

**Variation of the  
Kilkenny County Development Plan Vol. 2 2002**

**Variation No. 3 Kilkenny Retail Strategy Review**

**The Plans of Callan, Castlecomer, Graignamanagh, Thomastown Waterford City  
Environs and Kilmacow contained in Vol. 2 are amended as follows**

## **Volume 2 County Development Plan**

### **Callan Development Plan**

The existing 2002 text is as follows:

#### **7.0 Retailing**

Callan provides the normal services of a market town, including banking, post office, and shopping. The Council commissioned a retail study for the entire County and as part of that study the retail hierarchy of the County was confirmed. Callan was placed in the sub county town category below Kilkenny City and on a par with Castlecomer, Graiguenamanagh and Thomastown.

The study confirmed that Callan performs an important function in its role as a market town for its hinterland. The location of retail development will be assessed through the sequential test. For details of the sequential test see sections 3.4.11 and 3.4.26 of Vol. 1.

For Callan it is recommended that significant proposals for retail development of 500m<sup>2</sup> (gross) or greater convenience and comparison would be assessed against a range of criteria. For details on this see sections 3.4.24 and 3.4.25 of Vol.1.

In general it will be the policy of the Council to maintain and enhance the role of Callan as a local market centre for its rural catchment area and as a centre to service its anticipated expansion during the period of the Plan.

#### **Proposed New Text**

#### **7.0 Retailing**

**Callan provides the normal services of a market town, including banking, post office, and shopping. As part of the review of the Retail Strategy, 2004, the retail hierarchy of the County was confirmed. Callan was placed in the sub county town category below Kilkenny City and on a par with Castlecomer and Graiguenamanagh.**

**The study confirmed that Callan performs an important function in its role as a market town for its hinterland. The location of retail development will be assessed through county retail strategy. For details of the strategy see sections 3.4. to 3.4.11 of Vol. 1. as varied.**

**For Callan it is recommended that significant proposals for retail development of 500m<sup>2</sup> (gross) or greater convenience and comparison would be assessed against a range of criteria. For details on this see sections 3.4.9 of Vol.1 as varied.**

**In general it will be the policy of the Council to maintain and enhance the role of Callan as a local market centre for its rural catchment area and as a centre to service its anticipated expansion during the period of the Plan.**

**It is an objective of the Council to:**

- 1. Increase the critical mass of commercial activity within the town centre through consolidation of key retail areas.**
- 2. Secure the re-use and regeneration of land and buildings within the town centre**
- 3. contribute to the attraction of the town as a place to live , work, visit and invest in.**

## **Castlecomer Development Plan**

The existing 2002 text is as follows:

### **7.0 Retailing**

Castlecomer provides the normal services of a market town, including banking, post office supermarket credit union professional services and smaller shops. The Council commissioned a retail study for the entire County. As part of that study the retail hierarchy of the County was confirmed. Castlecomer was placed in the sub county town category below Kilkenny City and on a par with Callan, Graiguenamanagh and Thomastown.

The study confirmed that Castlecomer performs an important function in its role as a market town for its hinterland. The location of significant retail development will be assessed through the sequential test. For details of the sequential test see sections 3.4.11 and 3.4.26 of Vol. 1.

For Castlecomer it is recommended that significant proposals for retail development of 500m<sup>2</sup> (gross) or greater convenience and comparison would be assessed against a range of criteria. For details on this see sections 3.4.24 and 3.4.25 of Vol.1.

It is the policy of the Council to maintain and enhance the role of Castlecomer as a local market centre for its rural catchment area and as a centre to service its anticipated expansion during the period of the Plan.

### **Proposed New Text**

### **7.0 Retailing**

**Castlecomer provides the normal services of a market town, including banking, post office supermarket credit union professional services and smaller shops. As part of the Review of the Retail Strategy, 2004, the retail hierarchy of the County was confirmed. Castlecomer was placed in the sub county town category below Kilkenny City and on a par with Callan and Graiguenamanagh.**

**The study confirmed that Castlecomer performs an important function in its role as a market town for its hinterland. The location of significant retail development will be assessed through the county retail strategy. For details of the strategy see sections 3.4 to 3.4.11 of Volume 1 as varied.**

**For Castlecomer it is recommended that significant proposals for retail development of 500m<sup>2</sup> (gross) or greater convenience and comparison would be assessed against**

**a range of criteria. For details on this see sections 3.4.9 of Volume 1 as varied.**

**It is the policy of the Council to maintain and enhance the role of Castlecomer as a local market centre for its rural catchment area and as a centre to service its anticipated expansion during the period of the Plan.**

**It is an objective of the Council to:**

- 4. Increase the critical mass of commercial activity within the town centre through consolidation of key retail areas.**
- 5. Secure the re-use and regeneration of land and buildings within the town centre**
- 6. contribute to the attraction of the town as a place to live , work, visit and invest in.**

## **Graiguenamanagh Development Plan**

The existing 2002 text is as follows:

### **7.0 Retailing**

Graiguenamanagh provides the normal services of a market town, including banking, post office, and shopping. The Council commissioned a retail study for the entire County. As part of that study the retail hierarchy of the County was confirmed. Graiguenamanagh was placed in the sub county town category below Kilkenny City and on a par with Castlecomer, Graiguenamanagh and Thomastown.

The study confirmed that Graiguenamanagh performs an important function in its role as a market town for its hinterland. The location of retail development will be assessed through the sequential test. For details of the sequential test see sections 3.4.11 and 3.4.26 of Vol. 1.

For Graiguenamanagh it is recommended that significant proposals for retail development of 500m<sup>2</sup> (gross) or greater convenience and comparison would be assessed against a range of criteria. For details on this see sections 3.4.24 and 3.4.25 of Vol.1.

In general it will be the policy of the Council to maintain and enhance the role of Graiguenamanagh as a local market centre for its rural catchment area and as a centre to service its anticipated expansion during the period of the Plan.

It will be a policy of the Council to:

1. Maintain and enhance the role of Graiguenamanagh as a local market centre for its rural catchment area.
2. To widen the extent of specialist retailing in the town having regard to the retail policies set out in Vol.1 of the plan.

### **Proposed New Text**

#### **7.0 Retailing**

**Graiguenamanagh provides the normal services of a market town, including banking, post office, and shopping. As part of the Review of the Retail Strategy, 2004, a retail hierarchy of the County was confirmed. Graiguenamanagh was placed in the sub county town category below Kilkenny City and on a par with Callan and Castlecomer.**

**The study confirmed that Graiguenamanagh performs an important function in its role as a market town for its hinterland. The location of retail development will be assessed through the County retail Strategy. For details of the Strategy see sections**

**3.4. to 3.4.11 of Volume 1 as varied.**

**For Graiguenamanagh it is recommended that significant proposals for retail development of 500m<sup>2</sup> (gross) or greater convenience and comparison would be assessed against a range of criteria. For details on this see sections 3.4.9 of Volume 1 as varied.**

**In general it will be the policy of the Council to maintain and enhance the role of Graiguenamanagh as a local market centre for its rural catchment area and as a centre to service its anticipated expansion during the period of the Plan.**

**It will be a policy of the Council to:**

- 1. Maintain and enhance the role of Graiguenamanagh as a local market centre for its rural catchment area.**
- 2. To widen the extent of specialist retailing in the town having regard to the retail policies set out in Vol.1 of the plan.**

**It is an objective of the Council to:**

- 7. Increase the critical mass of commercial activity within the town centre through consolidation of key retail areas.**
- 8. Secure the re-use and regeneration of land and buildings within the town centre**
- 9. contribute to the attraction of the town as a place to live , work, visit and invest in.**

## **Thomastown Development Plan#**

The existing 2002 text is as follows:

### **7.0 Retailing**

Thomastown provides the normal services of a market town, including banking, post office, and shopping. The Council commissioned a retail study for the Entire County. As part of that study the retail hierarchy of the County was confirmed. Thomastown was placed in the sub county town category below Kilkenny City and on a par with Castlecomer, Callan and Graiguenamanagh.

The study confirmed that Thomastown performs an important function in its role as a market town for its hinterland. The location of retail development will be assessed through the sequential test. For details of the sequential test see sections 3.4.11 and 3.4.26 of Vol. 1.

For Thomastown it is recommended that significant proposals for retail development of 500m<sup>2</sup> (gross) or greater convenience and comparison would be assessed against a range of criteria. For details on this see sections 3.4.24 and 3.4.25 of Vol.1.

In general it will be the policy of the Council to maintain and enhance the role of Thomastown as a local market centre for its rural catchment area and as a centre to service its anticipated expansion during the period of the Plan.

It will be the policy of the Council to:

1. Maintain and enhance the role of Thomastown as a local market centre for its rural catchment area and as a centre to service its anticipated expansion during the period of the Plan.
2. To widen the extent of specialist retailing uses within the town having regard to the retail policies set out in Vol.1 of the plan.

### **Proposed New Text**

#### **7.0 Retailing**

**Thomastown provides the normal services of a market town, including banking, post office, and shopping. As part of the Review of the Retail Strategy, 2004, the retail hierarchy of the County was confirmed. Thomastown was placed in the Level 2 Tier 1 sub county town category below Kilkenny City.**

**The study confirmed that Thomastown performs an important function in its role as a market town for its hinterland. The location of retail development will be assessed through the County Retail Strategy. For details of the strategy see sections 3.4. to 3.4.11 of Volume 1 as varied.**

**For Thomastown it is recommended that significant proposals for retail**



development of 500m<sup>2</sup> (gross) or greater convenience and comparison would be assessed against a range of criteria. For details on this see sections 3.4.9 of Volume 1 as varied.

In general it will be the policy of the Council to maintain and enhance the role of Thomastown as a local market centre for its rural catchment area and as a centre to service its anticipated expansion during the period of the Plan.

It will be the policy of the Council to:

1. Maintain and enhance the role of Thomastown as a local market centre for its rural catchment area and as a centre to service its anticipated expansion during the period of the Plan.
2. To widen the extent of specialist retailing uses within the town having regard to the retail policies set out in Vol.1 of the plan.

It is an objective of the Council to:

1. Increase the critical mass of commercial activity within the town centre through consolidation of key retail areas.
2. Secure the re-use and regeneration of land and buildings within the town centre
3. contribute to the attraction of the town as a place to live , work, visit and invest in.

## **Waterford City Environs Development Plan**

### **Existing text**

#### **4.5.6 Neighbourhood Structure**

Four new centres are envisaged in addition to the existing local centre on the Ross Road in Ferrybank.

A district centre is proposed at Ferrybank East in accordance with the retail strategy for Kilkenny City and County while new local centres are envisaged at Rockshire Belmont and Rathculliheen/Abbeylands.<sup>3</sup>

##### **Ferrybank East**

The lands zoned for residential purposes in this Development plan will accommodate approximately 4,400 dwellings bringing a population in the order of 12,000 people. In 1996 the area had a population of 1,615. The combined end population will be over 13,500 which is of the order of 20% of the planned population of 70,000 for Waterford City. A total population of the size envisaged requires a greater range of goods and services within close proximity than Neighbourhood centres would provide. A district centre at this location will reduce the need to travel to centres in Waterford City and south of the City and this meets the RPGs test of efficient, equitable and sustainable standards. The site at Ferrybank East is central to the area with ready access to public transport and thus best meets this test. The construction of the N25 bypass will provide the opportunity to enhance the environmental quality of the corridor through the area and into the heart of Ferrybank.

##### **Rockshire Hill**

Much of the area is within 800 metres of the existing neighbourhood centre on the Ross road and it is expected that the neighbourhood centre for this area will be these existing services. However the dramatic topography of the area means that a local centre, probably consisting of a post office and local convenience or general store and other small shops serving a small-localised catchment population will be required.

##### **Belmont**

The Belmont centre will serve a population of approximately 4,000. The neighbourhood should comprise of a small supermarket /general grocery store, sub post office with other small shops and services of a local nature serving its local catchment population.

The location of the disused railway line effectively means that there would be two distinct halves to the neighbourhood linked by the existing footbridges and a new vehicular link across the cutting. The main vehicular access to the neighbourhoods would be from the Ross Road to the North and Abbey Road to the south.

Rathculliheen/Abbeylands

In the longer term similar considerations will apply to Rathculliheen/Abbeylands whose population will also approach 4,000. In the short term recent and new housing will continue to look to Ferrybank for local services.

## **9.0 Retail Facilities**

The Planning Department commissioned consultants to compile a retail study on Co. Kilkenny. The retail policy adopted by Kilkenny County Council is set out in detail in Chapter 3 Vol.1 of the County Plan section 3.4.

Waterford City's central shopping area acts as the major centre for a wide catchment population including the Environs area, which, although close to it, has only one bridge access across the river. The Environs area is poorly served by local and neighbourhood shopping outlets at present.

The Retail Planning Guidelines state that –

“Normally, the provision of additional centres (district centres) will be based on major growth in population or a clear proven level of existing underprovision.”

On the basis of the planned major growth in population in the Waterford City Environs and the lack of easily accessible quality retail floorspace north of Waterford City Centre, it is recommended that there is a need for a District Centre within Waterford City Environs. The RPGs state the following in respect of purpose built district centres:

“They are usually anchored by a large foodstore and contain a range of unit shops and non-retail service outlets (such as banks, post office or hairdressers).”

The lands zoned for housing in the County Development Plan in the Waterford City Environs will accommodate over 4,000 residential units bringing a population of some 12,000. At 1996, the area had a population of 1,615. The combined end population will be over 13,615 which will be nearly 20% of the planned 70,000 population of Waterford City. A total population of the size proposed requires a greater range of goods and services within close proximity than Neighbourhood Centres typically provide. The District Centre will reduce the need to travel to centres in Waterford City Centre and south of the city and this meets the RPGs test of ‘efficient, equitable and sustainable’. Of the potential locations the site on the N25 adjacent to Ferrybank East is the most central to the area with ready access to public transport and thus best meets this test.

The District Centre will be multi-functional to ensure a range of community needs are met within easy travelling distance by foot, bicycle, car and public transport. It will provide both convenience and comparison floorspace with the greater balance being towards the former. The maximum size of supermarket to be developed shall not exceed that permitted in the retail planning guidelines. The amount of comparison floorspace to be provided shall be such that the greater balance of floorspace will be towards

convenience with the actual amount of comparison floorspace subject to the outcome of a retail impact assessment and based on fulfilling local need.

The shopping policy is one, which aims to facilitate the provision of sufficient retail floorspace at suitable locations to serve the shopping needs of the Environs population. It will also ensure that the locations and Floorspace sizes can be viable in modern commercial retail terms, and that they do not threaten the continued viability and strength of Waterford City centre.

The controlled expansion of retail facilities within the Environs will serve to enhance its attractiveness and convenience as an area within which to live and is intended to provide the catalyst to get people and investment to locate north of the River Suir.

The expansion of population within the Suburbs and to a lesser extent, Slieverue and Kilmacow, will make the provision of shopping outlets more commercially viable. New shops will in turn contribute to the creation of more vibrant village centres at Upper and Lower Kilmacow and Slieverue and will build up their role as neighbourhood/village facilities and again provide for convenience shopping.

## **2.1 Retailing Objectives**

- a) To facilitate the development of a District Centre at Ferrybank East on the N25
- b) To facilitate the expansion of retail facilities in the Environs area, provided the proposed shops are suitably located within the development limits of The Suburbs, Upper and Lower Kilmacow and Slieverue
- c) To facilitate the provision of local neighbourhood shops at convenient locations within the housing development areas of The Suburbs
- d) To facilitate the provision of shops within the village centres of Upper and Lower Kilmacow and Slieverue, whether by new build or premises conversion, providing that they are suitably sited and designed to respect the scale of existing building frontages

It is the policy of the Council to engage with Waterford Corporation, Waterford County Council and Wexford County Council in the preparation and adoption of a joint retail strategy for the greater Waterford area.

## Waterford City Environs

### Proposed New Text

( Alterations to the existing text are shown in bold italics)

#### 4.5.6 Neighbourhood Structure

Four new centres are envisaged in addition to the existing local centre on the Ross Road in Ferrybank.

A district centre is proposed at Ferrybank East in accordance with the retail strategy for Kilkenny City and County while new local centres are envisaged at Rockshire Belmont and Rathculliheen/Abbeylands.<sup>3</sup>

##### Ferrybank East

The lands zoned for residential purposes in this Development plan will accommodate approximately 4,400 dwellings bringing a population in the order of 12,000 people. ***In 2002 the area had a population of 2,142. The combined end population will be of the order of 20% of the planned population of 70,000 for Waterford City.*** A total population of the size envisaged requires a greater range of goods and services within close proximity than Neighbourhood centres would provide. A district centre at this location will reduce the need to travel to centres in Waterford City and south of the City and this meets the RPGs test of efficient, equitable and sustainable standards. The site at Ferrybank East is central to the area with ready access to public transport and thus best meets this test. The construction of the N25 bypass will provide the opportunity to enhance the environmental quality of the corridor through the area and into the heart of Ferrybank.

##### Rockshire Hill

Much of the area is within 800 metres of the existing neighbourhood centre on the Ross road and it is expected that the neighbourhood centre for this area will be these existing services. However the dramatic topography of the area means that a local centre, probably consisting of a post office and local convenience or general store and other small shops serving a small-localised catchment population will be required.

##### Belmont

The Belmont centre will serve a population of approximately 4,000. The neighbourhood should comprise of a small supermarket /general grocery store, sub post office with other small shops and services of a local nature serving its local catchment population.

The location of the disused railway line effectively means that there would be two distinct halves to the neighbourhood linked by the existing footbridges and a new vehicular link across the cutting. The main vehicular access to the neighbourhoods would be from the Ross Road to the North and Abbey Road to the south.

##### Rathculliheen/Abbeylands

In the longer term similar considerations will apply to Rathculliheen/Abbeylands whose population will also approach 4,0000. In the short term recent and new housing will continue to look to Ferrybank for local services.

## **9.0 Retail Facilities**

***The Planning Department commissioned consultants to compile a retail strategy for County Kilkenny in 2001. This retail strategy was reviewed in 2004. The retail policy adopted by Kilkenny County Council is set out in detail in Volume 1 Chapter 3 of the County Development Plan section 3.4***

Waterford City's central shopping area acts as the major centre for a wide catchment population including the Environs area, which, although close to it, has only one bridge access across the river. The Environs area is poorly served by local and neighbourhood shopping outlets at present.

The Retail Planning Guidelines state that –

“Normally, the provision of additional centres (district centres) will be based on major growth in population or a clear proven level of existing underprovision.”

On the basis of the planned major growth in population in the Waterford City Environs and the lack of easily accessible quality retail floorspace north of Waterford City Centre, it is recommended that there is a need for a District Centre within Waterford City Environs. The RPGs state the following in respect of purpose built district centres:

“They are usually anchored by a large foodstore and contain a range of unit shops and non-retail service outlets (such as banks, post office or hairdressers).”

The lands zoned for housing in the County Development Plan in the Waterford City Environs will accommodate over 4,000 residential units bringing a population of some 12,000. ***At 2002, the area had a population of 2,142. The combined end population will will be of the order of 20% of the planned 70,000 population of Waterford City.*** A total population of the size proposed requires a greater range of goods and services within close proximity than Neighbourhood Centres typically provide. The District Centre will reduce the need to travel to centres in Waterford City Centre and south of the city and this meets the RPGs test of ‘efficient, equitable and sustainable’. Of the potential locations the site on the N25 adjacent to Ferrybank East is the most central to the area with ready access to public transport and thus best meets this test.

The District Centre will be multi-functional to ensure a range of community needs are met within easy travelling distance by foot, bicycle, car and public transport. It will provide both convenience and comparison floorspace with the greater balance being towards the former. The maximum size of supermarket to be developed shall not exceed that permitted in the retail planning guidelines. The amount of comparison floorspace to be provided shall be such that the greater balance of floorspace will be towards

convenience with the actual amount of comparison floorspace subject to the outcome of a retail impact assessment and based on fulfilling local need.

The shopping policy is one, which aims to facilitate the provision of sufficient retail floorspace at suitable locations to serve the shopping needs of the Environs population. It will also ensure that the locations and Floorspace sizes can be viable in modern commercial retail terms, and that they do not threaten the continued viability and strength of Waterford City centre.

The controlled expansion of retail facilities within the Environs will serve to enhance its attractiveness and convenience as an area within which to live and is intended to provide the catalyst to get people and investment to locate north of the River Suir.

The expansion of population within the Suburbs and to a lesser extent, Slieverue and Kilmacow, will make the provision of shopping outlets more commercially viable. New shops will in turn contribute to the creation of more vibrant village centres at Upper and Lower Kilmacow and Slieverue and will build up their role as neighbourhood/village facilities and again provide for convenience shopping.

## **2.2 Retailing Objectives**

- a) To facilitate the development of a District Centre at Ferrybank East on the N25
- b) To facilitate the expansion of retail facilities in the Environs area, provided the proposed shops are suitably located within the development limits of the Suburbs, Upper and Lower Kilmacow and Slieverue
- c) To facilitate the provision of local neighbourhood shops at convenient locations within the housing development areas of the Suburbs
- d) To facilitate the provision of shops within the village centres of Upper and Lower Kilmacow and Slieverue, whether by new build or premises conversion, providing that they are suitably sited and designed to respect the scale of existing building frontages

It is the policy of the Council to engage with Waterford City Council, Waterford County Council and Wexford County Council in the preparation and adoption of a joint retail strategy for the greater Waterford area.

## **Kilmacow Development Plan**

**Add the following text:**

**The *Retail Planning Guidelines for Planning Authorities* sets out Government policy in relation to shops in small towns and rural areas. The vital role that food stores and supermarkets play in maintaining the quality and range of shopping in smaller rural town centres and assisting in the anchoring of the surrounding local economy is recognised. Planning policies should be supportive of local facilities in small towns and villages which provide an effective and valuable service to the local economy.**

**Policy: To maintain and enhance the role of Kilmacow as a local market centre for its rural catchment and as a centre to service its anticipated expansion during the period of the Plan.**

**It is an objective of the Council to:**

- 1. Increase the critical mass of commercial activity within the town centre through consolidation of key retail areas.**
- 2. Secure the re-use and regeneration of land and buildings within the town centre**
- 3. contribute to the attraction of the town as a place to live , work, visit and invest in.**