

Kilkenny


Accommodating Growth
Building Communities

Population

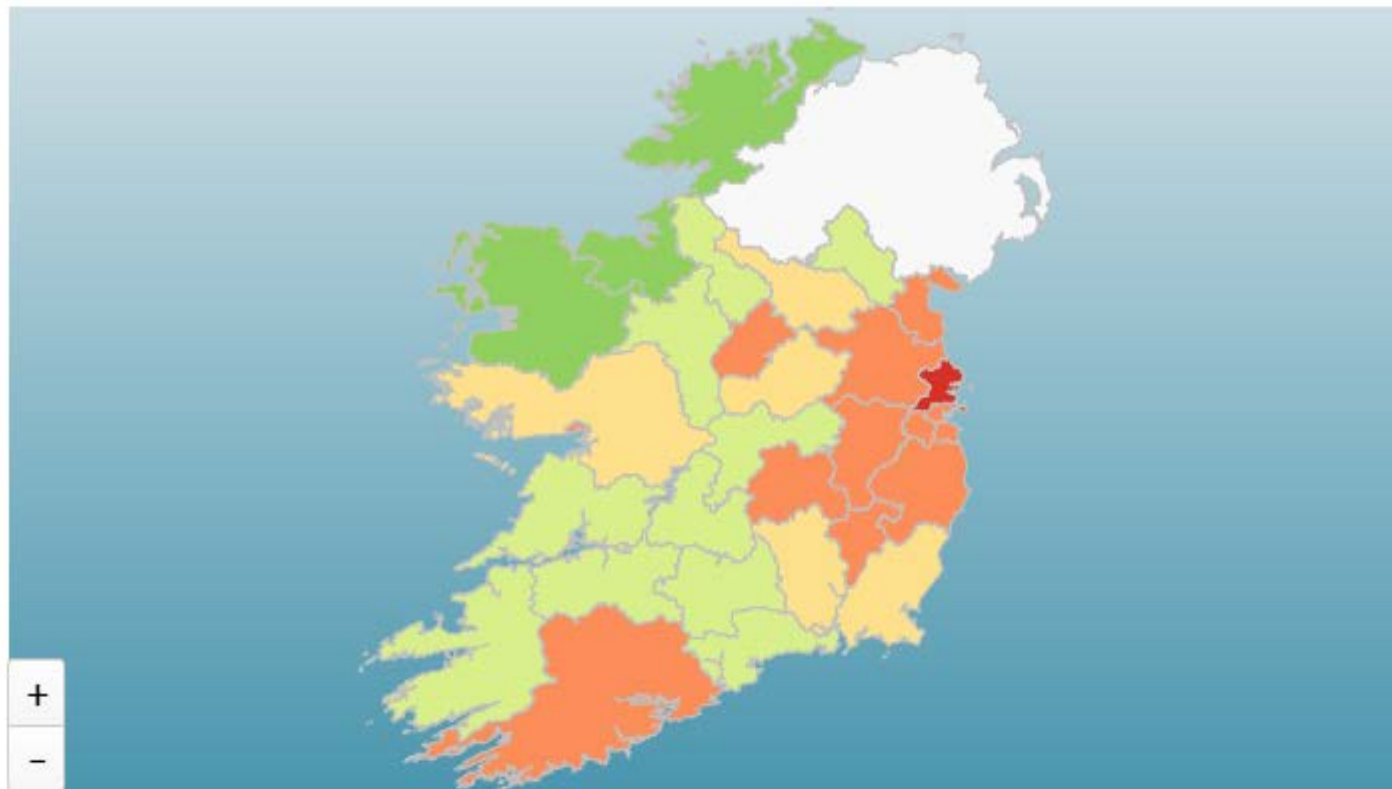
The State:

- Migration of -28,558 but:
- 3.6% pop increase overall
- 169,724 extra people

County Kilkenny

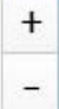
- 95,419(2011)  99,118(2016)
- 3,699(net increase)
- 3.9(% increase)
- Migration of 127
- Natural increase of 3,572.

Population Overview



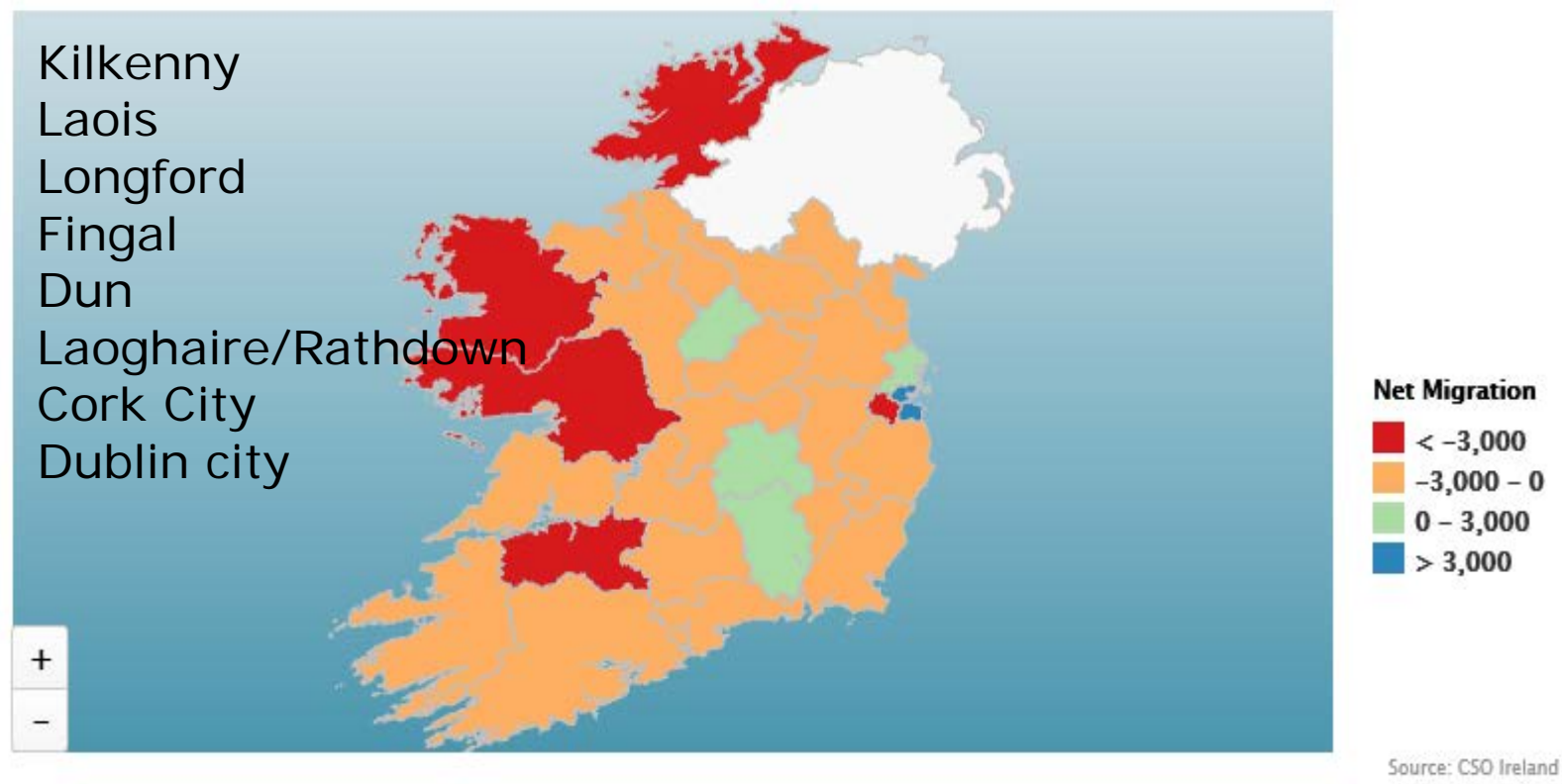
% Change

- < 0
- 0 - 2
- 2 - 4
- 4 - 6
- > 6



Source: CSO Ireland

Population Change by County



Kilkenny
Laois
Longford
Fingal
Dun
Laoghaire/Rathdown
Cork City
Dublin city

Migration by County

The State:

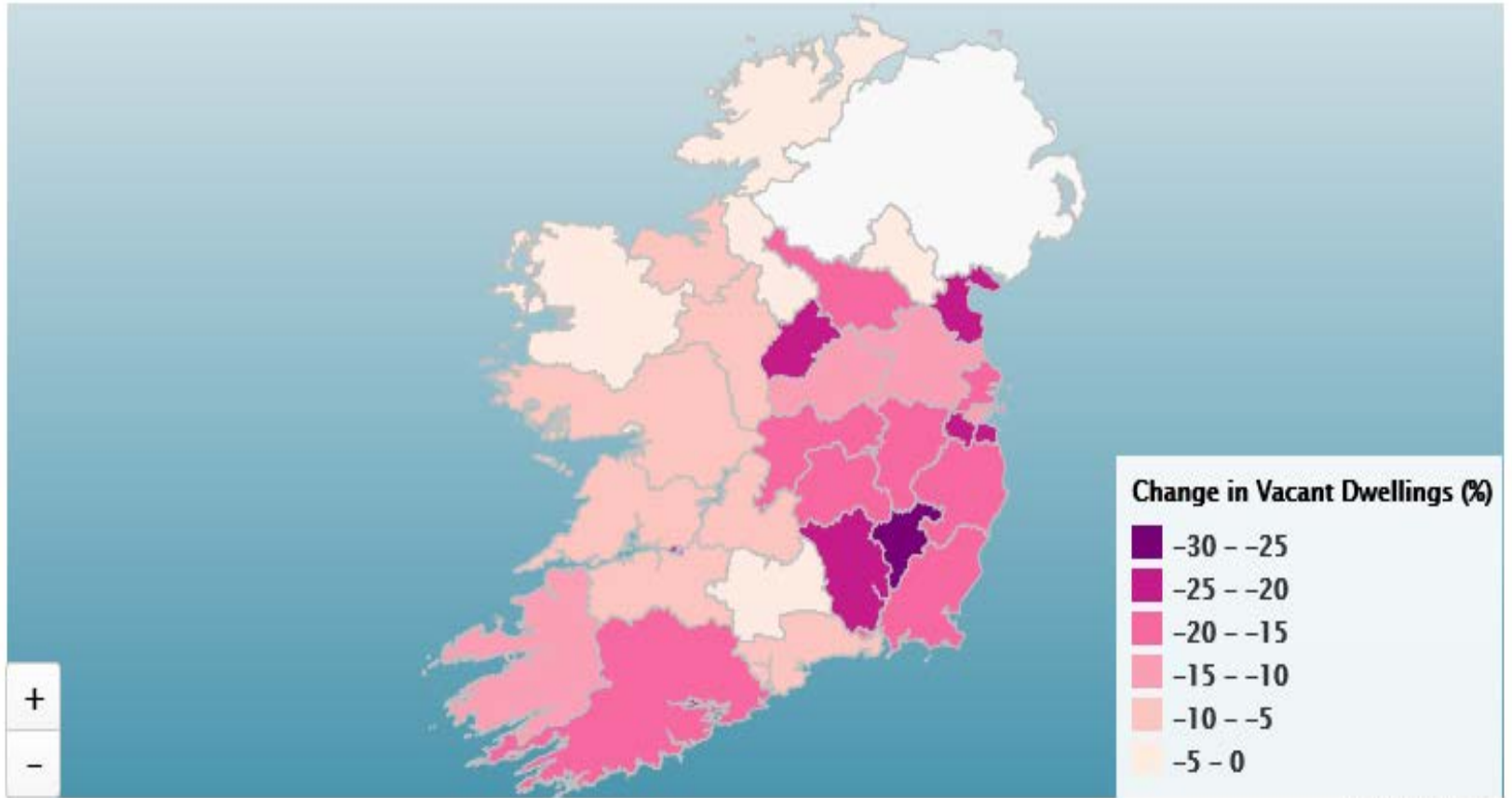
Housing stock  by 18,981 units

Total units 2016 : 2,022,895

Vacant Dwellings  by 31,698

Vacancy Rate : 12.8%

Households



Source: CSO Ireland

Vacancy Change by County

Kilkenny

- Housing Stock
 - - in 2011 : 39,256 units
 - - in 2016 : 39,534 units
- Vacancy Rate - 2011 - 11.8 %
- Vacancy Rate - 2016 - 9.4 %
- Actual change in vacant dwellings -895
- Vacant units in Co. Kilkenny 3,209

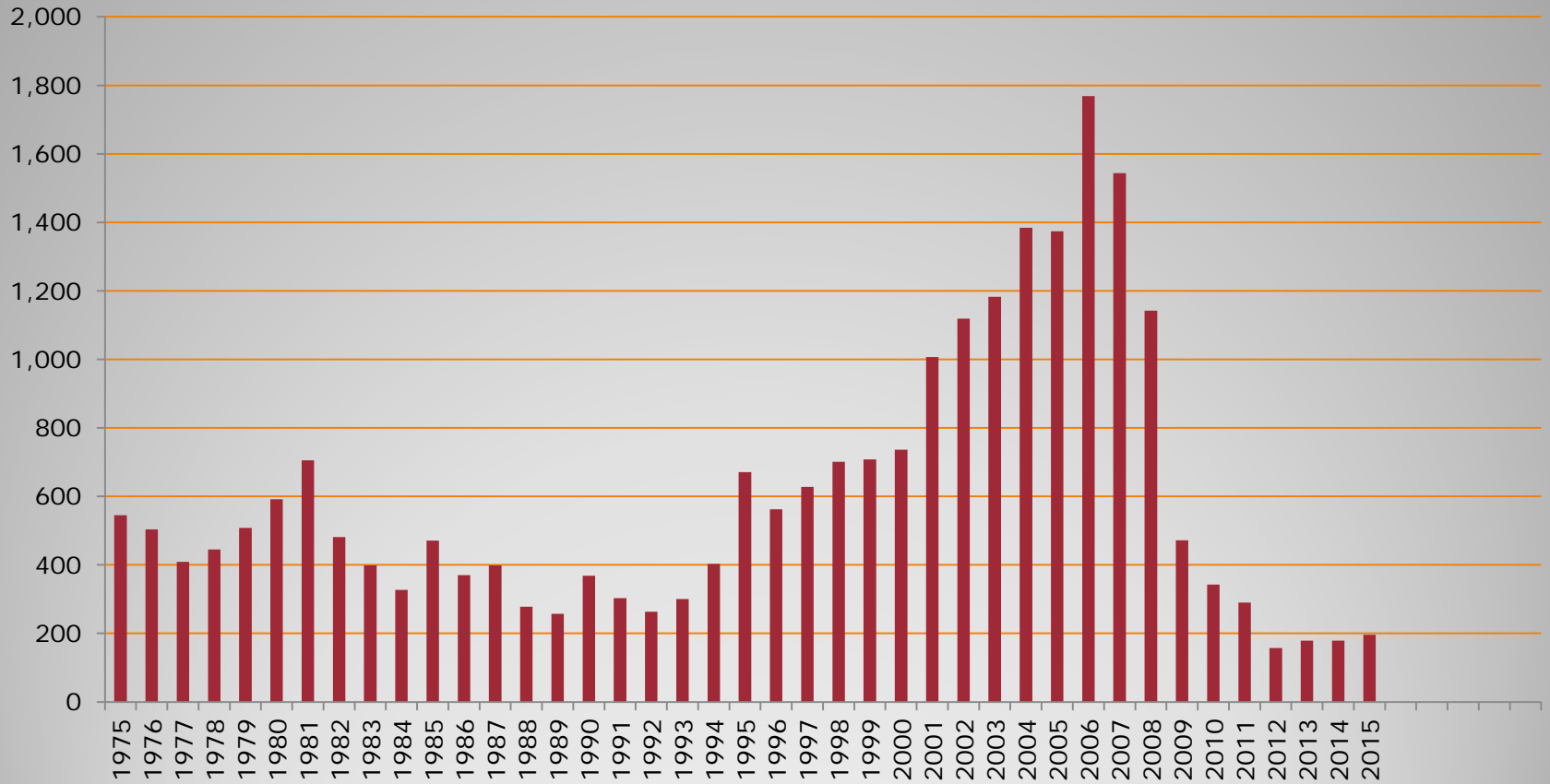
- Not necessarily available for housing
 - Dependant on circumstances

Households in Co. Kilkenny

- County increase is 3,699 persons
- At 2.5 persons per household
- Demand for 1,480 housing units
- Ave. 295 /yr across the county.

- Mostly in Kilkenny City & Ferrybank
 - Kilkenny Urban & Rural 2207
 - Kilculliheen 492
 - Total 2699 (73% of county)

How Many Houses?



Kilkenny House Completions

- KCC housing list - 2,794
- For sale in Co. Kilkenny 545 units
 - 1.39% of housing stock
 - 7-8 % for sale is normal
- 76 units for sale in city
 - 0.08% of stock
- For rent
 - 23 for Co. Kilkenny
 - 3 in Kilkenny city

(figures based on survey June 2016)

€ 229,000 approved by Dept for taking in charge initiative 2016

- **Aylesbury, Ferrybank**
- **Chapelgate, Kilmacow**
- **Cooleigh, Carrigeen**
- **Lintown, Kilkenny**
- **Rosehill Court, Kilkenny**
- **Hazelbrook, Ballyhale**
- **Briarswood, Slieverue**
- **The Weir, Kilkenny**
- **College Square, Kilkenny**

Taking in Charge Initiative

- 80 current active files
- Actively engaging with Receivers, Residents and Bondholders
- KCC will carry out works when funds are received from bondholders
- Between 2010 and 2015 – 53 estates taken in charge
- Year 2016 – 4 estates to date.

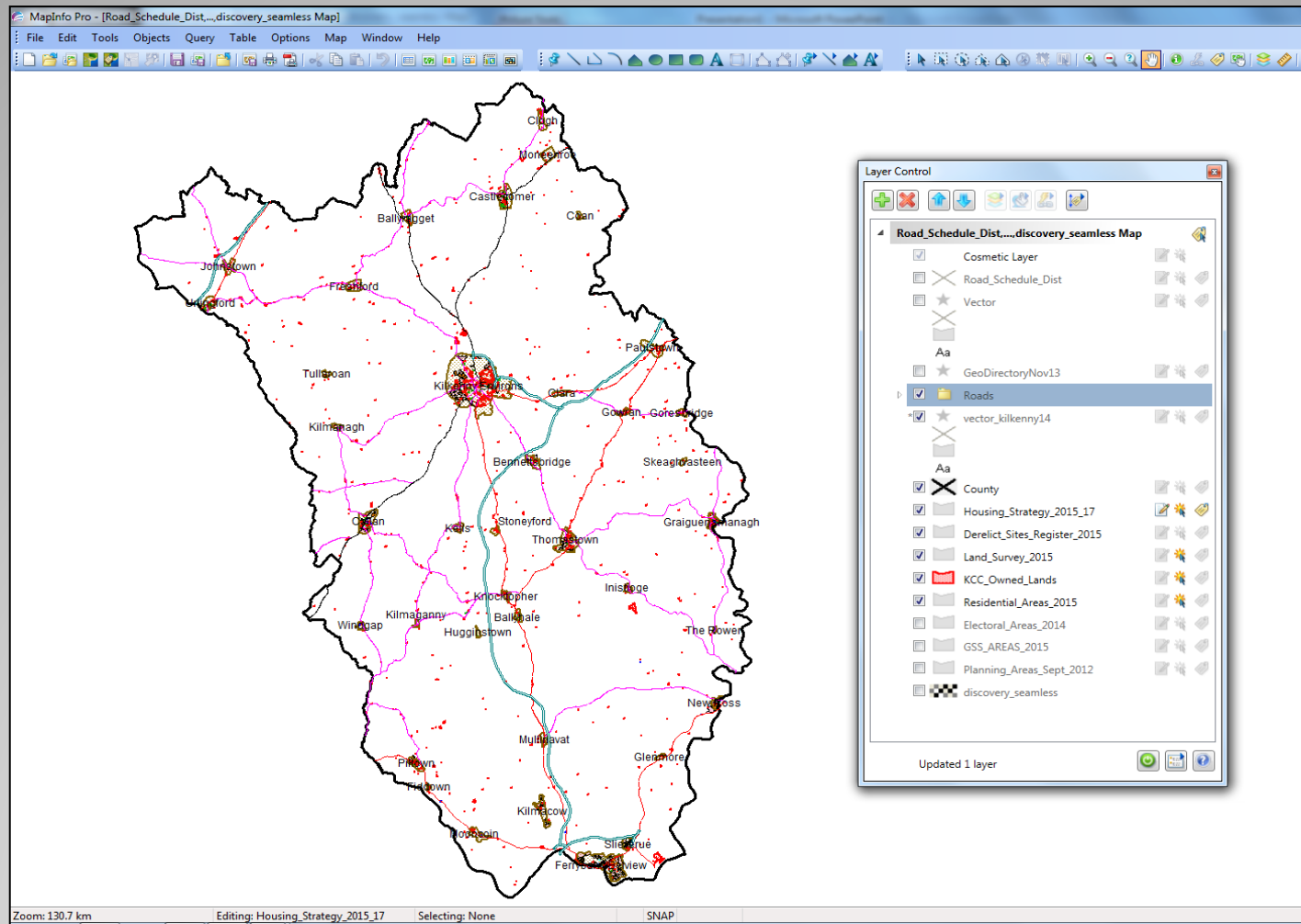
Taking in Charge

- 76 developments identified in 2010.
- Now down to – 29 Developments
- Safety Works - 6 developments
- Site Resolution – 1 development (Aylesbury)

Unfinished Developments

- Register begins Jan 2017
- Owners have right of appeal
- Valuation by Local Authority
- Owner can appeal valuation
- Levy to apply post June 2018
- 3% of land value

Vacant Site Levy



Under Utilised Land Survey

Kilkenny City

- City centre + Four Neighbourhoods
 - Loughboy, (developed)
 - Newpark, (developed)

Opening UP

- Western Environs, 3,570 units
- Loughmacask, 1,500 units

Both will cater for long term development need- 20+ years

Kilkenny City & Environs Development Plan 2014-2020

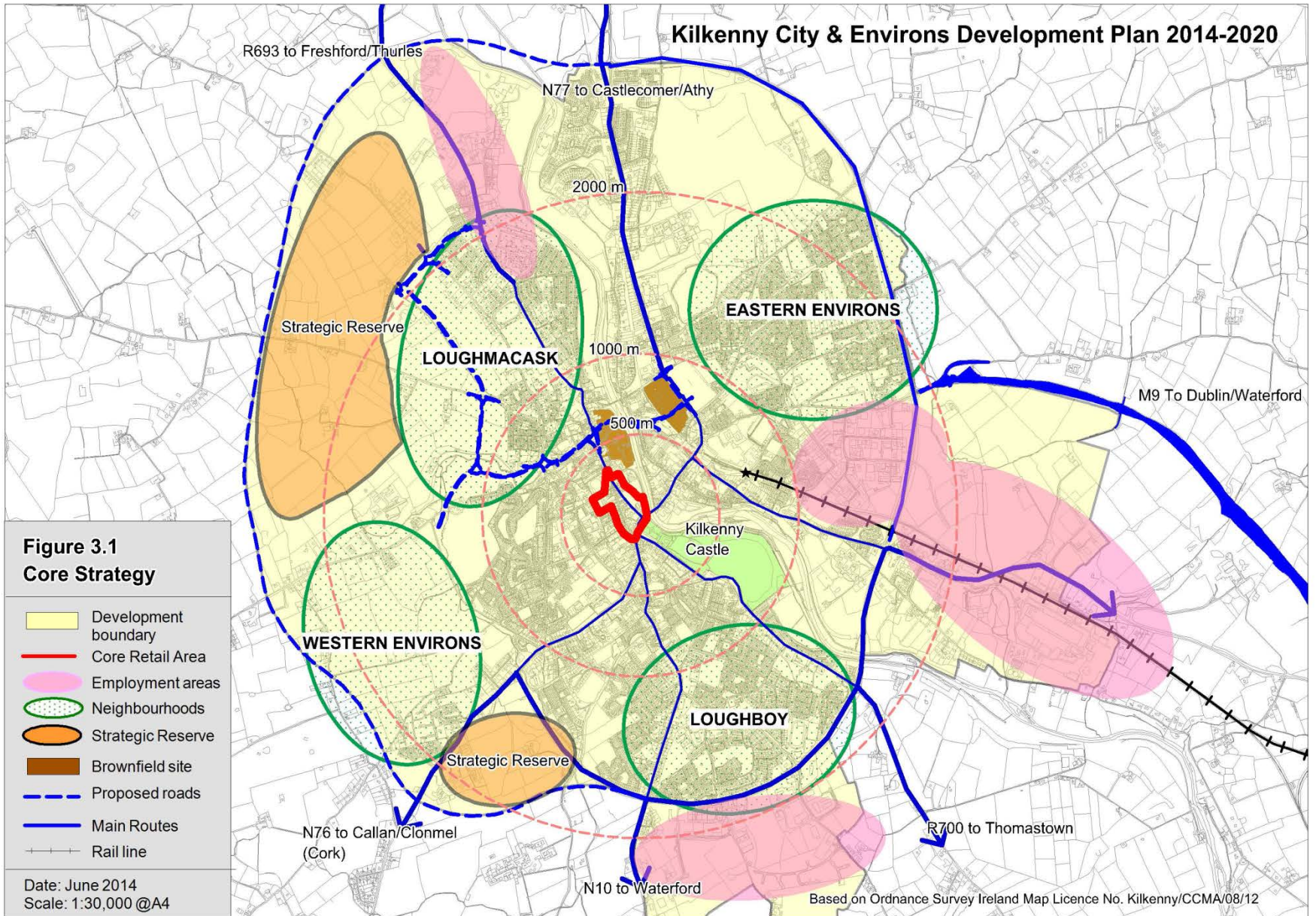


Figure 3.1
Core Strategy

- Development boundary
- Core Retail Area
- Employment areas
- Neighbourhoods
- Strategic Reserve
- Brownfield site
- Proposed roads
- Main Routes
- Rail line

Date: June 2014
Scale: 1:30,000 @A4

Based on Ordnance Survey Ireland Map Licence No. Kilkenny/CCMA/08/12

- Western Environs
 - LAP 2004
 - Incorporated into City Plan
 - 102 ha net (For long term housing delivery)
- Development has commenced
 - Permission granted for 410 units
 - 99 units constructed.
 - 311 units not constructed
 - Some dependent on infrastructure (road and water services)
- Depart of Education
 - Two New schools - on reserved campus - 2018 construction
 - Dependent on infrastructure (road and water services)
 - Access (new fund)

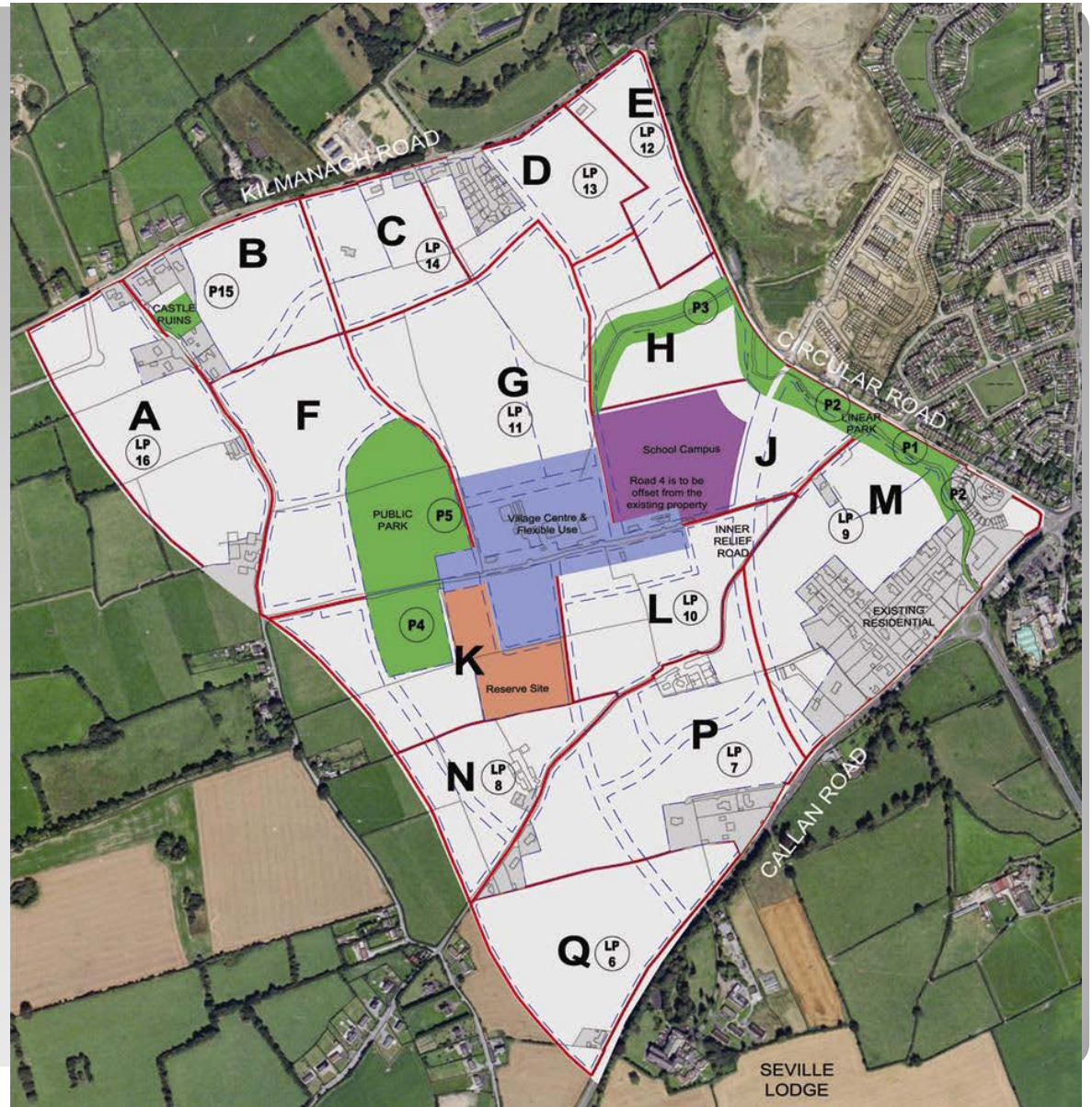
Develop parcels sequentially

Infrastructure per parcel.

Off set infrastructure against contributions

LA to carry water services network extension for IW

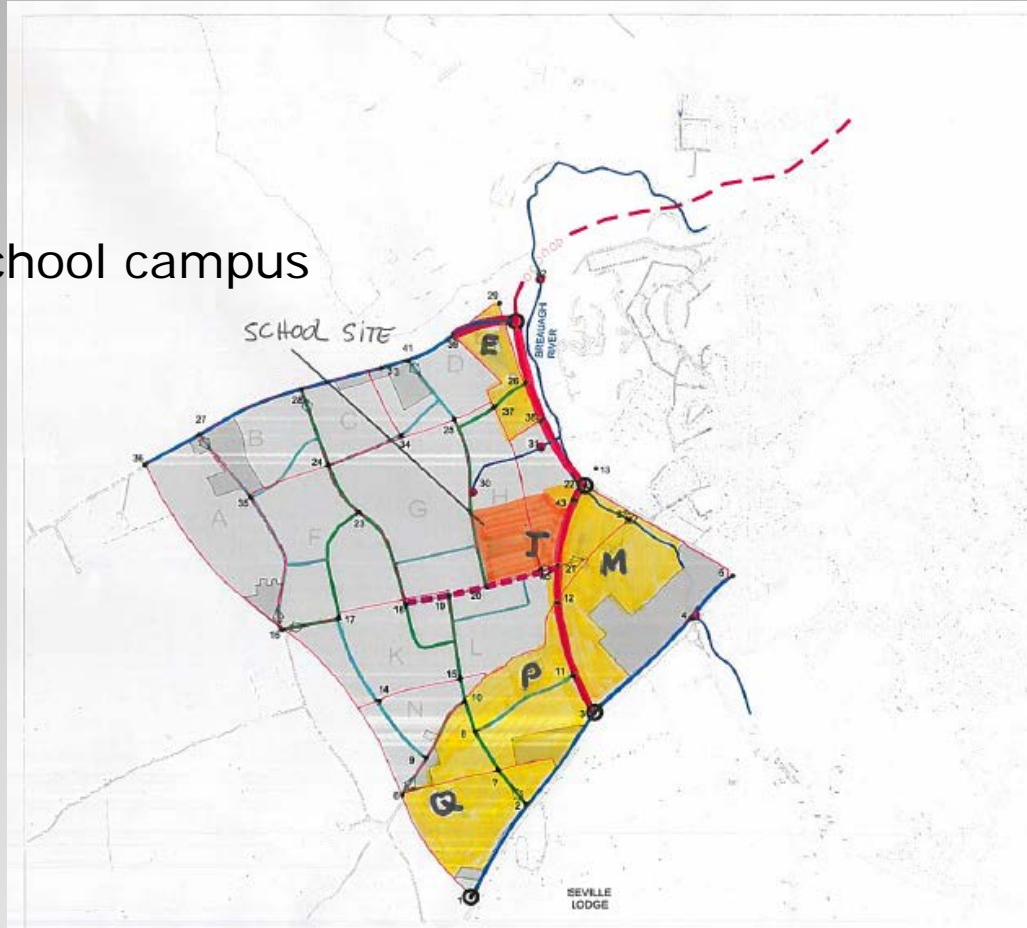
IW take over later with fiscal resolution



Yellow = 33ha

Potential for
1,155 units

Orange = school campus



Kilkeny Western Environs

Local Area Plan

May 2004

DRAWING LEGEND

- Inner Relief Roads 
- Kilmanagh Road / Callan Road (30mph) 
- Distributor Roads 
- Access Roads 
- Village Main Street 
- Proposed Roundabout 
- Access to Site 
- Existing Housing 

Map 4

Distribution Road Layout

NOT TO SCALE

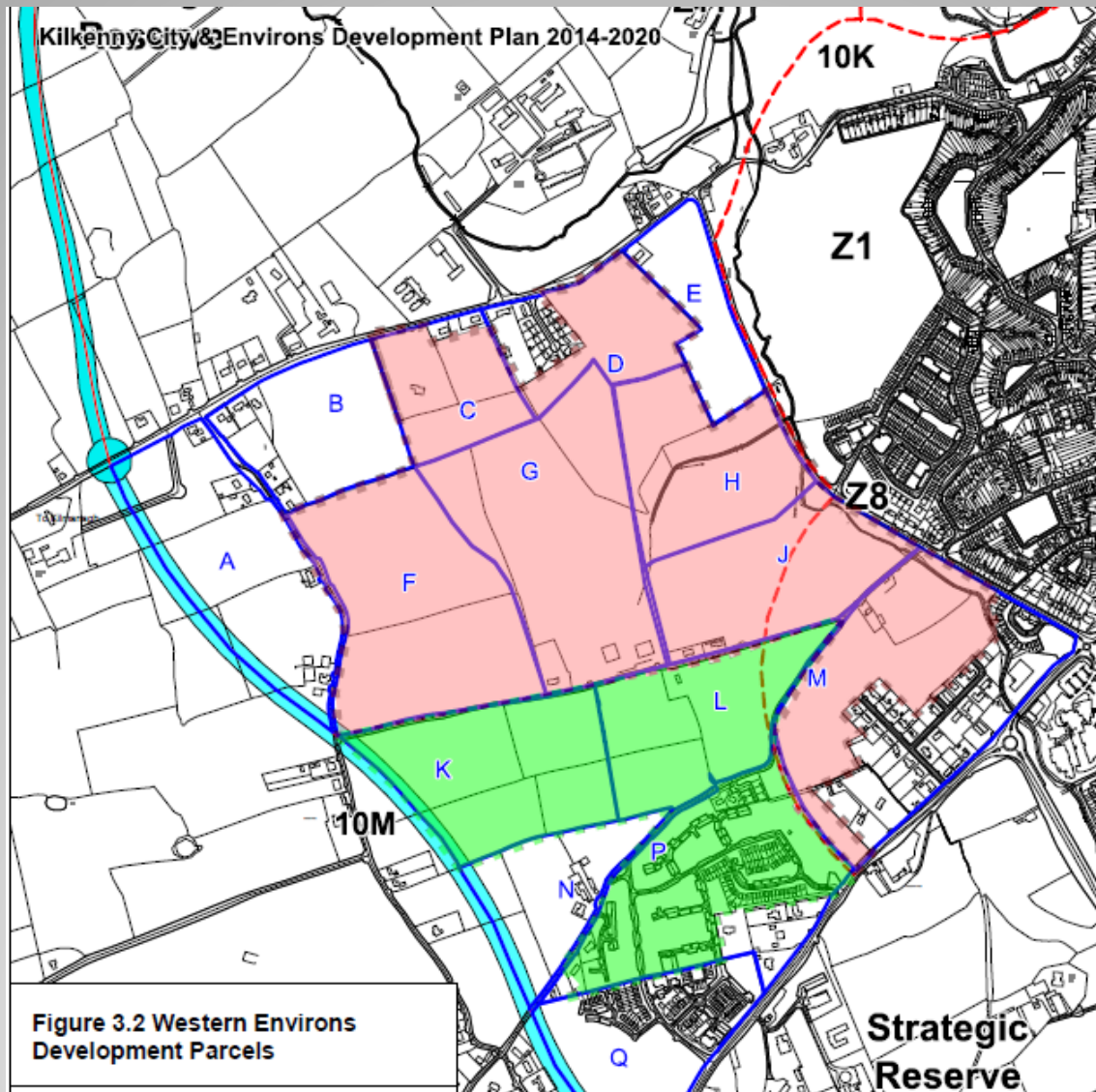


Figure 3.2 Western Environs Development Parcels

- Land ownerships**
- St. Kieran's College
 - Cairn Homes

Strategic Reserve

- CPO for infrastructure in place
- Developer interest – recently purchased
 - Cairn Homes Parcels P, K, & L
 - 177 permitted units infrastructure dependent
- School site- agreed- 2018 construction
 - Announced 17th Nov 2015
 - Two schools one campus
 - School site : infrastructure dependent.
- Parcel E 84 units permitted
 - Infrastructure dependent

Kilkenny City Economic development

- Tourism
 - Medieval mile + international attractions
- Abbey Quarter Masterplan
 - JV partnership with ISIF
 - 6ha site
- Significant interest
- Potential for inward investment for 500+ jobs over next 3 years
- Workers need houses

County Kilkenny

- **Callan, Castelcomer, Graiguenamanagh, Thomsatown, Ferrybank.**
- **The same approach applies:**
 - **Holistic approach**
 - **Living towns**
 - **Local Area Plans**
 - **Economic development based on LECP**
 - **Callan & Castlecomer in house building programme**

County Kilkenny

Planning Perspective

- Holistic approach
 - (Neighbourhood development not just houses)
 - Sustainable densities required.
- Take long term view in solving Housing crises
- Plan led
- Sequential
- Quantified infrastructure.

The right Development
In the right location
at the right time!

LECP – Job Creation
Building
Neighbourhoods

+ Natural increase + Migration



The Challenge