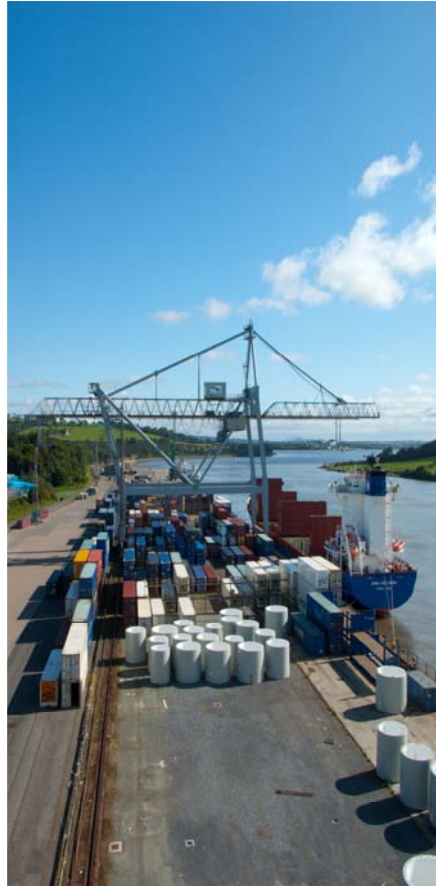


Kilkenny County Council

Appendices to Submission to

Waterford Boundary Committee



22nd January 2016

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1 Background Documentation already presented to the Waterford Boundary Committee

Community Development

- Kilkeny LECP Draft Economic Plan
- Kilkeny LECP Draft Economic Actions
- Kilkeny LECP Draft Community Actions

Economic Development

- Kilkeny Local Service Delivery Plan 2015 Progress Update at September 2015
- Kilkeny Local Enterprise Office Strategic Plan 2015
- Kilkeny LEO - A3 poster

Emergency Services

- Kilkeny County Council Flood Emergency Response Plan - Issue 1.2 Final
- Kilkeny County Council - Major Emergency Plan
- Kilkeny County Council Major Emergency Plan - Appendices A-D
- Kilkeny Fire Rescue Service Section 26 Plan 2014

Environment

- Waste Management Plan – Southern Region 2015-2021

Finance

- Kilkeny County Council - Adopted Capital Budget 2015-2017
- Kilkeny County Council - AFS 2014
- Kilkeny County Council - Budget 2015
- Kilkeny County Council LPT Income 2015 Figures

Mapping and Statistics

- Kilkeny Waterford Boundary
- Population Breakdown By Municipal District Kilkeny
- Population Analysis Piltown
- Zoning Map Ferrybank Belview Waterford City

Organisational Structure

- Councillors Contact Details 2014-2019
- Elected Members of Municipal District of Piltown

Planning

- Ferrybank-Belview LAP 2009
- Amendment 1 Ferrybank Belview LAP
- Ferrybank Belview LAP - Amendment 1 Zoning Map
- Kilkeny County Council - Adopted County Development Plan
- Kilkeny County Council - County Development Plan - Appendices
- Regional Planning Guidelines for the South-East Region 2010-2022

2 Demographic and economic profile of County Kilkenny

2.1 Kilkenny Area Profile

County Kilkenny is a medium-sized inland county located in south Leinster, covering 2,062 square kilometres. County Kilkenny is part of the newly configured Southern Region and is strategically located within the southern half of the country.

The county has direct access to the Irish Sea, through Belview Port on the River Suir and through New Ross on the River Barrow.

The main urban centre is Kilkenny City. The next largest urban areas in the County are Ferrybank, adjacent to Waterford City, and the district towns of Callan, Castlecomer, Graiguenamanagh and Thomastown.



Figure A1: County Kilkenny locational context

The River Nore runs through Kilkenny City and bisects the county on a north-south axis. The Rivers Barrow and Suir are natural boundaries to the east and to the south of the county, respectively.

2.2 Population

Census 2011 records the population of County Kilkenny as 95,419 which is an increase of 7,861 over the population recorded in 2006. This is a 8.9% population increase for the county over the period. The average for the state over this period was an increase of 8.2%.

Kilkenny City recorded a population of 24,423 in 2011 which is an increase 2,244 (10.1%) over the population recorded in 2006.

Table 2.1 Recorded population 1996 - 2011

	1996	2002	2006	2011
Kilkenny County	75,336	80,399	87,558	95,419
Kilkenny City	18,696	20,735	22,179	24,423

2.2.1 Population trends

Census 2011 shows that the country continued to undergo strong population growth, with an 8.2% increase in the population of the State from 2006. The State has shown population growth since 1996 with increases in the region of 8%, 8.2 % and 8.2% in each of the last 3 five year inter - censal periods, respectively. Kilkenny County has reflected this trend also with growth rates of 6.7%, 8.9% and 9% within the last 3 inter-censal periods.

Migration into the state has fallen from the high levels between 2002 and 2006 when it averaged 45,000 per annum to about 25,000 p.a. between 2006 and 2011. While this is a large fall in the number of immigrants the increase in immigrants over the period is still significant given the economic downturn since 2007. Kilkenny has reflected this trend also with net migration of 3,895 (49% of total population increase) into the county between 2006 and 2011. The corresponding figure for 2002 to 2006 was 4,986 (69% of total population increase)¹.

2.2.2 Population Change for the County

The major focus for expansion in population has been in the Environs of Kilkenny City and the Ferrybank area (Environs of Waterford City within County Kilkenny). An increase of 2,244 persons was recorded in the Environs of Kilkenny City in the period 2006 to 2011 while the Ferrybank area recorded an increase of 1,322 persons over the same period. Those two areas combined accounted for 44% of the total population increase within the County. It is also significant to note that the Ferrybank area has consolidated itself as the second largest urban area within the County after Kilkenny City. Its population has increased by 123% since 2002, see Table 3.2.

Table 2.2 Recorded population Ferrybank 2002 - 2011

	2002	2006	2011
Ferrybank	2,142	3,465	4,787

Figure A2 shows the population change across all Electoral Divisions (EDs) in the county between 2006 and 2011. There are 113 Electoral Divisions in the county and of these 12 experienced a decrease in population.

¹ Census of population 2011

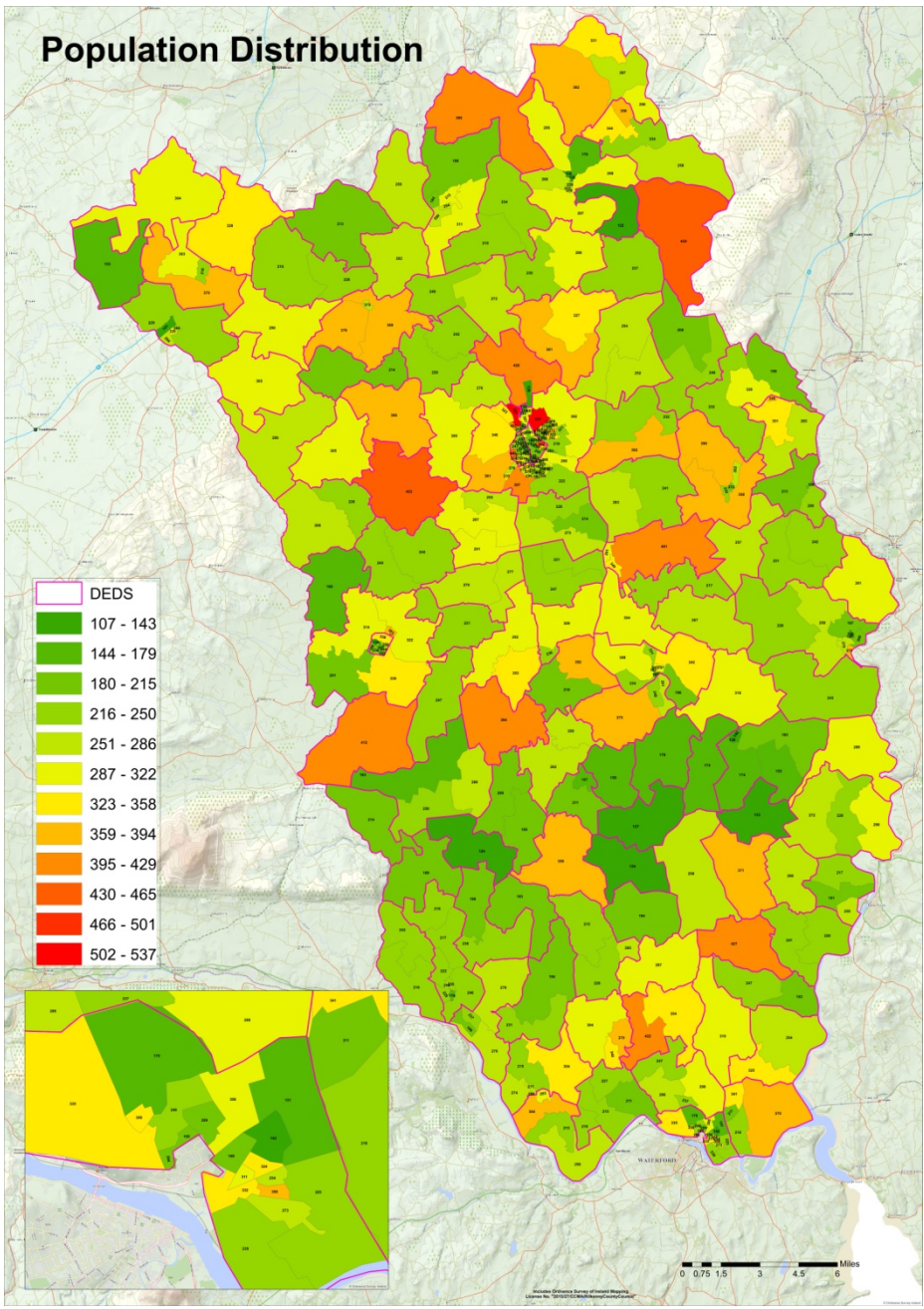


Figure A2: Population change across all Electoral Divisions

Source: Census of population: 2006 - 2011

2.3 Household size

In 2002 the average household size within County Kilkenny was 3.3. In 2006 the average household size decreased to 2.88. The 2011 Census records an average of 2.8 people per household throughout the county (the state average is 2.7). This shows a continuing trend towards the formation of smaller households.

If we examine the urban areas of the County, a similar trend exists but the occupancy rate is lower. For Kilkenny City and the Ferrybank area the average household size is 2.57.

This shows a trend towards smaller households in both rural and urban areas of the county.

2.4 Age Dependency /Vibrancy

Age dependency is the number of those within the age cohorts of children 14 years or under and adults 65 years and older, as a proportion of the total working population.

As a proportion of the population, over 65's are growing faster than any other group and are expected to double in numbers by 2040² (Action Plan for Jobs, 2014:130). It has been determined (by Haase and Pratschke, 2012) that counting those who are dependent as an indicator of Labour Market Situation is important.

In County Kilkenny the rate of dependency recorded in 2011 was 34.5%, an increase of 4.6% since 2006. In Ireland as a whole dependency has increased by 5.1%. The age dependency rate allows us to make provision for the future of the country's population in relation to areas such as healthcare, housing and welfare. There also has been an increase in births since the onset of the downturn and similar to the rest of Europe, Ireland has a rising population of people over 65. This means that Kilkenny, similar to many other counties will have to plan for a future ageing population.

Local Authority Area	Age Dep Rate 1991 %	Age Dep Rate 1996 %	Age Dep Rate 2002 %	Age Dep Rate 2006 %	Age Dep Rate 2011 %	% Change 2006 - 2011
Kilkenny	39.9	37.0	34.2	32.9	34.5	4.6

Source: Kilkenny Local Economic and Community Plan 2015 – 2020 adopted 21st Dec 2015.

² Government of Ireland, *Action Plan for Jobs*, 2014

2.5 Deprivation

In simple terms, the Pobal HP Deprivation Index (Haase and Pratschke, 2012), is a method of measuring the relative affluence or disadvantage of a particular geographical area using data compiled from various censuses. A scoring is given to the area based on a national average of zero and ranging from approximately -35 (being the most disadvantaged) to +35 (being the most affluent). In addition to this, percentage data for the area is given under the following categories: - Population Change - Age Dependency Ratio - Lone Parent Ratio - Primary Education Only - Third Level Education - Unemployment Rate (male and female) - Proportion living in Local Authority Rented Housing

Table 2.4: HP Deprivation Index

Local Authority Area	Absolute HP Index Score 2006	Absolute HP Index Score 2011	Change in Absolute HP Index Score 2006 - 2011	Relative HP Index Score 2006	Relative Index Score 2011	Change in Relative HP Index Score 2006 - 2011
Kilkenny	- .48	- 7.99	- 7.50	- .48	- 1.01	- .52

The relative index scoring focuses particularly on the previous two censuses, enabling easy comparison of data between 2006 and 2011. This index is of particular significance given the economic changes that have occurred nationally during this period.

Pobal Maps provide a visual representation of the data which is crucial in terms of highlighting pockets of relative disadvantage, especially to small area level, and is a valuable resource in targeting and tackling disadvantage. This level of detail can be viewed in Appendix I. The following table highlights the electoral areas within County Kilkenny which have the highest deprivation ratings taken from the Pobal HP Deprivation Index 2011.

Table 2.5: Deprivation in order of need in County Kilkenny (2011)

1	Urlingford	-12.1%
2	Ferrybank	-11.2%
3	Freshford	-9.6%
4	Graigenamanagh	-9.4%
5	Clogh	-9%
6	Castlecomer	-7.69%
7	Callan Urban	-7.16%
8	Kilkenny Urban 1	-4.73
9	Kilkenny Urban 2	-0.9%

Ireland as a whole has seen a decline in the Absolute HP Index Score by 6.6 points³. By comparison, Dublin City has declined by 3.8 points, Cork City by 4.1 points, Limerick City by 6.2, Galway City by 4.9 and Waterford City by 5.8 points. County Kilkenny declined by 7.5 which was higher than the national average. Overall, the recessionary period lowered all areas of the country, but the cities have declined less than the rest of the country.

2.6 Unemployment

The unemployment rate for County Kilkenny in 2011 was 19.4%, compared with a national average rate of 19%. The unemployment rate for the county has been running at approximately 1 percentage point above the national rate over the course of the last 10 years.

Unemployment rates in individual Electoral Divisions (EDs) in the county reach levels well above those prevailing county-wide, and are highest in Urlingford (38.5% male, 26.3% female), followed by Graiguenamanagh (36% male, 18.8% female), Johnstown (29.6% male, 23.3% female), Clogh (31.7% male, 20.5% female) and Moneenroe (32.4% male, 19.6% female), all of which relate to small town areas.

Male unemployment in Kilkenny experienced an almost threefold increase, from 8.0% in 2006 to 23.2% in 2011. Female unemployment in Kilkenny experienced a twofold increase, reaching 14.7% in 2011 over the same period. The unemployment rate of males in Kilkenny can be seen as following the trends of the downturn in Ireland's construction economy in 2008.

Table 2.6 Male Unemployment

Local Authority Area	Male Unemployed 1991 -%	Male Unemployed 1996- %	Male Unemployed 2002- %	Male Unemployed 2006 -%	Male Unemployed 2011-%	% Change Male 2006-2011
Kilkenny	16.3	14.5	8.2	8.0	23.2	190.7

Male Unemployment Rate (www.Pobal.ie)

When looking at the female unemployment rate the patterns appear to follow Ireland's economic boom and recession. However, the % of unemployed females remains at a much lower baseline rate with 14.75 being the highest rate of female unemployment in Kilkenny.

Table 2.7 Female Unemployment

Local Authority Area	Female Unemployed 1991 %	Female Unemployed 1996 %	Female Unemployed 2002 %	Female Unemployed 2006 %	Female Unemployed 2011 %	% Change Female 2006-2011
Kilkenny	12.2	10.9	6.8	6.8	14.7	114.5

Female Unemployment Rate (www.pobal.ie)

³ The 2011 Pobal HP Deprivation Index for Small Areas (SA), Table 2

This relatively high unemployment rate highlights the severe adverse impact that the economic recession has had on the county. The unemployment rate has reduced significantly since 2011 in line with the downward trend in the Live Register numbers in County Kilkenny over the last four years.

2.6.1 The Live Register

The Live Register is compiled from returns made directly to the CSO by each of the local offices of the Department of Social Protection. However, it provides an invaluable short-term and up-to-date indicator of unemployment and under-employment.

In August 2010, there were approximately 5,216 men and 2,702 women on the County Kilkenny Live Register giving a total of 7,918 people. As of November 2014 there were a total of 6,064 people on the Live Register.

Table 2.8: Live Register Figures November 2014

Kilkenny City Social Welfare Office	4,888
Thomastown Social Welfare Office	1,176
Total	6,064

Table 2.9: Young People under 25 unemployed living in disadvantaged areas

Kilkenny (under unemployed) as of Jan 2012 - Airo	County 25	Total	Total all registers KK	live	Under 25 as a % of total unemployed
KK City – under 25 unemployed		256	1,685		15.2 %
Urban 1		163	1007		16.2%
Urban 2		93	678		14%
Rural KK		287	2533		11%
Callan		69	465		14.8%
Callan Urban		44	298		15%
Callan Rural		25	167		14.9%
Thomastown		41	363		11.3%
Ferrybank environs: i.e. Kilculiheen DED		84	814		10.3%
Urlingford		34	191		17.8%
Castlecomer/Donaguile		60	368		16.3%
Clogh		33	193		17%
Moneenroe		34	195		17.4%
Ballyragget		27	191		14.1%
Piltown		41	291		14.0%
Graiguenamanagh		30	275		10.9%

Source: Kilkenny LECP, Created by CKLP using Pobal HP Deprivation Index and Pobal Maps with overall data.

2.7 Labour Force

There were 37,273 workers enumerated in County Kilkenny in 2011, of which 9,054 worked outside the area. The daytime working population (resident and non-resident) of Kilkenny was 27,485 (CSO, 2011).

The proportion of the labour force employed in building and construction in County Kilkenny (5.7%) is now lower than in the State (6.4%). The main occupation sectors in County Kilkenny in 2011 were professional services (24.5%) and commerce and trade (23.8%). The manufacturing sector remained an important sector in the county, accounting for 12.2% of the labour force, higher than the comparative figure for the State (at 9.3%).

While the percentage of the labour force in agriculture, forestry and fishing (8.2%) in County Kilkenny also fell (by 7.3%) between 2006 and 2011, the proportion of the labour force accounted for by this sector is still almost twice the national average, reflecting the importance of these sectors to the rural areas of County Kilkenny.

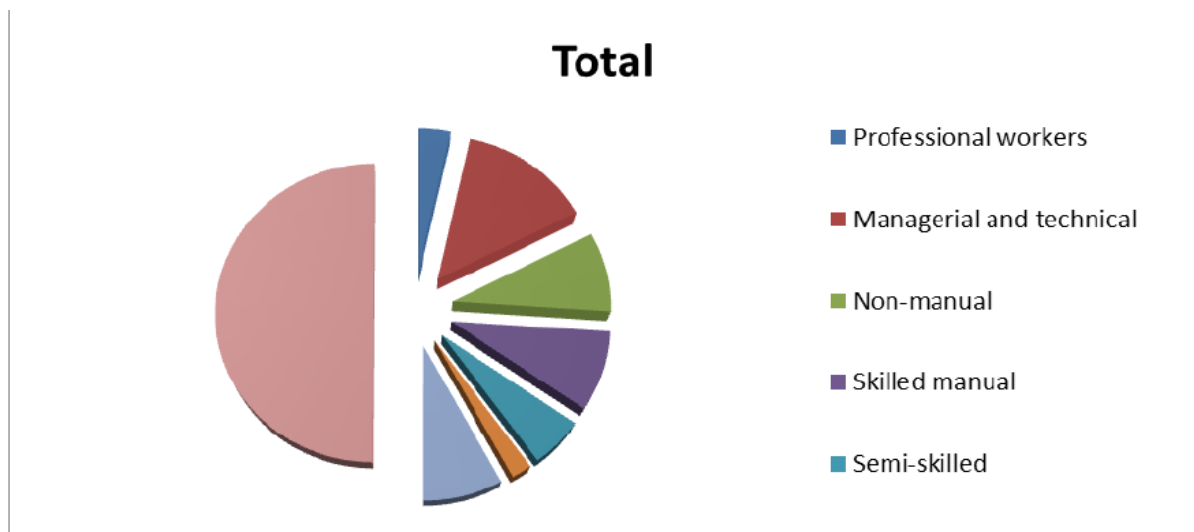


Figure A3: Social Class

Source: Census of Population 2011

In Kilkenny, the proportion of workers in the professional classes (34.9%) and the proportion in the lower skilled professions (17.6%) mark a class composition almost identical to the national average. Unskilled workers and semi-skilled workers typically have skills that are associated with the building and construction sector.

At a local level within Kilkenny County Bramblestown had the highest proportion of professionals (56.0% professionals, 8.0% semi- and unskilled manual classes), and Callan Urban (22.0% professionals, 26.1% manual classes) and Urlingford (17.7% professionals, 24.5% manual classes) had the lowest.⁴

2.8 Education

2.8.1 Primary Education Only

In Kilkenny County there have been decreases in the numbers of students who are leaving school with just a primary level education. This decrease has been due to a number of factors, some of which are driven at a national policy level, e.g. where the age for leaving school increased to 16 and other local initiatives in Kilkenny, i.e. focused through programmes such as the School Liaison, Youth reach, NALA, and the ETB's.

Table 2.10: Education levels

Local Authority Area	Low Education 1991 %	Low Education 1996 %	Low Education 2002 %	Low Education 2006 %	Low Education 2011 %	% Change 2006-2011
Kilkenny	35.7	28.7	22.0	18.4	15.1	-17.9
Nationally 15 years and over				12.66%		

However, despite the improvement at county level, there remain several rural EDs where considerable parts of the adult population have primary education only. Examples include Freshford (26.8%), Goresbridge (25.6%), and Graiguenamanagh (25.2%).⁵

2.8.2 Third Level Education

According to *Census 2011* statistics for Kilkenny, for those aged 15 years and over, whose full-time education had ceased, 15.1% were educated to at most, primary level only; a further 58.1% attained second level, while 26.8% were educated to third level.

There has been a continuous improvement in the level of education amongst the adult population over the past 20 years throughout Ireland. In 1991, 36.7% of the adult

⁴https://www.pobal.ie/Publications/Documents/Pobal%20HP%20Deprivation%20Index_Inter_temporal%20Analysis%20of%20Small%20Area%20Deprivation%20Scores%202006%20-%20e2%80%93%202011.ppt

⁵https://www.pobal.ie/Publications/Documents/Pobal HP Deprivation Index_Inter_temporal Analysis of Small Area Deprivation Scores 2006 202011.ppt

population had primary level only. This had dropped to half that level (18.9%) in 2006 and even further (16%) in 2011. Between 2006 and 2011 the adult population with primary level only decreased by 2.9 percentage points. The rate for County Kilkenny has fallen from 35.7% in 1991 to 18.4% in 2006, and 15.1% in 2011.

Table 2.11 outlines the highest education attainment for males and females in County Kilkenny.

Table 2.11: Highest education attainment males and females aged 15+						
	Primary (Incl. no formal education)	Lower Secondary	Upper Secondary	Third Level- Non-Degree	Third Level Degree or Higher	Not stated
Males	5,186	6,854	5,801	7,222	5,320	1,061
Females	4,010	5,337	6,987	6,232	5,431	1,168
Total Persons	9,196	12,191	12,778	13,454	10,751	2,229

Source: CSO Census of Population 2011

2.9 Lone Parents

There are 3,782 lone parent households in Kilkenny; 84% lone mothers, 16% lone fathers. One-parent families make up 11% of all households in Kilkenny. The steady rise in Lone Parents is a cause for concern in the profile of county Kilkenny and requires prioritisation.

Table 2.12: Lone Parents						
Local Authority Area	Lone Parent Rate 1991 %	Lone Parent Rate 1996 %	Lone Parent Rate 2002 %	Lone Parent Rate 2006 %	Lone Parent Rate 2011 %	% Change 2006-2011
Kilkenny	8.3	10.4	13.0	16.9	17.8	5.5

2.10 Housing

County Kilkenny has seen a marginal decline in the proportion of local authority housing, albeit from a lower base (7.7% to 7.1%). The highest concentrations of local authority housing are found in Kilkenny No. 1 Urban (17.1%) and Kilmery (14.1%), but these are still low levels compared to those found in most larger towns and cities. According to the Kilkenny LA Estate Management Plan 2015-2020, the Council is responsible for the management of just under 2,200 tenancies⁶.

⁶ [Kilkenny LA Estate Management Plan 2015-2020](#)

2.10.1 Homelessness

Between 01/10/2013 and 04/02/2014 there were 45 homeless/potentially homeless presentations with this figure almost tripling to 133 for the period 01/10/2014 – 04/02/2015.

In the period 01/01/2014 – 01/05/2014 there were 78 homeless/potentially homeless presentations while this figure more than doubled to 167 for the period 01/01/2015 – 01/05/2015.

In 2014 'Amber', Kilkenny Women's Refuge, accommodated 9 women and 4 children as a direct result of homelessness. Amber accommodated a further 16 women and 14 children who were admitted under Domestic Violence but ended up homeless due to such factors. As a service, Amber found it very hard to source adequate, private rented or Local Authority accommodation in Kilkenny for families experiencing homelessness.

2.11 Health & Well-being

Deprivation is frequently associated with poor health and health inequalities, i.e. unequal access and outcomes for those of lower socio-economic status. 85,069 persons stated they were in good or very good health representing 89.2% of total persons. This compares to 88.3% nationally. 1,324 persons stated they were in bad or very bad health, representing 1.4% of total persons in this area. This compares with 1.5% of total persons nationally.

3 Demographic and Social Profile of the Area of Interest

3.1 Area Profile

The area of interest as defined measures approximately 2,800 hectares (6,920 acres). It is bounded to the north by the line of the N25, to the south by the River Suir and to the east by the River Barrow.

The area contains the following Electoral Divisions (EDs) within County Kilkenny: Kilculliheen, Slieverue, Rathpatrick, Part of Dunkit, Part of AGLISH⁷.

The area of interest extends from the townland of Granny in the west to Drumdowny Upper in the east. It is made up of all or part of 26 townlands as follows:

Granny*, Dunkitt*, Mullinabro*, Newrath, Cloone, Ballyrobin, Mountsion, Mountmisery, Ballymountain, Killaspy, Rockshire, Ballynmona, Abbeylands, Murtaghstown*, Ballinvoher, Belmont, Kilmurry*, Rathculliheen, Christendom, Newtown, Luffany*, Rathpatrick, Strangsmill, Drumdowney, Lower Gorteens, Drumdowney Upper*.

*denotes part of these townlands in area of interest

3.2 Population

Kilkenny County has a population of 95,419. The population of the ED's affected by the Area of Interest is approximately 7,000 (Dunkit, Rathpatrick & Kilculliheen). Overlaying the area of interest with the ED's in County Kilkenny it is estimated that the population within the Area of Interest is 6,384⁸. This represents 6.69% of the county's population.

The area of interest is located within the Piltown Municipal District of County Kilkenny.

The population of the Piltown Municipal District is approximately 24,000. The population in the area of interest makes up 26.6% of the population of the Municipal District of Piltown.

⁷ The area of interest contains the ED of Ferrybank within Waterford which has a population of 911 in 2011

⁸ This estimate based on 46% of the population of Dunkit & 95% of Rathpatrick ED's being within the area of interest.

3.2.1 Population Trends

For the purposes of examining trends in population within the area of interest the figures from the three largest ED's⁹ have been used below.

Table 3.1 shows that there has been an increase in population in the intercensal periods 1996 – 2011.

Table 3.1: Population of Ferrybank						
	1991	1996	2002	2006	2011	% +/- 06-11
Ferrybank	1,400	1,392	1,171	936	911	-2.7%
Rathpatrick	1,063	1,622	1,204	1,173	1,140	-2.8%
Kilculliheen	1,500	1,613	2,145	3,493	4,811	37.7%
Total	3,963	4,627	4,520	5,602	6,826	29.2%

The population of the AOI has been increasing since 1991. The main source of population increase has been in the Kilculliheen ED, increasing 37.7% in the period between 2006 and 2011. This comprised an increase of 1,318 people. During that period Waterford city increased by 984. The total increase for Waterford City & Environs as defined by the CSO was 2,306. Kilculliheen ED accounted for 57% of the total Waterford City & Environs increase.

3.3 Household size

The average household size for the area of interest is 2.57 from the 2011 census. This is similar to the average household size for Waterford city at 2.6.

3.4 Age Dependency/Vibrancy

The age dependency ratio for the area of interest is 32.25%

This is lower than that for the county which stood at 34.5%

The equivalent figure for Waterford City is 32.77%

Overall, the area has a high young dependency¹⁰ ratio of 37.2% (1,391 people under the age of 14) which is in excess of the figure for Waterford City of 30.4%. The 'old people' dependency ratio is

⁹ Kilculliheen and Rathpatrick are in Co. Kilkenny whilst Ferrybank ED is within Waterford City.

primarily attributable to the Ferrybank ED which on its own has an old dependency ratio of 51.5% which is the second highest in the City after Ballybricken (61.0%). Kilculliheen in isolation has a young dependency ratio of 40.1% with Ferrybank having a ratio of 19.7%.

3.5 Deprivation

3.5.1 Explanatory Note for Understanding Deprivation Indices

The Pobal HP Index¹⁰ (HP Index) shows the level of overall affluence and deprivation at small areas, EDs, City/ County, Regional and National level based on the Census of Population 1991-2011. Comparing the relative changes in the HP Index Scores between 2006 and 2011 shows that Ireland as a whole has seen a decline in the Absolute HP Index Score by 6.6 points.

The **Absolute Index Scores** measure the actual affluence/ deprivation of each area on a single fixed scale. During the prolonged and severe recession, the Absolute Index Score for most areas has increased significantly. The **Relative Index Score** gives the relative position of each area at a specific point in time.

Table 3.2: Absolute and Relative HP Index Scores 2006 & 2011

	2006 Absolute HP Index Score	Change in Absolute HP Index Score	2011 Absolute HP Index Score	2006 Relative HP Index Score	2011 Relative HP Index Score	Change in Relative HP Index Score
Kilculliheen	.6	-6.5	-7.1	.6	.6	.0
Ferrybank	-13.7	-18.2	-4.5	-13.7	-11.2	2.5
Co.Kilkenny	- .48	- 7.99	- 7.50	- .48	- 1.01	- .52
Waterford City	-5.7	-11.5	-5.8	-5.7	-4.5	1.2
Ireland	-0.2	-6.8	-6.5	-0.2	0.2	0.5

The table above shows the Absolute and Relative HP Index Scores for the EDs Ferrybank and Kilculliheen compared to County Kilkenny, Waterford City and Ireland.

Ferrybank ED is classified as 'Disadvantaged' and Kilculliheen is classified as 'Marginally above average'.

¹⁰ Dependency is expressed as a percentage of the total population aged between 15 to 64 years and gives a crude indication of the population but is not entirely precise.

3.6 Unemployment

Unemployment is examined for the ED's of Kilculiheen, Rathpatrick, and Ferrybank.¹¹

The table below gives a breakdown of persons aged 15 years and over by economic status.

Table 3.3: Persons aged 15 and over by economic status 2006 & 2011			
	2006	2011	% Change
At work	2643	2739	+3.6%
Looking for first job	28	54	+92.8%
Unemployed	232	669	+188%
Total in Labour Force	2903	3462	+19.2 %
Labour Force Participation Rate¹²	65.8%	66.5%	
Unemployment Rate¹³	8.9%	21.1%	+137%
Student	333	455	+36.6%
Look after home/family	473	473	0%
Retired	454	443	-2.4%
Unable to work due to sickness or disability	190	274	44.2%
Other	12	11	-8.3%
Total not in Labour Force	1462	1656	13.2%
Total	4365	5118	+17.2%

Unemployment rates in the Ferrybank area reflect the national trends for 2006 and 2011.

The labour force grew by 17.2% in the intercensal period and the participation rate remained relatively stable.

3.7 Labour Force

There were 3,155 workers enumerated in the AOI under the 2011 census. The labour force grew by 559 people between 2006 and 2011 to 2,903 representing a 19.2% increase; this increase is in part a reflection of the growing population living in the area.

¹¹ Ferrybank is the ED within the area of interest in Waterford City

¹² Labour force participation measures the percentage of all people aged 15 or over who are available to work, that is either 'at work' or 'unemployed'. The national labour force participation rate was 61.9%.

¹³ The unemployment rate on the principal economic status basis measures the percentage of people in the labour force who were either looking for their first job or unemployed. Nationally the unemployment rate was 19.0%.

Among the labour force, the numbers of those at work increased in the five years by 3.6% to 2,739 which again is related to the overall population increase. The numbers of people looking for their first job increased from 28 to 54.

The number of people who were unemployed increased significantly from 232 to 669 (188%).

When combined with people looking for their first job the total number of people out of work stood at 723 in April 2011.

3.8 Education

There has been progressive improvement in the levels of educational attainment with higher completion levels at upper secondary and those obtaining a third level degree. Of those whose full time education has ceased, almost 8% or 347 left school aged 15 years or younger.

3.9 Lone Parents

Within the area of interest (AOI) the number of lone parent families was 187 and the number of families with children was 562.

3.10 Housing

Social Housing Statistics including Council owned, leased and RAS.

Table 3.4: Newrath Area Housing Breakdown					
Area	Social LA Houses	HAP	RAS	Leasing	CAS
Ferrybank	19		26	37	8
Glenmore	13		1		
Mooncoin	66		8	1	
Mullinvat	16		20	1	16
Piltown	69		22		
Slieverue	27		3		24
Kilmacow	17		2	1	42
Rosbercon	1				
Carrigeen	1				13
The Rower	1				
New Ross	4				5
Tulloger	1		1		

The total number of applicants on the housing list for Ferrybank at the end of December 2015 is 82.

3.10.1 Traveller Accommodation Plan 2014 – 2018

No identified need for temporary or permanent halting site.

6 families were identified in need of housing accommodation in the Ferrybank area and the preferred option is standard housing.

3.10.2 Housing Action Plan under the Social Housing Strategy 2015-2020

Examining options under Leasing, PART V & Acquisitions. No Council construction schemes planned in the strategy for this area.

3.10.3 Homelessness

Homeless services provision was regionalised in 2010 with the establishment of the Joint Homelessness Consultative Forum and Management Group by ministerial direction under the Housing (Miscellaneous Provisions) Act 2009.

The regional approach allowed for the development of protocols throughout the South East Region to meet the needs of persons who found themselves homeless or were at risk of homelessness.

These protocols can be of particular benefit to persons from the Ferrybank area who can be provided with support services in the administrative area that best meets their needs – Examples include access to emergency accommodation, mental health services and social housing supports. The latter provision has also been enhanced by the national roll out of the HAP scheme.

3.11 Health & Well-being

60.3% considered their health as 'very good.'¹⁴

The majority of both males and females (60.3%) perceived their health as very good. Only 1.5% perceived their health as bad or very bad.

There was a total of 748 people with a disability in April 2011 accounting for 13.1% of the population in the neighbourhood. The rates of disability increased with age and there was a significant increase in the numbers (78.9%) reporting they had a disability in comparison to 2006¹⁵.

¹⁴ Neighbourhood Profile: Ferrybank December 2012

¹⁵ The question on disability asked in 2011 varied slightly from the 2006 question so direct comparisons may not be possible.

4 Signed statement of Council & Oireachtas Members

KILKENNY – WATERFORD BOUNDARY REVIEW

We, the Elected Representatives for County Kilkenny, support the development of County Kilkenny, Waterford City and the South East Region. The successful development of the South East Region is facilitated by effective working relationships, co-ordination and partnership. Changes to County Boundaries are divisive and are not required to ensure that the South East Region develops to its full potential. Accordingly we, the TDs and Elected Members for County Kilkenny, will not support any proposal to alter the County Boundary between Kilkenny and Waterford.

John Paul Phelan TD	<i>John Paul Phelan</i>	Cllr. Ger Frisby	<i>[Signature]</i>
John McGuinness TD	<i>John McGuinness</i>	Cllr. Peter Cleere	<i>Peter Cleere</i>
Ann Phelan TD	<i>Ann Phelan TD</i>	Cllr. Michael Doyle	<i>Michael Doyle</i>
Bobby Aylward TD	<i>Bobby Aylward</i>	Cllr. Patrick O' Neill	<i>Patrick O'Neill</i>
Senator Pat O' Neill	<i>Pat O'Neill</i>	Cllr. Breda Gardner	<i>Breda Gardner</i>
Cllr. Pat Dunphy	<i>Pat Dunphy</i>	Cllr. Fidelis Doherty	<i>Fidelis Doherty</i>
Cllr. Eamon Aylward	<i>Eamon Aylward</i>	Cllr. Tomas Breathnach	<i>Tomas Breathnach</i>
Cllr. Melissa O' Neill	<i>Melissa O'Neill</i>	Cllr. David Kennedy	<i>David Kennedy</i>
Cllr. Mary Hilda Cavanagh	<i>Mary Hilda Cavanagh</i>	Cllr. Matt Doran	<i>Matt Doran</i>
Cllr. Pat Fitzpatrick	<i>Pat Fitzpatrick</i>	Cllr. Joe Malone	<i>Joe Malone</i>
Cllr. Pat Millea	<i>Pat Millea</i>	Cllr. Malcolm Noonan	<i>Malcolm Noonan</i>
Cllr. John Brennan	<i>John Brennan</i>	Cllr. Patrick McKee	<i>Patrick McKee</i>
Cllr. Michael McCarthy	<i>Michael McCarthy</i>	Cllr. David Fitzgerald	<i>David Fitzgerald</i>
Cllr. Kathleen Funchion	<i>Kathleen Funchion</i>	Cllr. Maurice Shortall	<i>Maurice Shortall</i>
Cllr. Andrew McGuinness	<i>Andrew McGuinness</i>		

5 Requests seeking Waterford's co-operation on PLUTS implementation and Joint Retail Strategy

MR. Lar Power
Director of Transportation,
Waterford City Council,
30, The Mall
Waterford
23rd Nov. 2004

Re: Waterford PLUTS.

Dear Mr. Power,

I refer to my letter of the 24th May 2004 in which I outlined to you that at its meeting of the 17th May 2004 Kilkenny County Council adopted the Waterford Planning and Land Use Transportation Study.

At that time the members of the Council asked that agreement be reached between the three authorities at an early stage on how best to co operate and co ordinate on implementation issues and to agree on appropriate joint monitoring and review structures.

There are policies and objectives contained within the PLUTS which will require co operation of the Councils and which will have implications for each council in relation development plan objectives and policies.

I am now writing formally to initiate the setting up of appropriate joint monitoring and review structures to achieve the objectives set out in the PLUTS in the areas of: authority/agency, commitment to the plan, providing staff, technical and financial resources for rapid implementation; and ongoing management, co-ordination and review.

I would suggest that we meet at an early date at senior staff level/management level initially to set out the areas which need to be addressed most urgently and to discuss how the process can be moved forward.

Mise le Meas

Philip O'Neill
Director of Services

Date: 29th March 2005

Mr. Con Murray,
City Manager,
Waterford City Council,
30, The Mall,
Waterford.

Re: Waterford PLUTS

Dear Con,

I wish to refer to correspondence dated 24th May 2004 and 23rd November 2004 from Philip O'Neill, Director of Services to Lar Power, Director of Services, in relation to PLUTS and its joint monitoring and review structures.

Over the past month the Members of Kilkenny County Council, Piltown Electoral Area and the Forward Planning & Development Strategic Policy Committee have discussed the implementation of PLUTS.

They referred to the policy and objectives contained in PLUTS which will require the co-ordination of the three Councils to ensure successful implementation and which also will have implications for each Council in relation to the Development Plan objectives and policies.

I have been asked by the Elected Members to request Waterford City Council, as Lead Authority for PLUTS, to arrange as a matter of urgency the setting up of appropriate joint monitoring and review structures.

I would suggest that Lar Power, Philip O'Neill and a Director of Services from Waterford County Council meet at an early stage to develop and make recommendations on the structures required and how the process can move forward.

Michael Malone,
County Manager.

Sein Nolan

Kilkenny Co. Council

05 AUG 2011

Received



Comhairle Cathrach
Phort Láirge

RW/HD/RDP-1-14

4th August, 2011.

John McCormack,
Director of Services,
Community, Culture, Housing and Planning,
Kilkenny County Council,
County Hall,
John Street,
Kilkenny.

KILKENNY COUNTY COUNCIL
PLANNING SECTION
5 AUG 2011
RECEIVED

RE: Review of Waterford City Development Plan.

Dear Mr. McCormack,

I wish to acknowledge receipt of your submission on the Waterford City Development Plan Review. I confirm that the matters raised therein will be considered by Waterford City Council.

Yours sincerely,

Honor Dunphy

Honor Dunphy,
Administrative Officer
Environmental Services & Planning



F.102

Collette Byrne
Director of Services
Waterford City Council
City Hall
Waterford

2nd August, 2011

RE : Review of Waterford City Development Plan.

A Chara

I refer to your letter of the 22nd June last in connection with the review of the Waterford City Development Plan.

Kilkenny County Council welcomes the preparation of a new Waterford City Development Plan at this time. The Council is at present varying the Kilkenny County Development Plan 2008- 2014 in order to take account of the requirements of the Planning and Development Act 2010. Material amendments to this variation are at present on public display. Following on from that an amendment to the Ferrybank/Belview Local Area Plan will be completed in order that that plan will comply with the varied County Plan.

At a strategic level the development of Waterford City is framed within the context of the Waterford PLUTS and the Regional Planning Guidelines. In this context the Council is of the view that the review of the Waterford City Development Plan offers an opportunity for the preparation of a joint retail strategy for the greater Waterford area. The preparation of a joint retail strategy for the greater Waterford Area is a requirement of the Retail Planning Guidelines which supports the development of a Joint Retail Strategy for Waterford City and its environs.


Page 70 of the RPG's states:

"PPO 4.12 The Regional Authority will encourage the preparation of a Joint Retail Strategy for Waterford and its environs, in accordance with the Retail Planning Guidelines issued by the DoEHLG."

Kilkenny County Council is seeking the preparation of a joint retail strategy for the greater Waterford area and is willing to co operate and facilitate the preparation of such a strategy immediately.

The Council would also welcome the re-establishment of the Waterford PLUTS committee in order to progress other cross boundary issues such as transport, tourism, etc in order to maximise the performance of Waterford City as the Regional Gateway.

Mise le meas.



John McCormack
Director of Services
Community, Culture, Housing and Planning

7 Capacity of Zoned Land

7.1 Mixed Use Lands

In addition to the residential zoning, mixed use zoning can accommodate residential development as part of a mixed use development. Table 3.1 from the 2013 – 2019 Waterford Development Plan identifies the mixed use zoning and the housing yield.

Table 6.1: Potential housing yield from proposed mixed use zoned sites for the new Waterford Plan period 2013-2019

'Mixed Use' Zoning sites	Hectares	Estimated potential Minimum Housing Yield
Butlerstown Retail Park (Within City Bdy.)	5.7	Nil
Carrickphierish	4	120 units (5/ha)
Kilbarry South	11.8	Nil
Carrickphierish *	3.3	66 units
Parker Green Int'l site (Cork Rd) *	8.9	Nil
Edward Holdings Site (outer Ring Road)*	13.1	189 units
TOTAL	46.8	375 units

Source: Table 2.5, Waterford City Development Plan 2013-2019

According to this, mixed use zonings total 46.8ha which can yield a further 375 housing units.

7.2 Opportunity Sites

There are also nine opportunity sites identified in central locations capable of accommodating mixed use developments, which are targeted to deliver 726 housing units, see Table 3.2.

Table 6.2: Opportunity sites within Waterford Plan		
Location	Hectares	Estimated Potential Min. Housing Yield
Ard Rí	7.7	69 units (30% of site at @30/ha)
North Quays	13.6	204 units (30% of site @min. 50/ha)
Gasworks	2.7	Nil
Newtown (Former Brooks	3.8	95 units (50% of site@ 50/ha)
Bolton Street	1.5	Nil
Kilbarry North (A) former Waterford Crystal factory site	15.9	Nil
Kilbarry (Yellow House)	11.3	106 units (20% of site @min 50/ha)
Incidental areas of Bilberry	3.2	Nil
Bilberry	6.0	252 units
TOTAL	65.7	726 units

Source: Table 2.6, Waterford City Development Plan 2013-2019 p25

8 NOAC Report - I & E Summary Balances 2010 -2014 - All Local Authorities

NOAC Report December 2015 - Performance Indicators in Local Authorities 2014

Five Year summary of Income & Expenditure Account Balances

Authority	Revenue Balance 2010 (€)	Revenue Balance 2011 (€)	Revenue Balance 2012 (€)	Revenue Balance 2013 (€)	Revenue Balance 2014 (€)
Carlow County	-16,164	81,605	54,410	100,223	366,510
Cavan County	1,915,467	1,916,065	1,917,053	1,742,633	1,742,757
Clare County	-834,554	-1,031,196	-1,390,003	-1,411,673	-800,990
Cork City	400,584	458,945	549,743	734,369	772,919
Cork County	20,564,757	21,014,047	16,278,256	11,277,149	10,601,829
Donegal County	-11,616,173	-10,660,644	-15,581,989	-15,752,132	-14,966,588
Dublin City	15,384,124	20,113,211	16,186,509	16,576,645	28,354,582
Dun Laoghaire Rathdown	9,109,484	9,550,465	9,601,934	9,648,543	9,699,927
Fingal County	17,650,810	17,673,622	17,476,011	15,947,275	15,967,583
Galway City	-67,743	44,603	61,283	192,170	254,693
Galway County	-1,372,635	-1,390,913	-1,884,518	-1,898,994	-1,891,838
Kerry County	4,659,570	5,418,545	5,847,957	6,093,078	6,184,008
Kildare County	-3,833,735	-2,585,424	-2,251,727	-1,815,805	-1,445,710
Kilkenny County	-104,307	-600,931	-155,280	-138,666	-68,390
Laois County	-519,500	-499,962	-494,535	-493,027	-393,286
Leitrim County	-123,121	-117,645	-1,479,205	-1,579,451	-1,426,331
Limerick City & County	594,107	112,544	-22,982	573,822	597,517
Longford County	265,311	-172,844	-107,413	-109,957	-34,755
Louth County	7,459,608	7,228,037	4,052,228	1,442,529	-2,607,460
Mayo County	-1,975,407	-1,699,872	-2,524,603	-5,394,107	-5,059,930
Meath County	-8,328,417	-7,149,012	-7,385,723	-4,544,412	-3,837,962
Monaghan County	-1,220,210	-943,259	-1,485,128	-3,309,389	-2,879,914
Offaly County	-2,463,992	-4,609,616	-5,782,975	-5,293,325	-4,731,779
Roscommon County	72,909	99,816	110,589	149,312	166,812
Sligo County	-11,433,513	-14,790,779	-17,512,053	-26,027,015	-26,602,276
South Dublin County	12,083,109	12,093,400	12,095,145	10,729,452	12,051,637
Tipperary County	5,641,981	5,579,540	5,676,314	5,503,094	5,545,536
Waterford City & County	-7,571,170	-7,508,460	-8,484,387	-8,886,424	-8,567,745
Westmeath County	-1,219,398	-1,039,857	-982,392	-951,062	27,702
Wexford County	-7,668,596	-7,552,979	-8,563,365	-10,267,403	-9,873,539
Wicklow County	-1,143,247	-1,420,281	-1,393,802	-4,084,330	-3,783,860

In the case of 2014 the unaudited AFSs were used. The balances are the cumulative end year balances, net of transfers to/from reserves, and include the dissolved town and borough councils.

9 NOAC Report – Commercial Rates – All Local Authorities

NOAC Report December 2015 - Performance Indicators in Local Authorities 2014

Five Year summary of percentage collection levels for Commercial Rates

Authority	Commercial Rates Percentage 2010	Commercial Rates Percentage 2011	Commercial Rates Percentage 2012	Commercial Rates Percentage 2013	Commercial Rates Percentage 2014
Carlow County	70	74	70	73	75
Cavan County	78	73	68	70	70
Clare County	80	79	78	80	75
Cork City	81	79	76	72	72
Cork County	83	82	79	80	79
Donegal County	61	56	59	57	56
Dublin City	82	80	80	81	84
Dun Laoghaire Rathdown	81	76	75	78	78
Fingal County	83	85	83	90	92
Galway City	64	62	62	62	66
Galway County	78	72	69	65	67
Kerry County	78	76	76	75	78
Kildare County	81	77	73	74	78
Kilkenny County	87	88	85	89	89
Laois County	81	77	74	70	69
Leitrim County	78	72	64	65	60
Limerick City & County	74	70	66	65	65
Longford County	79	75	71	70	70
Louth County	65	60	50	49	56
Mayo County	83	84	80	78	75
Meath County	84	80	77	80	81
Monaghan County	74	68	64	65	64
Offaly County	84	81	82	82	82
Roscommon County	77	79	78	77	80
Sligo County	79	68	62	59	67
South Dublin County	80	74	74	77	80
Tipperary County	84	79	78	77	72
Waterford City & County	78	73	72	70	72
Westmeath County	85	80	79	79	73
Wexford County	72	66	67	68	71
Wicklow County	77	74	71	70	69
Average	78	75	72	72	73

10 NOAC Report – Housing Rents – All Local Authorities

NOAC Report December 2015 - Performance Indicators in Local Authorities 2014

Five Year summary of Percentage collection levels for Rent & Annuities

Authority	Rent & Annuities Percentage 2010	Rent & Annuities Percentage 2011	Rent & Annuities Percentage 2012	Rent & Annuities Percentage 2013	Rent & Annuities Percentage 2014
Carlow County	92	91	92	91	91
Cavan County	84	81	80	80	83
Clare County	87	86	85	82	86
Cork City	91	89	87	85	83
Cork County	94	93	92	89	91
Donegal County	88	87	87	88	89
Dublin City	79	79	77	78	78
Dun Laoghaire Rathdown	81	80	79	77	80
Fingal County	93	87	89	89	91
Galway City	78	76	76	77	78
Galway County	92	91	90	88	88
Kerry County	96	95	94	98	94
Kildare County	82	82	83	83	87
Kilkenny County	88	88	89	90	92
Laois County	93	94	94	94	95
Leitrim County	94	93	91	91	87
Limerick City & County	93	91	90	89	87
Longford County	88	88	88	85	86
Louth County	87	86	84	76	82
Mayo County	83	83	82	80	83
Meath County	88	85	86	87	84
Monaghan County	95	95	95	95	95
Offaly County	87	87	86	88	85
Roscommon County	89	91	89	91	93
Sligo County	86	85	82	79	77
South Dublin County	77	75	74	75	73
Tipperary County	93	92	93	93	92
Waterford City & County	87	83	82	82	78
Westmeath County	87	90	90	95	93
Wexford County	93	92	90	91	90
Wicklow County	95	93	92	92	92
<i>Average</i>	88	87	87	86	87

11 NOAC Report – Housing Loans – All Local Authorities

NOAC Report December 2015 - Performance Indicators in Local Authorities 2014

Five Year summary of percentage collection levels for Housing Loans

Authority	Housing Loan Percentage 2010	Housing Loan Percentage 2011	Housing Loan Percentage 2012	Housing Loan Percentage 2013	Housing Loan Percentage 2014
Carlow County	81	80	72	71	82
Cavan County	85	82	74	67	67
Clare County	76	67	60	57	61
Cork City	86	82	76	78	74
Cork County	75	70	61	60	53
Donegal County	80	75	67	66	63
Dublin City	77	71	68	61	58
Dun Laoghaire Rathdown	81	73	64	64	57
Fingal County	95	94	90	98	98
Galway City	77	72	72	78	81
Galway County	84	83	78	76	75
Kerry County	90	90	88	87	83
Kildare County	54	57	49	44	42
Kilkenny County	76	73	67	74	77
Laois County	86	81	76	67	62
Leitrim County	74	71	65	63	60
Limerick City & County	80	78	77	75	77
Longford County	84	77	67	61	57
Louth County	67	64	60	60	66
Mayo County	69	66	61	63	65
Meath County	86	84	77	69	63
Monaghan County	89	86	84	85	81
Offaly County	68	63	59	60	62
Roscommon County	62	57	50	42	53
Sligo County	65	57	51	46	46
South Dublin County	102	100	98	96	90
Tipperary County	80	75	74	77	76
Waterford City & County	76	67	57	57	53
Westmeath County	53	48	47	54	54
Wexford County	90	88	82	78	75
Wicklow County	80	75	74	75	73
Average	78	74	69	68	67

12 Schedule of loans payable at December 2014– All Local Authorities

All Local Authorities

Schedule of Loans Payable as at December 2014

Auth No	Local Authority	Asset/Grants	Revenue Funding	Bridging Finance	Recoupable	Shared Ownership – Rented Equity	Inter-Local Authority	Voluntary housing	Mortgage Loans	Total	Summary					
		€000's	€000's	€000's	€000's	€000's	€000's	€000's	€000's	€000's	€000's	Housing Related	Recoupable	Other Loans	Total	
		€000's	€000's	€000's	€000's	€000's	€000's	€000's	€000's	€000's	€000's	€000's	€000's	€000's	€000's	€000's
101	Carlow	14,247	0	5,300	1,900	786	0	17,474	9,359	49,066	27,619	1,900	19,547	49,066		
102	Cavan	8,966	0	0	5,814	2,101	0	6,585	3,141	26,607	11,827	5,814	8,966	26,607		
103	Clare	65,352	4,165	8,833	17,432	4,539	0	15,562	7,448	123,331	27,549	17,432	78,350	123,331		
104	Cork City	52,227	0	29,638	5,192	4,829	0	40,068	25,695	157,649	70,593	5,192	81,865	157,649		
105	Cork County	138,092	0	140,906	44,910	24,479	0	77,067	61,632	487,086	163,178	44,910	278,997	487,086		
106	Donegal	65,439	0	2,453	28,563	8,637	0	44,626	21,299	171,016	74,561	28,563	67,892	171,016		
107	Dublin City	101,278	0	84,382	0	109,042	0	242,436	195,639	732,776	547,117	0	185,659	732,776		
108	Dun Laoghaire Rathdown	63,976	0	6,221	0	6,377	0	72,619	9,531	158,724	88,527	0	70,197	158,724		
109	Fingal	98,228	0	67,249	5,790	6,853	0	121,637	139,318	439,074	267,808	5,790	165,477	439,074		
110	Galway City	39,576	0	10,575	1,841	844	0	16,981	15,897	85,714	33,722	1,841	50,150	85,714		
111	Galway County	10,421	0	1,805	46,831	1,741	0	22,110	23,531	106,440	47,382	46,831	12,227	106,440		
112	Kerry	52,491	0	858	18,511	2,882	0	21,641	10,567	106,950	35,090	18,511	53,349	106,950		
113	Kildare	34,782	0	13,883	7,798	21,842	0	40,531	18,862	137,697	81,235	7,798	48,665	137,697		
114	Kilkenny	1,165	880	0	7,623	4,525	0	6,108	29,740	50,042	40,373	7,623	2,045	50,042		
115	Laois	8,830	0	12,631	0	13,238	0	33,617	50,839	119,155	97,694	0	21,461	119,155		
116	Leitrim	2,104	0	0	5,044	186	0	5,132	912	13,377	6,229	5,044	2,104	13,377		
117	Limerick City & County	31,201	0	0	8,179	5,293	0	28,600	12,816	86,089	46,709	8,179	31,201	86,089		
118	Longford	10,278	341	0	7,865	2,051	0	23,211	7,580	51,325	32,841	7,865	10,619	51,325		
119	Louth	77,976	0	5,744	1,867	30	0	64,602	12,196	162,414	76,828	1,867	83,720	162,414		
120	Mayo	62,686	0	6,999	20,832	3,946	0	27,542	34,712	156,718	66,200	20,832	69,685	156,718		
121	Meath	59,210	0	0	0	3,576	0	13,904	15,827	92,516	33,306	0	59,210	92,516		
122	Monaghan	3,667	0	0	5,033	766	0	7,309	13,325	30,099	21,400	5,033	3,667	30,099		
123	Offaly	34,298	0	0	6,600	1,204	0	20,165	5,944	68,210	27,313	6,600	34,298	68,210		
124	Roscommon	9,270	0	696	8,147	451	0	4,997	1,663	25,224	7,111	8,147	9,966	25,224		
125	Sligo	60,787	12,000	0	12,873	4,101	0	19,607	12,009	121,378	35,717	12,873	72,787	121,378		
126	South Dublin	29,216	0	38,450	13,137	7,092	0	112,792	52,305	252,993	172,190	13,137	67,667	252,993		
127	Tipperary	32,021	0	3,250	5,138	5,207	0	61,951	14,782	122,350	81,940	5,138	35,271	122,350		
128	Waterford City & County	44,970	8,886	9,600	22,624	11,921	0	32,253	34,980	165,235	79,155	22,624	63,456	165,235		
129	Westmeath	45,535	0	12,614	23,405	1,483	0	0	26,577	109,614	28,060	23,405	58,149	109,614		
130	Wexford	74,933	0	0	14,055	1,027	0	20,025	45,544	155,584	66,596	14,055	74,933	155,584		
131	Wicklow	57,618	0	9,000	27,096	4,953	0	5,469	17,787	121,922	28,209	27,096	66,618	121,922		
	TOTAL	1,390,838	26,273	471,085	374,101	266,002	0	1,226,622	931,455	4,686,377	2,424,079	374,101	1,888,197	4,686,377		

Source : Department of Environment Community and Local Government

13 Historical ARV's since 2008 – All Local Authorities

14 Calculation of LPT for AOI

Kilkenny County Council
Local Property Tax in AOI

Existing Number of Units-----> **2,290**

<i>LPT Valuation Band</i>	<i>Kilkenny No of Properties</i>	<i>% Properties</i>	<i>Area of Interest Number of Units</i>	<i>Current LPT €</i>	<i>Total Local Property Tax €</i>
0-100,000	10,740	30.0%	687	90	61,830
100,001-150,000	12,530	35.0%	802	225	180,338
150,000-200,000	8,950	25.0%	573	315	180,338
>200,000	3,580	10.0%	229	405	92,745
Total	35,800	100%	2,290	225	515,250

Loss of Income to Kilkenny County Council - 80%

412,200

15 PricewaterhouseCoopers Report on the valuation performed by KCC



Private and confidential

Ms Colette Byrne
Chief Executive Officer
Kilkenny County Council
John Street
Kilkenny

22 January 2016

Dear Ms Byrne,

Kilkenny County Council - Submission to the Waterford Boundary Committee

Background

As part of a submission by Kilkenny County Council (“KCC”) to the Waterford Boundary Committee, you have asked us to assess your evaluation of the lost income from commercial rates, local property tax and development contributions in the area of interest.

Approach Taken

As part of our review of the submission we have:

1. Reviewed the schedule of cash flows and had discussions with KCC executive management.
2. Re-performed calculations.
3. Reviewed appropriate discount rates.

Review of Methodology

1. *Reviewed the schedule of cash flows and made enquiries*

We have reviewed the cash flows presented to us. KCC have included cash flows for commercial rates, local property tax and development contributions as noted above. We have discussed these with KCC executive management, and ensured that we understand the nature of the cash flows, noting the increases that have been factored into the estimation of future cashflows.

The following assumptions have been made by KCC in relation to the future cash flows that would have been generated from the area of interest:

Cash Flow	Y1 Assumption	By Y10 Assumption	By Y20 Assumption	Inflation Applied	Terminal Value	NPV Estimate (€m)
Rates	€2m per year	50% increase to €3m per year	100% increase to €4m per year	0.0% p.a.	Yes	83.6
Local Property Tax	€412K per year	38% increase to €570K per year	63% increase to €671K per year	0.0% p.a.	Yes	15.0
Development Contributions	€300K	€5.9m in total by year 10	€8.9m in total by year 20	0.0% p.a.	Yes	11.0
Total						109.6

KCC believes this increase in rates and local property tax to be reasonable given the level of the infrastructure that is already in place and the availability of sufficient zoned development lands.

Year 1 to Year 20 is the discrete period of cash flows. KCC will continue to 'lose' these cash flows perpetually beyond this 20 year period and the terminal value calculation reflects this indefinite loss of cash flows. This is also discounted to present value.

We note from our discussions with KCC that they have considered the question of inflation and have decided to apply nil inflation to these cashflows. This is a conservative approach when compared with the Department of Finance forecast inflation rates as shown in Exhibit 1.

We have relied on information provided to us by KCC and have not sought to verify the underlying numbers in the assumptions by reference to supporting documentation.

2. Re-performed calculations

As part of our review we have re-performed the calculations provided to us by the KCC (*Finance Impact v4 (21-01-16)*). KCC has calculated the net present value of these cash flows using a 4.00% discount rate. The methodology used in the calculation of the net present value is appropriate.

3. Review of discount rates

In determining an appropriate discount rate, we have looked at a number of sources of publically available information. Exhibit 2 indicates the various rates from these sources.

National Development Finance Agency

The National Development Finance Agency ("NDFA") advises that for design, build and operate projects of more than 10 and less than 20 years, it is recommended that a discount rate of 4.14% be used for discounting project cash flows (Q3 2015). While this rate is used for the design, build and operate projects, this would appear to be an appropriate benchmark for KCC and is generally used on a number of Public-Private Partnership type projects. This is a 'nominal rate' and should be applied

against 'nominal' cash flows that are inflated. This is a transaction oriented discount rate with precedent for application in recent Irish public sector commercial environment, and as such, in our view this is the most appropriate rate to value the lost income.

This approach is supported by a 'bottom-up' approach that we would consider in estimating an appropriate discount rate using risk free government bonds.

Government Bonds

Long term Government Bonds are widely considered the benchmark for risk-free rates.

- Ireland's 30-year bond (*EO0BV8C9186*) currently trades at a yield of 2.10%, and this can be considered a risk free rate in an Irish context. This bond was issued in 2015 by the NTMA, and was heavily oversubscribed.
- This is an appropriate discount rate to be applied to contractual cash flows that are legally binding, as these cash flows have similar characteristics to a debt like instrument.
- In the case of KCC, we would consider it appropriate to apply a premium of 1%-2% to this risk free rate. This premium refers to the risk relating to KCC, and the risk over the certainty and nature of the cash flows that are due. While these cash flows are local taxes that are legally due, the payment of these taxes in full is never certain (due to attrition, churn and bad debts).
- In addition, the premium reflects the sub sovereign credit of KCC compared with the Irish state credit.

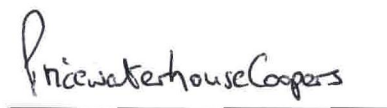
On this basis, a discount rate of 3.1%-4.1% would be considered appropriate. This is a 'nominal rate' and should be applied against 'nominal' cash flows that are inclusive of inflation.

As such, in our view, the 4.00% nominal discount rate applied by KCC to the lost net cashflows is appropriate and is supported by the practical and theoretical benchmarks discussed above.

Conclusion

It is our opinion that the methodology applied by Kilkenny County Council in evaluating the loss of income in the event of a boundary revision is appropriate. The KCC calculation of a potential loss of € 109.6m to the KCC (including terminal value) in present value terms, is reasonable.

Yours faithfully



PricewaterhouseCoopers

Exhibits

Exhibit 1

Year	2015	2016	2017	2018	2019	2020	2021
Harmonised Index of Consumer Prices	0.1%	1.2%	1.5%	1.7%	1.9%	1.9%	1.9%

** Irish Monthly Economic Bulletin January 2016 – Department of Finance*

Exhibit 2

Basis	Proposed Rate	Source
NDFA - Discount rates for project appraisal and financial evaluation purposes – Q3 2015	4.14% (Nominal)	http://www.per.gov.ie/en/project-discount-inflation-rates/
NTMA – Yield to maturity on longest dated Irish government benchmark bond (IE00BV8C9186)	2.10% (Nominal)	http://www.ise.ie/Market-Data-Announcements/Statistical-Reports/ISE-Daily-Bond-Index-Report.pdf

16 Photographs of Opportunity Sites

Existing Opportunity Sites in Waterford



1D2O9207 Photo: Peter Barrow Tel: 087-2559638, 7th January 2016

Picture 1: Lots of Green space inside the Ring Road



1D2O9222 Photo: Peter Barrow Tel: 087-2559638, 7th January 2016

Picture 2: Further Capacity at the IDA Lands



1D2O9225 Photo: Peter Barrow Tel: 087-2559638, 7th January 2016

Picture 3: Butlerstown Retail Park - 15,939 sq m Retail Warehouse Park



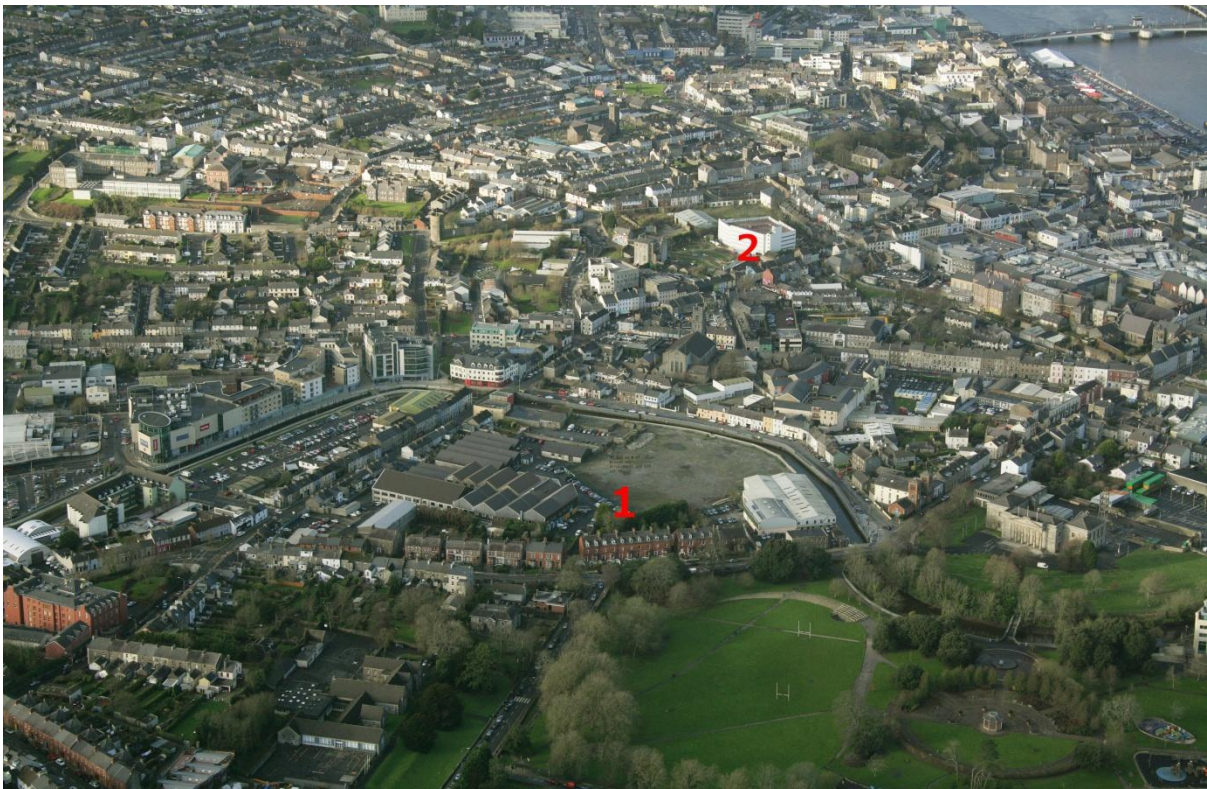
1D2O9212 Photo: Peter Barrow Tel: 087-2559638, 7th January 2016

Picture 4: Former Waterford Crystal Site (15.9 Hectares)



1D2O9233 Photo: Peter Barrow Tel: 087-2559638, 7th January 2016

Picture 5: Bolton Street (1.5 Hectares)



1D2O9228 Photo: Peter Barrow Tel: 087-2559638, 7th January 2016

Picture 6: (1) Gas works Site in foreground (2.7 Hectares) and (2) Michael Street - 48,410 sq m of mixed use development and 630 car spaces



1D2O9227 Photo: Peter Barrow Tel: 087-2559638, 7th January 2016

Picture 7: Newtown – Former Brooks Site (3.8 Hectares)



1D2O9247 Photo: Peter Barrow Tel: 087-2559638, 7th January 2016

Picture 8: Former Stanley Site (6.0 Hectares)



1D2O9243 Photo: Peter Barrow Tel: 087-2559638, 7th January 2016

Picture 9: The North Quays (13.6 Hectares)



1D2O9245 Photo: Peter Barrow Tel: 087-2559638, 7th January 2016

Picture 10: Ard Rí site (7.7 Hectares)

17 List of existing Shared Service Arrangements

The following list demonstrates the extent of existing shared service arrangements in which Kilkenny County Council participates:

- MyPay
- Building Control Management System (BCMS)
- Housing Assistance Payment (HAP)
- Joint Housing Forum (Kilkenny County Council and Waterford City and County Council)
- Internal Audit Collaboration
- Debt Management Collaboration
- National Water Framework Directive Office (Kilkenny County Council and Tipperary County Council – Lead Authorities)
- East Regional Control Centre (S85 Agreement with Dublin City Council)
- Fire Service Operations (S85 Agreement with Waterford City and County Council)
- Major Emergency Management (member of South East Regional Forum)
- National Procurement Office
- Road Management Office

Proposed Shared Services

- *Waste Enforcement Regional Local Authorities (WERLA)*
- *Veterinary Services including Management of Dog Licences*