



# KILKENNY

**THE BEST OF IRELAND**

**Abbey Quarter Council Presentation  
Monday 18<sup>th</sup> September 2023**



where medieval meets modern

## Brief Chronology

2012 decision to purchase

2015 Masterplan made

2015 Variation to City Development Plan - high level goals & incorporating Masterplan

2018 Urban Design Code – fleshing out the vision

JV Partnership formed

KCC and ISIF

KCC brings land as equity and ISIF bring loan funding.

60% of original plan area remaining in public ownership.

URDF funding

European Regional Development Fund

Active Travel Funding for related accessibility projects

Failte Ireland funding for related projects.

**Delivery so Far**

Linear Park along River edge

Skate Park

Brewhouse Building complete and fully let.

Tea Houses refurbished

Temporary car park as a meanwhile use.

New Library under construction and nearing completion,

Conservation Plan- adopted – City Wall,

Planning Decision for Plot 7 awaited from An Bord Pleanala

**Commencing soon:**

Urban Street & Urban Park.



Tea House



Skate Park

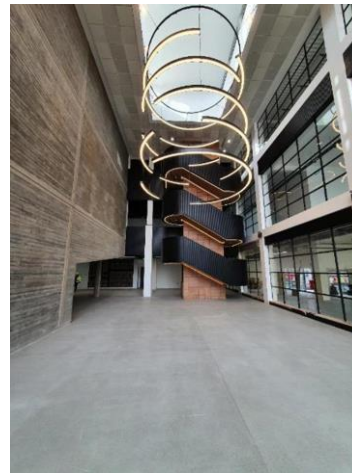


Linear Park

*Kilkenny*



Brewhouse



Brewhouse Atrium



Linear Park



Mayfair Library

## Projects to Date

## What has happened since 2015 ?

- **National Planning Framework in 2018**  
Overarching framework for Ireland's growth and development up to 2040
- **National Development Plan (2018)**  
It introduced new funding mechanisms through the **Urban Regeneration and Development Fund (URDF)**. KCC have availed of €xxm to date
- **Building Heights Guidelines** introduced in 2018 encourage the provision of increased building heights in appropriate urban locations.
- The **Climate Action Plan (2021)**  
Whole-of-Government plan for Ireland achieve a 51% reduction in overall greenhouse gas emissions by 2030 and net-zero emissions by 2050.
- The **Town Centre First Policy (2022)**  
Make town centres as attractive and functional locations in which people can live, work and visit.
- **Land Development Agency**  
Remit to deliver housing on public lands

# What has happened since 2015 ?



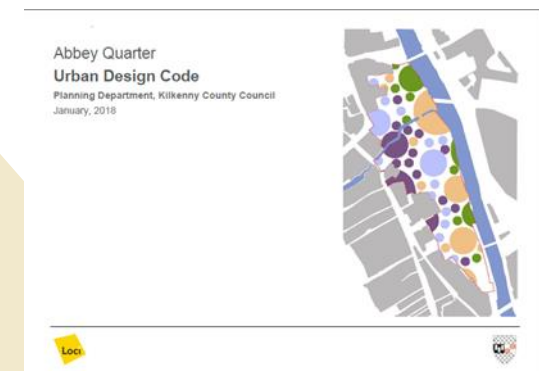
- **Regional Spatial and Economic Strategy for the Southern Region (2020)**  
Kilkenny recognised as a Key Town for the region, and seeks to strengthen the role of Kilkenny City as an economic driver for the region.
- **Housing for All 2021**  
Government's ambitious plan for housing delivery up to 2030. It sets a target to deliver 33,000 new homes per annum
- **Kilkenny City and County Development Plan 2021-2027**  
Implement National Policy at local level particularly in relation to compact growth and town centre first.
- **Kilkenny Climate Action Plan nearing Draft Stage**  
Currently in Draft stage (Draft Pan Oct '23)
- **Kilkenny city Sustainable Urban Mobility Plan (SUMP)**  
Sustainable Transport policies being developed. Finalised 2024

# Masterplan Area Extension & Review

Original Masterplan adopted 2015

Urban Design Code adopted 2018

Land use mix, short medium and long-term areas for phasing  
Sequence of development set out



Recognized further design development needed.

Vicar Street/Greens Bridge St

Develop the most appropriate Urban Design response.

Have cognisance of Government Policy on :

- Housing
- Town Centre First
- Climate Change and review:
- Phasing of development to-date,
- Accessibility to/from the area
- Commercial viability of the site

Extract from Section 5.2.3 of Masterplan - Final Masterplan Design



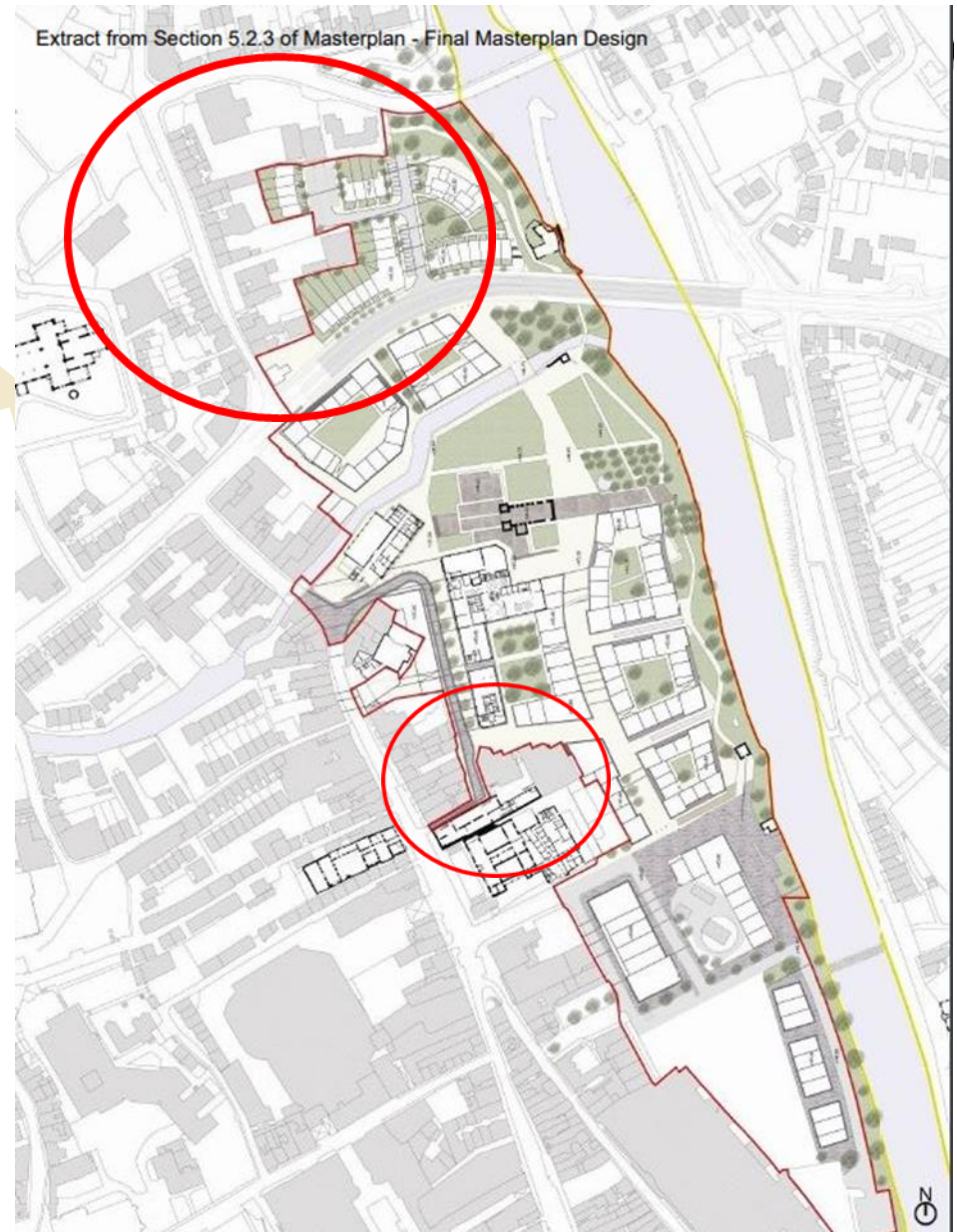


## The Brief

Extend the Plan Area to include:

- Area bounded by Vicar St/Green Bridge St
- Engineers block,
- Review the phasing
- Extend the principles of the Urban Design Code,
- Advise on housing delivery,
- Review the height restrictions, (Tall buildings)
- Climate Action Adaptation/Mitigation
- Advise on the mix of uses already set out,
- Advise on the accessibility to/from the area

All in the context of new and revised policy since 2015



## Commenced Nov. 2022

### Public Consultation

- Online questionnaire – 274 responses  
60% of participants felt the 2015 vision was still relevant.
- 18<sup>th</sup> January 2023 an online public consultation event - 52 participants
- Briefing of members March 2023
- Draft Masterplan Guide on public display from Friday June 2nd to Friday June 30th June,
- 20<sup>th</sup> and 21<sup>st</sup> of June 2023 offline and online public consultation sessions
- Online briefing session with KCC members 20<sup>th</sup> June

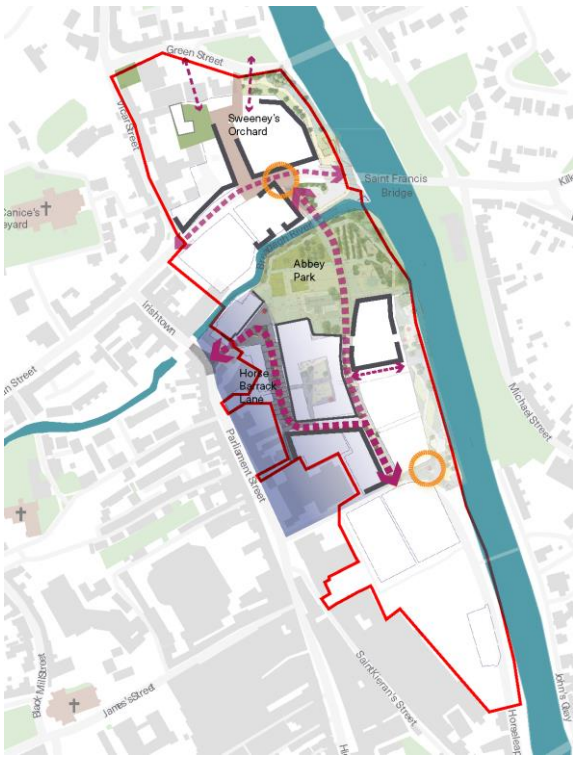


## Summary of Guide Document Provisions.

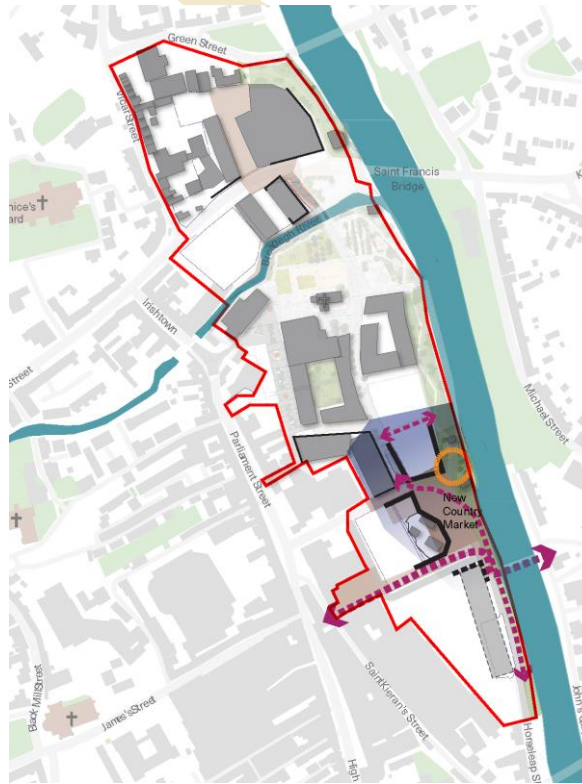
Document to be used in conjunction with  
2015 Masterplan and 2018  
Urban Design Guide.

Where conflict arises the Masterplan Guide will take precedence

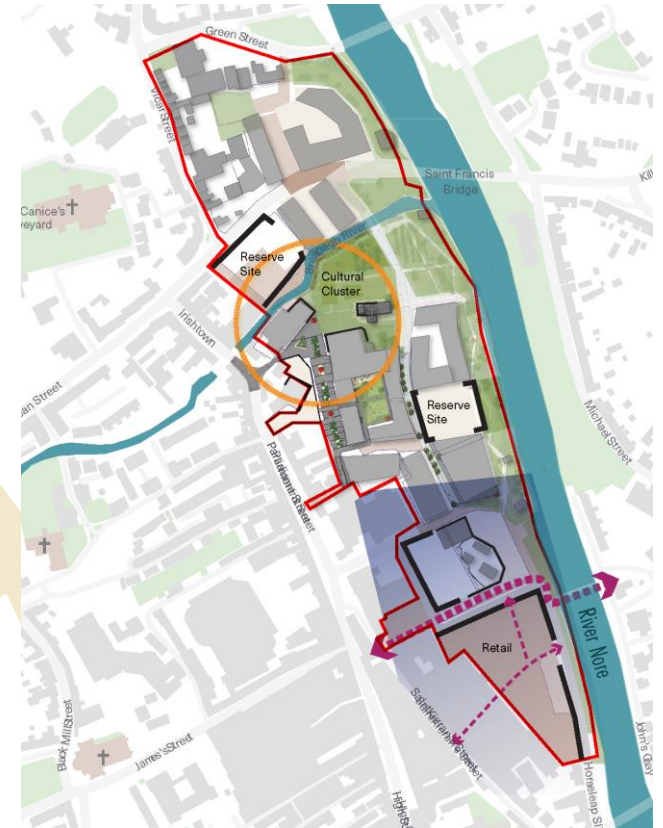
- Builds on good work already carried out,
- Prioritises Housing delivery on Sweeny's Orchard
- Supports a more flexible application of the UD Code design guidance- allow best practice placemaking in line with the overall vision
- Identifies key frontages, nodes and gathering spaces for targetted active frontages,
- Focused 'nodal points' to help people navigate;
- Support the Medieval City with a different, complimentary, form of development; larger floorplates, flexible internal layouts, controlled environments,
- Set the stage for Kilkenny City to become a National leader in decarbonisation, low emissions, sustainable town-centre living,
- Linking in to Kilkenny City as a Decarbonisation Zone under the Climate Action Plan



Immediate phase



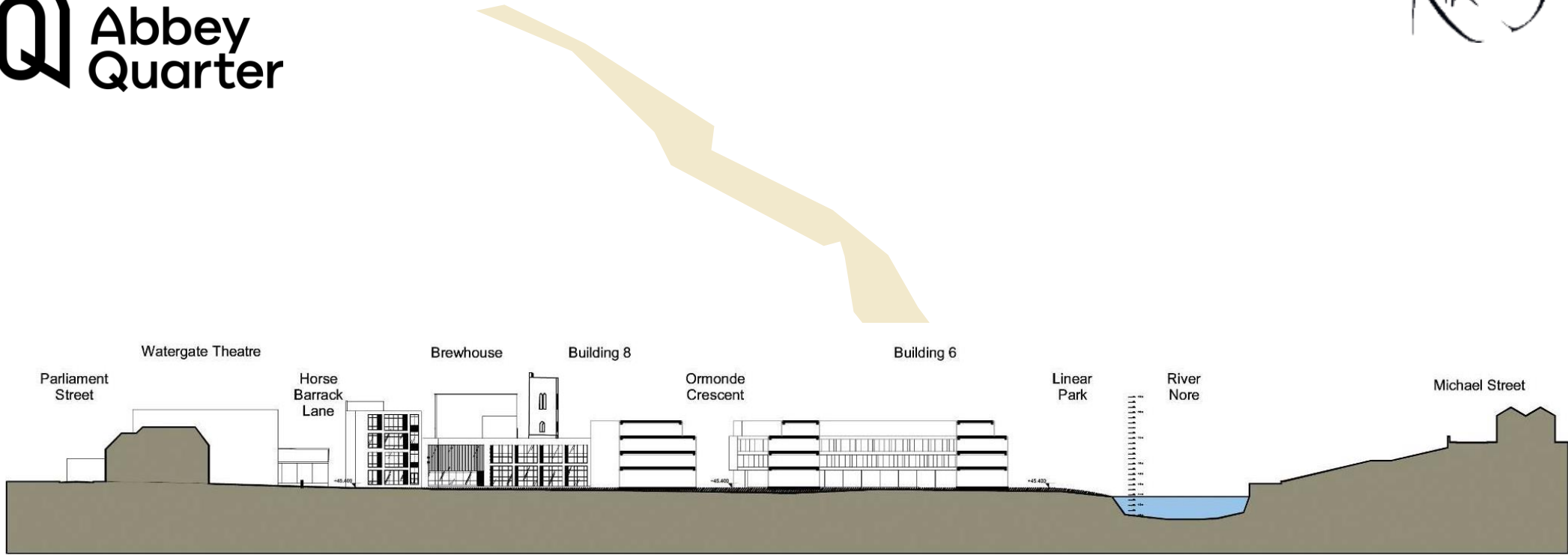
Medium phase



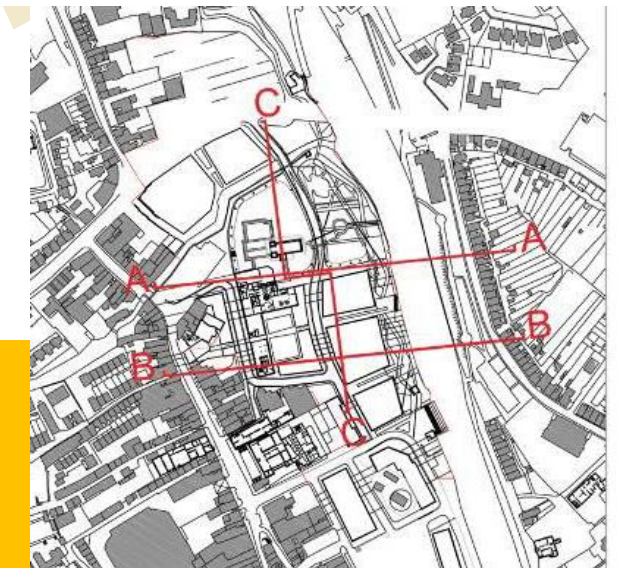
Mature phase

## Main Issues

- Housing on Sweeney's Orchard- priority
- A new Street linking Greens Bridge St & St Francis Abbey Bridge
- Parking to be provided on Sweeneys Orchard – of the order of 200 spaces  
(All subject to detailed design and Separate consent process)
- Urban Design solutions to be advanced for both ends of Vicar Street
- ( 30-35)% of overall development for housing to be maintained.
- Building Heights of 4/5 as a baseline, whilst maintaining a non-linear roof profile over long blocks



SECTION BB - SCALE 1/1000



### **Chief Executives Report on Draft Masterplan Guide**

- A total of 18 submissions received:
- No significant Changes to Draft Masterplan Guide document.

**Recommendation is to approve Guidance document and commence process to incorporate into City & County Development Plan 2021- 2027**

**Thank You**