

# KILKENNY COUNTY DEVELOPMENT PLAN 2014-2020



## Proposed Variation Nos.1 (a), (b) and (c)

- (a) Amendment to the site specific development standards for Mount Juliet estate
- (b) To incorporate the requirements of the Urban Regeneration and Housing Act 2015, to apply Part V to developments of 10+ houses with 10% social housing requirement.
- (c) To align the minimum development standards for new apartments with the Department's *Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for New Apartments*.

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## Introduction

In accordance with Section 13 of the Planning and Development Act 2000 (as amended), notice is hereby given that Kilkenny County Council intends to vary the Kilkenny County Development Plan 2008-2014 for the purpose of:

- (a) Amending to the site specific development standards for Mount Juliet estate
- (b) Incorporating the requirements of the Urban Regeneration and Housing Act 2015, to apply Part V to developments of 10+ houses with 10% social housing requirement.
- (c) Aligning the minimum development standards for new apartments with the Department's *Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for New Apartments*.

The proposed variations are outlined below and should be read in conjunction with a copy of the Kilkenny County Development Plan 2014-2020.

The proposed variations will involve addition of text and / deletions as outlined below:

Deletions in ~~strikethrough~~

Proposed insertions in *italics*

## Variation 1 (a) - Site Specific Development Standards at Mount Juliet

Following a review by the owners of Mount Juliet estate, potential to provide additional housing development associated with the estate’s sporting and recreational functions has been identified. The proposed variation includes amendments to the site specific development standards for Mount Juliet estate in line with the above.

The existing policy of the Kilkenny County Development Plan 2014-2020 is set out below, together with the proposed insertions *in italics* and deletions in ~~strike through~~.

### 7.9.5 Mount Juliet Estate

#### ***Mount Juliet Development Management Standards***

- To protect and enhance the Protected Structure, its curtilage and attendant grounds and woodlands. To protect and enhance existing landscape, ecological, water quality and other environmental amenities and in particular to provide for the protection of the River Nore (designated cSAC and SPA).
- To provide for the maintenance and enhancement of tourism, sporting, leisure and related uses, and of existing agricultural and equestrian lands and buildings in an area of sensitive landscape.
- To protect the residential amenity of existing dwellings.

~~Permissible uses/developments:~~

- ~~• Equestrian, sport and leisure facilities.~~
- ~~• Stores, machinery storage/repair & office uses related to maintenance of estate lands.~~

~~Uses open for consideration:~~

- ~~• Temporary tented or other temporary enclosures.~~

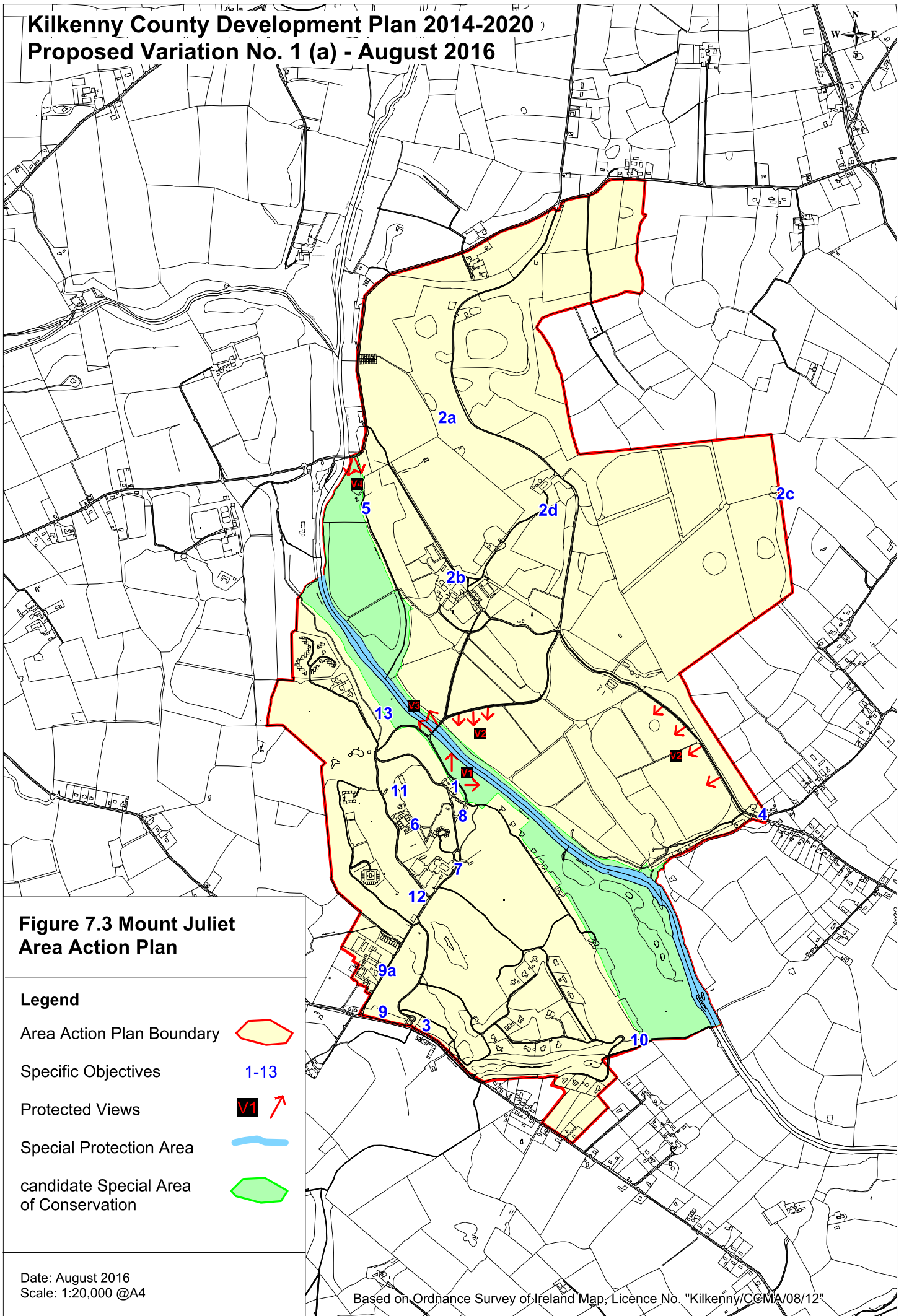
<b>Table 7.1: Mount Juliet Protected views</b>	
<b>View</b>	<b>Description</b>
V1	From Mount Juliet House to Ballylinch Stud
V2	Approach from Thomastown gate towards Mount Juliet House and the Inch
V3	River valley from White bridge
V4	River valley from Ballylinch bridge

<b>Table 7.2: Mount Juliet Site-specific Development Management Standards</b>	
<b>Map Ref.</b>	<b>Objective</b>
1	To protect and enhance Mount Juliet House (protected structure), its curtilage and attendant grounds and allow for its extension as appropriate.
2	To protect and enhance existing archaeological features: 2a Ecclesiastical Remains 2b Castle and Mansion 2c Enclosure 2d Enclosure
3	To protect and enhance the existing south western entrance to the estate, gate

	lodges, boundary walls and road frontage.
4	To protect and enhance the existing Thomastown entrance to the estate, gate lodges, boundary walls and road frontage.
5	To provide for the enhancement of the cricket pavilion facilities.
6 & 7	To provide for the enhancement and development of tourism, leisure and recreational facilities and related activities at appropriate locations within the estate, including the Hunters Yard and the Walled Garden, without detracting from the estate's built and natural heritage.
8	To provide for the development of additional lodges ( <i>max 6no.</i> ) adjacent to the existing Rose Garden lodges associated with the estate's tourism, leisure and recreational functions without detracting from the estate's landscape character and built and natural heritage.
9	<del>Provide for an extension to the existing golf maintenance facility to include changing area and associated staff uses.</del>  <i>Provide for a maintenance area at an appropriate location to replace the existing maintenance area for the ongoing management of the Estate.</i>
9a	<i>Provide for the development of up to 6no. dwellings associated with the Estate's tourism, leisure and recreational functions without detracting from the Estate's landscape character and built and natural heritage.</i>
10	Provide for the development of 3 no. detached houses associated with the estate's sporting and recreational functions.
11	Provide for a house at the maintenance facility building associated with the estate's sporting and recreational facilities.
—	<del>Provide for estate maintenance/administration area at an appropriate location to replace existing maintenance facility building for the on-going management of the estate.</del>
12	<del>Provide for the development of 9 no. houses at the Kennels site similar to those at the Gallops subject to the capacity of the estate to absorb development without detracting from the estate's landscape character and built and natural heritage context.</del>  <i>Provide for the development of up to 16no. residential dwellings south east of the existing residential accommodation in the South Paddocks.</i>
13	<i>To investigate and support the extension of the Nore Valley Walk walking route along the River Nore</i>





See Appendix A which includes the full text of Section 7.9.5 Mount Juliet Estate of the Kilkenny County Development Plan 2014 – 2020 for reference purposes.

**Kilkenny County Development Plan 2014-2020  
Proposed Variation No. 1 (a) - August 2016**



**Figure 7.3 Mount Juliet Area Action Plan**

**Legend**

- Area Action Plan Boundary 
- Specific Objectives 1-13
- Protected Views 
- Special Protection Area 
- candidate Special Area of Conservation 

Date: August 2016  
Scale: 1:20,000 @A4

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

**Variation 1 (b) - To incorporate the requirements of the Urban Regeneration and Housing Act 2015, to apply Part V to developments of 10+ houses with 10% social housing requirement.**

Further to the enactment of the Urban Regeneration and Housing Act 2015, Kilkenny County Council is now proposing to make a Variation to the Housing Strategy of the Kilkenny County Development Plan 2014 – 2020, to include the requirement to apply Part V to developments of 10 or more houses with 10% social housing requirement, in line with the Act as set out above.

The existing policy of the Kilkenny County Development Plan 2014-2020 is set out below, together with the proposed insertions *in italics* and deletions in ~~strike through~~.

## **5.2 Housing strategy**

Part V of the Planning and Development Act 2000 as amended, requires that housing strategies be drawn up by planning authorities and integrated into their development plans.

The housing strategy shall:

- a) Include an estimate of, and provision for, the existing need and the likely future need for housing in the area covered by the development plan. The Planning Authority shall ensure that sufficient and suitable land is zoned in its development plan for residential use (or for a mixture of residential and other uses), to meet the requirements of the housing strategy and to ensure that a scarcity of such land does not occur at any time during the period of the development plan.
- b) Take into account the need to ensure that housing is available for persons who have different levels of income, and in particular for those in need of social or affordable housing in the area. A housing strategy shall therefore provide that as a general policy a specified percentage, not being more than ~~20%~~ *10%* of the land zoned in the development plan for residential use, or for a mixture of residential and other uses, shall be reserved for social and/or affordable housing.
- c) Ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the Planning Authority, including the special requirements of elderly persons and persons with disabilities.
- d) Counteract undue segregation in housing between persons of different social backgrounds. The Planning Authority may indicate in respect of any residential area that there is no requirement for social/affordable housing in respect of that area, or that a lower percentage than that specified in the housing strategy may instead be required.

The needs of various groups, including the homeless, travellers and the elderly are addressed as part of the Housing Strategy.

A Housing Strategy has been prepared for the period 2014 - 2020 for both Kilkenny Borough and County Councils. This Strategy is incorporated into the Development Plan in Appendix B.

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

- A total of 3,570 new households are required to meet the population targets set for County Kilkenny in the [Regional Planning Guidelines](#) for the period 2014 to 2020.
- The existing local authority waiting list is c.~~2,852~~ 2,794<sup>1</sup>
- Over the period of the strategy ~~20%~~ 10% of land zoned for residential or a mix of residential and other land uses will be reserved for social and affordable housing.
- The availability of zoned land is not expected to act as a constraint over the course of the Development Plan 2014 – 2020

It is the view of the Planning Department that the requirements of Part V of the Planning and Development Act, 2000 in relation to any particular site should be incorporated into any development proposal at an early stage in the development process. The Council will therefore require housing developers to whom the ~~20%~~ 10% requirement will apply to discuss the likely terms of Part V agreements at pre-planning consultations *in accordance with the requirements of the Urban Regeneration and Housing Act 2015*. Both the Council and the developer would thus have a common understanding of the nature of the likely agreement before detailed designs are prepared for any planning application.

Conditions attached to planning permissions for residential development will require developers to enter into an agreement with the Council in relation to the provision of social and affordable housing in accordance with the housing strategy.

The Housing Strategy also identified that there will be a requirement for a greater mix of unit types due to an increase in the number of single persons requiring accommodation.

~~The following preferred options are available to satisfy the requirements of the housing strategy:~~

- ~~• The payment of a monetary contribution~~
- ~~• The transfer of a portion of the site subject to the planning application,~~
- ~~• The transfer of completed dwellings elsewhere,~~
- ~~• The leasing of dwellings on site or elsewhere,~~
- ~~• The transfer of fully or partially serviced sites on the site which will enable the Council to provide the appropriate number of units thereon,~~
- ~~• The transfer of serviced sites at another location,~~
- ~~• The transfer of the required number of completed dwellings on the site,~~
- ~~• The transfer of land at another location,~~

~~An agreement may provide for a combination of the above.~~

**Objectives:**

**5B To require ~~20%~~ 10% of the land zoned for residential use, or for a mixture of residential and other uses, be made available for the provision of social housing.**

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<sup>1</sup> ~~Housing Section, March 2013.~~

**Variation 1 (c) - To align the minimum development standards for new apartments with the Department’s *Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for New Apartments*.**

Further to the publication of the Department of the Environment, Community and Local Government’s *Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for New Apartments, 2015*, Kilkenny County Council is now proposing to make a Variation to Section 12.5 of the Kilkenny County Development Plan to include the minimum development standards in line with the Departments Guidelines

The proposed variation is outlined below:

Section 12.5 of the Kilkenny County Development Plan 2014- 2020 relates to Apartment development standards. The existing policy of the plan is set out below, together with the proposed insertions *in italics*, and deletions ~~in strikethrough~~.

## **Chapter 12: Requirements for Developments**

### **12.5 Apartments**

The design and layout of new apartments should provide comfortable accommodation for a variety of household types and sizes – including families with children - over the medium to long term. Regard should be given to relevant Government Guidelines, including [\*Sustainable Urban Housing: Design Standards for New Apartments, 2015\*](#). All apartment schemes should provide for a mix of units; comprising of one bedroom, two-bedroom and family units.

A planning application for an apartment scheme shall be accompanied by a detailed schedule of the proposed development including total number of apartments proposed by type, apartment floor area, number of bedrooms, open space area, storage area etc. Failure to submit this schedule with the planning application may result in delays as a result of a request for further information.

In general, apartments will be required to have the following minimum floor areas measured internal wall to wall ~~(the required minimum floor areas are 10% larger than those stated [\*Sustainable Urban Housing: Design Standards for New Apartments\*](#)).~~

<b>Table 12.1 Minimum Floor Areas for Apartments</b>	
<b>Apartment type</b>	<b>Minimum floor area</b>
One Bed	<del>50sq.m</del> <i>45sqm</i>
Two Bed	<del>80sq.m</del> <i>73sqm</i>
Three Bed	<del>99sq.m</del> <i>90sqm</i>
Four Bed	117sq.m

**Table 12.1a Minimum aggregate floor areas for living/dining/kitchen rooms**

<i>Minimum widths for the main living/dining rooms Apartment type</i>	<i>Width of living/dining room</i>	<i>Aggregate floor area of living / dining / kitchen area*</i>
<i>Studio</i>	<i>5m**</i>	<i>30 sq m**</i>

One bedroom	3.3 m	23 sq m
Two bedrooms	3.6 m	30 sq m
Three bedrooms	3.8 m	34 sq m

\* Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq. metres. In most cases, the kitchen should have an external window.

\*\* Note: Combined living/dining/bedspace

**Table 12.1b Minimum bedroom floor areas/widths**

Minimum bedroom floor areas/widths Type	Minimum width	Minimum floor area
Studio	5m**	30 sq m**
Single bedroom	2.1 m	7.1 sq m
Double bedroom	2.8 m	11.4 sq m
Twin bedroom	2.8 m	13 sq m

\* Note: Minimum floor areas exclude built-in storage presses.

\*\* Note: Combined living/dining/bedspace

**Table 12.1c Minimum aggregate bedroom floor areas**

One bedroom	11.4 sq m
Two bedroom	11.4 + 13 sq m = 24.4 sq m
Three bedrooms	11.4 + 13 + 7.1 sq m = 31.5 sq m

The standards apply to units on one floor; duplexes should provide the additional floor area required to provide for stairways and landings in accordance with the Building Regulations (approximately 10 sq. metres). All living rooms, kitchens and bedrooms should minimise overlooking of adjoining/adjacent residences and should be so located so to avoid facing towards nearby high boundary or gable walls.

### 12.5.1 Apartments - Private and public open space

Private open space can be provided in the form of rear gardens or patios for ground floor units, and balconies at upper levels. It is important that in the latter case, adequate semi-private or communal open space, in the form of landscaped areas, should also be provided. Roof gardens offer only limited potential in this regard, due to climatic and safety factors, and should not form the major share of such space. Roof gardens will only be considered provided they are easily accessible, secure and attractively landscaped. Private open space at ground floor level should receive some sunlight, but also needs some form of screening to ensure privacy.

The following open space requirements apply:

<b>Table 12.2: Open Space Requirements for Apartments</b>	
Apartment Type	Minimum private open space
One bedroom	<del>10 sq.m</del> 5sqm
Two/three bedrooms	<del>15-20 sq.m</del> 7/9sqm
Four bed	15-20sq.m



<b>Apartment Type</b>	<b>Minimum communal amenity space</b>
<i>Studio</i>	<i>4 sq m</i>
<i>One bedroom</i>	<i>5 sq m</i>
<i>Two bedroom</i>	<i>7 sq m</i>
<i>Three bedroom</i>	<i>9 sq m</i>

Balconies (or glass-screened “winter gardens”) need to be of a certain minimum width to be useful from an amenity viewpoint, being able to accommodate chairs and a small table. A minimum width of 1.5 metres for one-bedroom units, and 1.8 metres for apartments with 2 or more bedrooms, is recommended, generally extending for the full length of the external living room wall. While wider balconies might be desirable in certain cases, this has to be balanced against the need to avoid overshadowing the living room.

<b>Apartment Type</b>	<b>Minimum Balcony Floor Area</b>
One bedroom	5sqm
Two bedrooms	7sqm
Three bedrooms	9sqm
Four Bedrooms	13sqm

Site conditions, such as elevations facing north or overlooking busy streets, or tall buildings, may diminish the amenity value of balconies. Balconies may not be appropriate in historic areas. In such cases, it will be the designer’s responsibility to provide some form of compensating amenity for the occupants. This might take the form, for instance, of above-average sized living rooms and generous landscaped communal open spaces.

Balustrading to balconies should be safe for children. Vertical privacy screens should generally be provided between adjoining balconies.

<b>Apartment Type</b>	<b>Minimum Storage Space Required</b>
One bedroom	3sqm
Two bedrooms / 3 persons	6sqm
Three or more bedrooms / 4 persons	<del>8sqm</del> 9sqm

## APPENDIX A

### Full text of Section 7.9.5 Mount Juliet Estate of Kilkenny County Development Plan 2014 – 2020.

#### 7.9.5 Mount Juliet Estate

Mount Juliet Estate and the adjoining Ballylinch Stud are situated in the Nore Valley to the west of Thomastown. Mount Juliet is generally recognised as a high quality tourism and sporting resource of significant local, national and international importance. It is also a significant built, natural and cultural heritage resource. The golf course and stud are recognised on an international scale, with the stud in operation since 1914 and the golf course has played host to international competitions. The estate and stud are a significant source of direct and indirect employment in the county. An action plan was developed for the estate in 2000 to set out the guiding principles and overall future direction for the development of the estate. The objectives of the action plan have been largely delivered over the intervening period. The provisions of the action plan have been incorporated into this plan which now aims to facilitate appropriate development in a manner which respects the sensitive nature of the landscape, heritage and environmental attributes of the estate and seeks to ensure their protection and enhancement, see Figure 7.3.

#### *Mount Juliet Development Management Standards*

- To protect and enhance the Protected Structure, its curtilage and attendant grounds and woodlands. To protect and enhance existing landscape, ecological, water quality and other environmental amenities and in particular to provide for the protection of the River Nore (designated cSAC and SPA).
- To provide for the maintenance and enhancement of tourism, sporting, leisure and related uses, and of existing agricultural and equestrian lands and buildings in an area of sensitive landscape.
- To protect the residential amenity of existing dwellings.

Permissible uses/ developments:

- Equestrian, sport and leisure facilities.
- Stores, machinery storage/repair & office uses related to maintenance of estate lands.

Uses open for consideration:

- Temporary tented or other temporary enclosures.

<b>View</b>	<b>Description</b>
V1	From Mount Juliet House to Ballylinch Stud
V2	Approach from Thomastown gate towards Mount Juliet House and the Inch
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V4	River valley from Ballylinch bridge

**Table 7.2 Mount Juliet Site-specific Development Management Standards**

<b>Map Ref.</b>	<b>Objective</b>
1	To protect and enhance Mount Juliet House (protected structure), its curtilage and attendant grounds and allow for its extension as appropriate.
2	To protect and enhance existing archaeological features: 2a Ecclesiastical Remains 2b Castle and Mansion 2c Enclosure 2d Enclosure
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5	To provide for the enhancement of the cricket pavilion facilities.
6 & 7	To provide for the enhancement and development of tourism, leisure and recreational facilities and related activities at appropriate locations within the estate, including the Hunters Yard and the Walled Garden, without detracting from the estate's built and natural heritage.
8	To provide for the development of additional lodges adjacent to the existing Rose Garden lodges associated with the estate's tourism, leisure and recreational functions without detracting from the estate's landscape character and built and natural heritage.
9	Provide for an extension to the existing golf maintenance facility to include changing area and other associated staff uses.
10	Provide for the development of 3 no. detached houses associated with the estate's sporting and recreational functions.
11	Provide for a house at the maintenance facility building associated with the estate's sporting and recreational facilities.
—	Provide for estate maintenance/administration area at an appropriate location to replace existing maintenance facility building for the on-going management of the estate.
12	Provide for the development of 9 no. houses at the Kennels site similar to those at the Gallops subject to the capacity of the estate to absorb development without detracting from the estate's landscape character and built and natural heritage context.

Kilkenny County Development Plan 2014-2020

