ by the year 2020.~~

The underlying principles outlined in Sections 3.1, 3.2 and 3.3 are based on a compact city, with a four neighbourhood model founded on the following criteria:

- *National/Regional/Local Policy Context (i.e. the NSS, Regional Planning Guidelines, PLUTS, etc.)*
- *Demographic and socio-economic trends outlined in Chapter 2*
- *Assessment of need for housing*
- *Water, drainage and road infrastructure (existing and planned)*
- *Kilkenny City Smarter Travel Plan*
- *Flood Risk Assessment*
- *Supporting infrastructure. (social, community and commercial, both existing and planned)*
- *Physical suitability*
- *Environmental policy (ground and surface water quality, flooding, etc.)*
- *Heritage policy*
- *Sequential approach (zoning should extend outwards from the core of an urban area, with undeveloped lands closest to the core and public transport routes being given preference. In addition, areas to be zoned should be contiguous to existing zoned development lands)*

The four neighbourhoods are:

1. *Loughboy/Archerstreet*
2. *Newpark Upper/Eastern Environs*
3. *Loughmacask*
4. *Poulgour/Wetlands/Western Environs*

As Loughboy/Archerstreet and Newpark Upper are substantially built out, the two main areas identified for expansion are Loughmacask and the Western Environs, both of which are the subject of Local Area Plans.

As of 2011, the total amount of undeveloped residentially zoned lands within these two areas totalled 136 hectares. This land could accommodate approximately 3,264 units at relatively low densities (24 /ha) or 4,760 units at higher densities (35/ha).

The development of lands in the Western Environs and Loughmacask LAPs are linked to the capacity of existing infrastructure and the delivery of new essential infrastructure in each area. There was no time line on the development of these lands.

In total the Kilkenny City & Environs Development Plan 2008 contains 187 hectares of undeveloped land zoned solely for residential uses, and a further 22 hectares for a mix of residential and other uses.

As set out in Table 2.2 above the South Eastern Regional Planning Guidelines have allocated Kilkenny City an increase of 1,800 persons in the period 2010-2016. Applying an average household size of 2.8 this is translated into a housing requirement of 642 units. At an average density of 20 dwellings to the hectare, this gives a requirement for 32 hectares of land. To incorporate a 50% over-zoning in accordance with DoEHLG Development Plan Guidelines³, this works out at 48 hectares of residential land to 2016.

Table 3.1 below sets out the undeveloped land and the total amount of land with extant permissions in the city.

Table 3.1: Undeveloped residentially zoned land in Kilkenny

	Undeveloped land in hectares	Land with extant permission (inc. sites under appeal) ⁴
Area	187	49 ⁵

Source: OS mapping and Planning Department information, 2011

The four neighbourhood model as set out in the 2008 Development Plan continues to be appropriate for Kilkenny City, with the focus on the Western Environs and Loughmacask neighbourhoods. Development is underway in both.

Since the adoption of the Western Environs LAP area a total of 537 units have been granted permission. Of these a total of 175 units have been constructed. The compulsory purchase order for the necessary infrastructural works has been confirmed and design has been completed as far as contract document stage.

As of May 2011, since the adoption of the LAP, In the Loughmacask area 145 units have been permitted (with an additional 210 units on appeal).

The population allocation as stated in the RPGs is an additional 1,800 for the City to 2016. It is clear that the land currently zoned for residential development (187 ha) could far exceed this demand. Therefore, it is recommended that a significant proportion of the land in both these LAP areas be phased for development. Development will be permitted in principle on Phase 1 lands during the period of this Plan (to 2014). Development will not be permitted on Phase 2 lands during the lifetime of this plan.

The proposed phasing is based on the principles of sustainable development including a sequential approach to the expansion of the city, the planning histories of the area, the likelihood of sites coming forward for development and the criteria outlined above. The areas of phasing are set out below in Table 3.2.

³ Development Plan Guidelines for Planning Authorities, June 2007

⁴ Sites equal to or less than 0.5 ha have been excluded in these figures as of 11th April 2011.

⁵ This figure is part of the total of 187ha for the City & Environs.

Table 3.2: Amount of zoned land in Kilkenny by phase

Area	Phase 1 land	Phase 2 land	Total
Western Environs LAP	14.8	71.7	86.5
Loughmacask LAP	23.5	25.8	49.3
Infill/brownfield - not in either LAP	14.1	36.7	50.8
Total	52.48	134.4	187

Phase 1 land is the only land that in principle will be developed during the life of this plan, and therefore for the purposes of this core strategy, Phase 2 land is considered to be lands which will act as a strategic reserve into the future.

Expansion of existing land uses within the Phase 2 lands will be considered on a case by case having regard to the potential impacts on the strategic nature of the phase 2 lands and general planning considerations.

New land uses other than significant residential development will also be considered on their merits having regard to the strategic nature of the phase 2 lands and general planning considerations.

Applications for single houses on the phase 2 lands will be considered on the same basis as outlined in Section 10.29 of the Kilkenny City & Environs Plan.

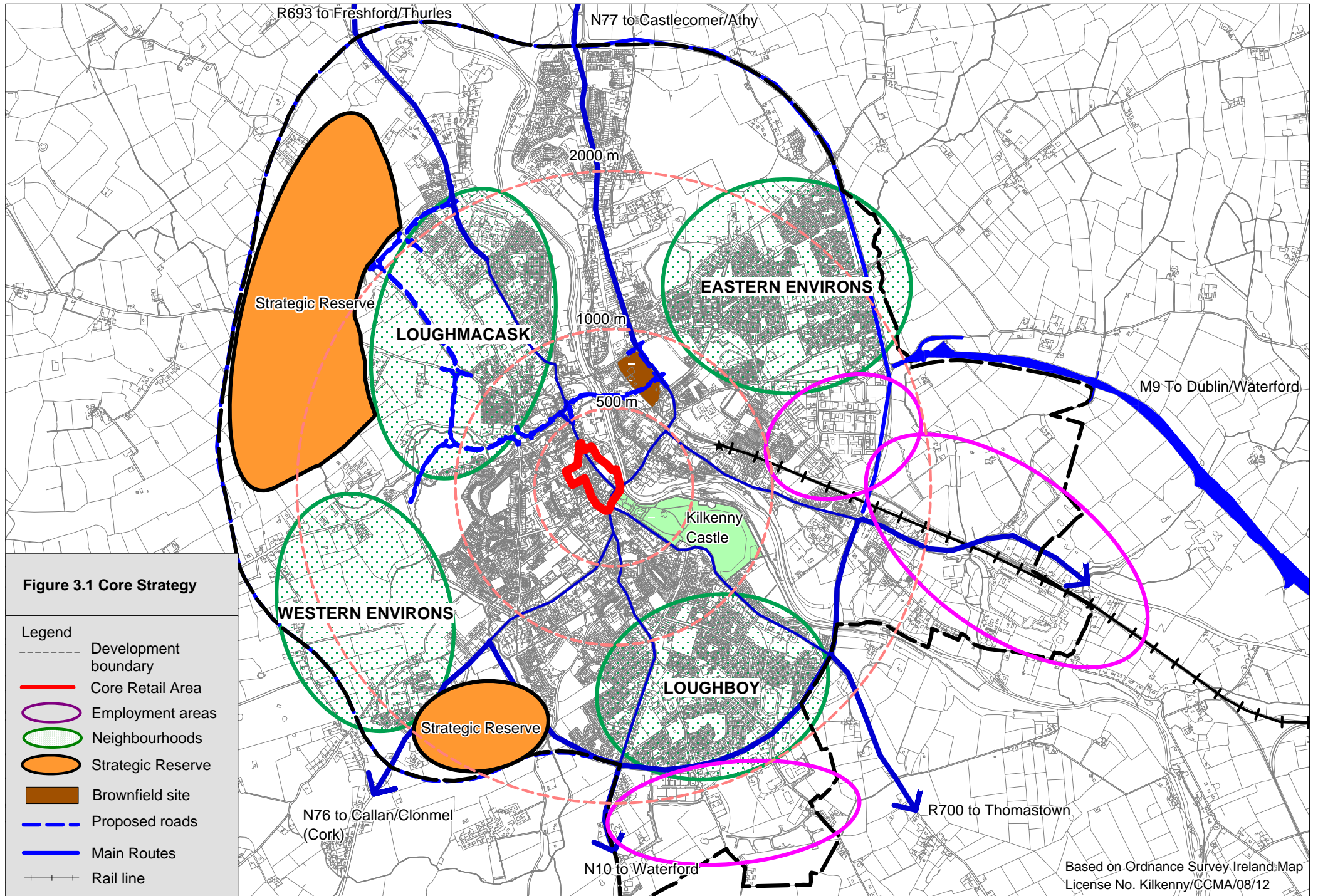
Areas of Strategic Reserve are included on the Core Strategy Map. These areas will provide for the long term expansion of the city, following substantial progress being made in the implementation of the Western Environs and Loughmacask areas. Local Area Plans, or appropriate planning framework documents will be prepared for the areas of Strategic Reserve as required in the longer term.

Replace Figure 3.1 with revised Figure 3.1.

Delete entire Section 3.5 Phasing and Section 3.5.1.1 Future Neighbourhood Development

Section 3.5 Retail Strategy Update

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



Chapter 4 Housing and Community Facilities

Section 4.2

Add the following:

A Housing Strategy has been prepared for the period 2008-2014 for both Kilkenny Borough and County Councils. This Strategy is incorporated into the Development Plan in Appendix A. *As part of Variation No.2 Core Strategy a review of the affordability indicators was conducted in 2011. This is included as appendix A1.*

The principal features to emerge from the analysis presented in this housing strategy are as follows:

- ~~• A total of 7,038 new households are expected to be formed in County Kilkenny during the period 2008 to 2014.~~
- ~~• The existing local authority waiting list is c.1,200.~~

The principal features to emerge from the analysis presented in the 2011 affordability review are as follows:

- *A total of 1,892 new households are planned for in County Kilkenny during the period 2010 to 2014.*
- *The existing local authority waiting list is c.2,798*

Delete the following:

~~The Councils will seek to meet the increased demand for social and affordable housing in a number of ways as a housing authority through,~~

- ~~— Affordable housing/joint venture schemes,~~
- ~~— the local authority's house building programme,~~
- ~~— the sale of sites scheme,~~
- ~~— the Voluntary Housing Sector and the Rental subsidy scheme,~~
- ~~— the capital assistance scheme,~~
- ~~— the disabled persons grant,~~
- ~~— the essential repairs grant and other measures, and~~
- ~~— the Homeless Forum initiative.~~

And replace with

The Councils will seek to meet the increased demand for social and affordable housing in a number of ways as a housing authority through,

- *Rental Accommodation scheme,*
- *Leasing initiatives*
- *Other schemes focusing on the private rented sector,*
- *the Voluntary Housing Sector*
- *Grant aid for the elderly and disabled,*
- *Incremental purchase scheme,*
- *Affordable housing/joint venture schemes,*
- *The local authorities housing building programme,*
- *The sale of sites scheme,*
- *The capital assistance scheme,*
- *The Homeless Action Team initiative.*

6Of the 1,200 on the waiting list, it is estimated that approximately 400 are on the list solely to secure rent supplement and openly state they do not wish to be considered for housing.

Chapter 7: Heritage

Section 7.11.1 Designated Natural Sites of International and National Importance.

Insert the following:

iii Special Protection Area (SPA)

SPAs have been and are being designated, under the EU Habitats Directive to protect birds which are rare, in danger of extinction or vulnerable to changes in habitat and which need protection. There is currently no SPA in Kilkenny but an SPA is being proposed for the River Nore, for kingfishers, site code 004233.

Add the following policy:

H62 Ensure that any plan or project which has the potential to directly, indirectly or cumulatively impact on a site protected under European legislation (SAC or SPA), is assessed in accordance with Article 6 of the Habitats Directive in order to avoid adverse impacts on the integrity and conservation objectives of the site. Any such plans or projects shall be referred to the National Parks and Wildlife Service. Potential threats to a designated site may arise from developments such as water abstraction, or discharges from wastewater treatment plants, surface water or surface water attenuation at locations which are geographically remote from the site, through hydrological links with the designated site (tributaries, streams, drainage ditches and drains).

Delete Table 7.1

~~Table 7.1: Designated Natural Heritage Sites of International and National Importance~~

Site	Site Code/Ref.	cSAC	pNHA
River Nore	002162	√	
Archersgrove	002051		√
Dunmore complex	001895		√
Lough Macask	001914		√
Newpark Marsh	00845		√

Replace with the following:

Table 7.1 Designated Natural Heritage Sites of National and International Importance.

Site	Site Code/Ref	cSAC	pNHA	pSPA
River Nore	002162	√		
River Nore	004233			√
Archersgrove	002051		√	
Dunmore Complex	001895		√	
Lough Macask	001914		√	
Newpark Marsh	00845		√	

cSAC: Candidate Special Area of Conservation

pNHA: proposed Natural Heritage Area

pSPA: proposed Special Protection Area

Chapter 8: Infrastructure & Environment

Section 8.1 Transport

Insert sub-heading on Kilkenny City Smarter Travel Plan

8.1.2 Kilkenny Smarter Travel Programme

*The Smarter Travel Programme has been developed around the principle of Kilkenny being a ‘**10 Minute City**’ and based on the ‘Share the Space’ philosophy. The Kilkenny Smarter Travel Programme has the following key objectives:*

- *To improve health and safety for residents and visitors to Kilkenny*
- *To improve the built and natural environment of Kilkenny*
- *To provide equality of access to services*
- *To improve the economy of the city*

The proposed Smarter Travel Measures comprise both physical measures and awareness/ marketing initiatives. These can be arranged into three broad groupings:

City-wide measures which affect the general community of Kilkenny such as:

- *City Centre Environmental Improvement Scheme*
- *City centre parking management*
- *Reinforcement of road hierarchy*
- *Cycle network; and*
- *City-wide travel awareness campaign.*

*Measures which affect specific **Population Groups** within the community:*

- *Accessible bus service supported by an appropriate marketing campaign for elderly people and people with disabilities and young families*
- *Safer routes to school programme – to include both physical improvement schemes, safety / awareness training and travel planning*
- *Employers Workplace Travel Plans*
- *Business Travel Networks.*

*Measures which are focused on **Local Areas** of the city:*

- *New pedestrian and cycle bridges over the River Nore – The **Quay Link** from John’s Quay to Bateman’s Quay and **the Bridge-way** improvement at Green’s Bridge*
- *New shared pedestrian and cycle path along the riverside - the Nore Linear Way incorporating the **River Boardwalk** linking to the **Bridge-way***
- *Personal Travel Planning focussed on residents living in the vicinity of the new bridge or its feeder cycle routes*

Progress to date:

Measures already undertaken through Smarter Travel programme include the construction of cycle lanes and pavement enhancements along the Dublin Road and John Street. Research into travel patterns is also being conducted by the Centre for Health Behaviour Research in Waterford Institute of Technology.

Section 8.3.4: Sustainability and Energy Efficiency in Buildings

IE24(a) *To require that planning applications demonstrate that due consideration has been given to the Technical Guidance Documents of the Building Regulations.*

Section 8.8.3 Flooding

Flooding is a natural phenomenon of the hydrological cycle. There are many factors that influence flood behaviour and the degrees of risk that it possesses. Like other natural processes, flooding cannot be completely eliminated, but its impacts can be minimised with proactive and environmentally sustainable management. The accepted national policy response to flood protection is now to manage the risk to life and property as sustainably as possible and to consider flood risk and its related impacts on development on a catchment basis, rather than on an individual location basis. This will facilitate sustainable development through the reduction of future flood damage, and hence reduce the associated potential economic and social costs.

~~The Office of Public Works (OPW) is charged at a national/central government level to monitor and address situations pertaining to flooding and is in the process of preparing comprehensive guidelines to enable Planners to contribute substantially to the management of flooding related issues in consultation with the Department of the Environment Heritage & Local Government and other relevant stakeholders. Initial draft guidelines "Flood Risk & Development – Suggested policy/Guidelines for inclusion in Development plans" have been published and are incorporated here. the lead agency for flood risk management in Ireland. The "Planning System and Flood Risk Management – Guidelines for Planning Authorities" were published in 2009 and these are incorporated here.~~

The Guidelines outline three key principles that should be adopted by regional authorities, local authorities, developers and their agents when considering flood risk. These are:

- *Avoid the risk, where possible,*
- *Substitute less vulnerable uses, where avoidance is not possible, and*
- *Mitigate and manage the risk, where avoidance and substitution are not possible*

Flood Management Strategy

The Council shall adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood risk. In accordance with the Guidelines, the avoidance of development in areas where flood risk has been identified shall be the primary response.

Proposals for mitigation and management of flood risk will only be considered where avoidance is not possible and where development can be clearly justified with the guidelines' Justification Test.

Avoidance of development in flood risk areas

Flood zones are geographical areas within which the likelihood of flooding is in a particular range and they are a key tool in flood risk management within the planning process as well as in flood warning and emergency planning. There are three types or levels of flood zones defined for the purposes of the guidelines:

- *Flood zone A – where the probability of flooding is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding) and where a wide range of receptors would be vulnerable;*
- *Flood zone B – where the probability of flooding is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding); and*
- *Flood zone C – where the probability of flooding is low (less than 0.1% or 1 in 1000 for both river and coastal flooding).*

For the purposes of Variation No. 1, a Strategic Flood Risk Assessment has been carried out. This did not categorise the county into Flood Zones, but has identified areas within which development

proposals shall be the subject of a site-specific Flood Risk Assessment. This FRA shall be appropriate to the type and scale of the development being proposed and shall be carried out in line with the Guidelines.

During the period of the last Plan the Flood Relief Scheme for the River Nore was completed. The River Breagh is liable to flooding upstream of the city. Works proposed in relation to the Western Environs Infrastructural Scheme will help to alleviate the existing flooding regime along the existing Circular Road but further work needs to be done in relation to the management of flood risk along the River Breagh

8.8.3.1 Development Assessment Criteria

~~Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas. Appropriately designed development, which is not sensitive to the effects of flooding may be permissible in flood plains provided it does not reduce the flood plain area or otherwise restrict flow across floodplains. (Examples of such development might include park areas, sports pitches, certain types of industry, warehousing, etc. designed to be flood resistant and/or insensitive). Such development should only be permitted provided it incorporates adequate measures to cope with the ever existent flood risk, e.g. adequate drainage systems, safety measures, emergency response facilities and/or warning and response systems and where it is considered that flooding would not result in significant hardship/financial loss or cost.~~

Where flood risk may be an issue for any proposed development, a flood risk assessment shall be carried out that is appropriate to the scale and nature of the development and the risks arising. This shall be undertaken in accordance with the DoEHLG Flood Risk Assessment Guidelines.

Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. e.g.:-

- Hard surface areas (car parks, etc.), should be constructed in permeable or semi-permeable materials,
- On site storm water ponds to store and/or attenuate additional runoff from the development should be provided,
- Soak-aways or french drains should be provided to increase infiltration and minimise additional runoff.

For developments adjacent to watercourses of a significant conveyance capacity any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/maintenance. A setback of 5m-10m is required depending on the width of the watercourse. Development consisting of construction of embankments, wide bridge piers, or similar structures will not normally be permitted in or across flood plains or river channels.

All new development must be designed and constructed to meet the following minimum flood design standards:-

- Where streams open drains or other watercourses are being culverted - the minimum permissible culvert diameter is 900mm. (Access should be provided for maintenance as appropriate.)

~~All significant developments impacting on flood risk areas will be required to provide a Flood Impact Assessment to accompany the planning application to identify potential loss of floodplain storage and proposals for the storage or attenuation of run/off discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment.~~

~~The precautionary principle (an absence of existing information on flooding in a given location should not be taken to assume an absence of flood risk) and the principle of proportionality (assessments undertaken should be appropriate in nature and scale to the development proposed) shall apply.~~

Policies

IE57 To prepare flood zone maps as part of the review of the Development or any Local Area Plans, as information becomes available.

IE58 Applications for development in lands identified on the SFRA maps, shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed, in line with the Guidelines.

IE59 For any development, where flood risk may be an issue, a flood risk assessment should be carried out that is appropriate to the scale and nature of the development and the risks arising. The applicant is primarily responsible in the first instance for assessing whether there is a flood risk issue and how it will be addressed in the development they propose.

IE60 Development that is vulnerable to flooding will not be permitted in an area identified as being at high (Flood Zone A) or moderate (Flood Zone B) flood risk (as set out in the Guidelines), unless the criteria as set out in the Justification Test are satisfied.

- ~~IE57 Ensure that development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.~~
- IE58 61 Ensure that development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff.
- ~~IE59 Require that new development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations.~~
- ~~IE60 Control development in the natural floodplains of all rivers and streams where such development may have a negative impact on flood control, access for channel maintenance or future flood control works or might contribute to environmental degradation were flooding to occur.~~
- ~~IE61 Restrict development, which is sensitive to the effects of flooding in flood prone or marginal areas unless adequate mitigation measures, which may involve the preparation of a Flood Impact Analysis, are proposed to the satisfaction of the Planning Authority.~~

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

IE74: In order to reduce the risk and limit the consequences of major industrial accidents, it is the policy of the Councils to consult with the Health and Safety Authority when assessing proposals for development **of**, in or near sites which area identified under the COMAH (Seveso II) Directive.

Chapter 9 General Location and Pattern of Development and Land Use zoning Objectives

9.1 Introduction

Insert *Smarter Travel and Flood Risk Assessment* in section 9.1 in the criteria for zoning policy as follows:

The criteria for zoning policy are:

- National/Regional/Local Policy Context. (i.e. the NSS, Regional Planning Guidelines, PLUTS, etc.)
- Core Strategy outlined in Chapter 3
- Assessment of need for housing
- Water, drainage and road infrastructure (existing and planned)
- *Kilkenny City Smarter Travel Plan*
- Supporting infrastructure. (social, community, commercial, existing and planned)
- Physical suitability
- Environmental policy (ground and surface water quality, flooding, etc.)
- Heritage policy
- *Flood Risk assessment*
- Sequential approach

9.2 Development Strategy

The development Core strategy for the City & Environs has been outlined in Chapter 3 of this Development Plan.

~~During the period of the last plan a Local Area Plan was adopted for the Western Environs Area of the City which zoned 114 hectares of land for development of residential neighbourhoods, community and employment uses. Development has commenced in this area on the basis of the existing services and some 76 housing units have been completed. A further 464 units are granted planning permission. The Compulsory Purchase Order necessary to deliver infrastructure to release the remaining lands for development is awaiting confirmation with the completion of the scheme expected by the end of 2008.~~

A local Area Plan was prepared for the Western Environs Area of the City in 2004 and this was incorporated into the 2008 City and Environs Plan. Development in this area has commenced and a Compulsory Purchase Order for the development of necessary infrastructure has been confirmed.

The Local Authorities have prepared a Local Area Plan for Loughmacask. The Loughmacask Plan is structured in such a way to allow acceptable servicing proposals to come forward which will remove the existing deficiencies in the area.

In order to allow for choice in terms of location, design and character and to avoid over reliance on any particular area of expansion of the city the Local Authorities strategy is to allow the development of both Loughmacask and the Western Environs areas in tandem into the future.

~~The population projections indicate a demand for housing to satisfy a housing need for an extra 3,128 people between 2008 and 2014. Taking an average occupancy of 2.5 people this equates to 1,251 households. Applying a density of 24 units per hectare (10 units per acre), 52 hectares would be required. Applying an average density of 30 units per hectare (12 units per acre) there is a requirement of 41 hectares.~~

~~The Western Environs LAP contains 94 hectares of uncommitted residentially zoned land. The Loughmacask LAP contains 71 hectares of land which is likely to be released in the immediate future.~~

~~In addition, there are available residential lands within the Borough Council's administrative area at Robertshill and through other brown field sites.~~

~~Under this strategy there will be in excess of 166 hectares of land zoned and available for development within the plan period.~~

There is a further 242 hectares of land within the plan's development boundary which are at present zoned for agriculture and which can be used into the future for further development of the City & Environs.

Delete Section 9.2.4 Phasing of Development in its entirety

9.2.4 Phasing of Development

~~Due to the existence of large undeveloped areas of land within the Development Boundary, the Planning Authority will continue to control the phasing of development as necessary through the preparation of Local Area Plans as the need arises.~~

Amendment to phasing of development in the Western Environs Local Area Plan

The development of blocks A, B, C, F, G, K and N within the Western Environs LAP will not be dependent on the completion of one of the blocks H, J or L.

9.3 Zoning Objectives

Amend the zoning objective "Community Facilities" as follows:

9.3.7 Community Facilities

Objective: To protect, provide and improve community facilities.

Permitted Uses: *First second and third level Educational facilities, incubator businesses linked to established third level facilities, religious and cultural facilities, public buildings, schools, churches, hospitals, convents, community centres and halls, school playing fields, colleges, orphanages, hostels, halting sites, cemeteries, libraries, public service installations and nursing homes.*

Chapter 10 Requirements for New Development

10.4 Apartments

Table 10.1 Minimum apartment sizes

Apartment type	Minimum floor area
Two bedrooms	65 sqm 73 sqm

Core Strategy Table

	Core Strategy Population Allocation from RPGs (2010 to 2016)	Housing land requirement (ha)	Existing Zoning (ha)	Proposed Zoning (ha)	Housing Yield (Residential Lands - units) ⁷	Housing Yield (Other Lands - units) ⁸	Shortfall/Excess (ha)
Hub Town – Kilkenny	1,800	48	187	52.48	1049		4.48
• Infill/brownfield areas				14.1	282		
• Expansion areas in Local Area Plans				38.3	766		

⁷ An average density of 20 units per hectare has been applied.

⁸ An analysis of each site zoned for mixed use has been conducted, examining whether it is likely that a significant number of residential units will be developed during the plan period. This analysis found that none of the sites were likely to undergo significant residential development during this period, therefore no units have been allocated here.