

KILKENNY CITY AND ENVIRONS DEVELOPMENT PLAN 2014-2020



Proposed Variation No.2 (a), (b) and (c)

- (a) 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.
- (b) 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*.
- (c) Change zoning objective from 'Community Facilities' to 'Residential' at St Josephs' Road, Kilkenny City

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 City and Environs Development Plan 2014-2020 as follows:

- a) 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.
- b) 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*.
- c) Change zoning objective from 'Community Facilities' to 'Residential' at St Josephs' Road, Kilkenny City

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

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

Deletions in ~~strike through~~

Proposed insertions in *italics*

Variation 2 (a) 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 adoption 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 City and Environs 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~~.

5.1 Housing strategy

Part V of the Planning and Development Act 2000 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 joint Housing Strategy has been prepared for the period 2014 - 2020 by 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 4,353 new households are required to meet the population targets set for County Kilkenny in the [Regional Planning Guidelines](#) for the period 2008 to 2014.
- The existing local authority waiting list is c.~~2,852~~ 2,794
- 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 (as amended) in relation to any particular site should be incorporated into any development proposal at an early stage in the development process. The Councils 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 Councils 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 Councils 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 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,~~

Objectives

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

Variation 2 (b) 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 Chapter 11 of the Kilkenny City and Environs Development Plan to include the minimum development standards in line with the Department’s *Guidelines*.

The proposed variation is outlined below:

Section 11.5 of the Kilkenny City and Environs 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~~.

11.5 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*).~~

Table 11.1 Minimum Floor Areas for Apartments	
Apartment type	Minimum floor area
One Bed	50sq.m <i>45sqm</i>
Two Bed	80sq.m <i>73sqm</i>
Three Bed	99sq.m <i>90sqm</i>
Four Bed	117sq.m

Table 11.1a 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>
<i>One bedroom</i>	<i>3.3 m</i>	<i>23 sq m</i>
<i>Two bedrooms</i>	<i>3.6 m</i>	<i>30 sq m</i>
<i>Three bedrooms</i>	<i>3.8 m</i>	<i>34 sq m</i>

* 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 11.1b 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 11.1c 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.

11.5.1 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:

Table 11.2: Open Space Requirements for Apartments	
Apartment Type	Minimum private open space
One bedroom	10 sq.m 5sqm
Two/three bedrooms	15-20 sq.m 7/9sqm
Four bed	20sq.m
Table 11.2a Minimum floor areas for communal amenity space	
Apartment Type	Minimum communal amenity space
Studio	4 sq m

<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.

Table 11.3: Minimum Balcony Areas for Apartments	
Apartment Type	Minimum Balcony Floor Area
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.

Table 11.4: Minimum storage space requirements for apartments	
Apartment Type	Minimum Storage Space Required
One bedroom	3sqm
Two bedrooms/ 3 persons	6sqm
Three <i>or more</i> bedrooms / 4 persons	8sqm 9sqm
Four Bedrooms	9sqm

Variation 2 (c)

Change zoning objective from 'Community Facilities' to 'Existing Residential' at St Josephs' Road, Kilkenny City

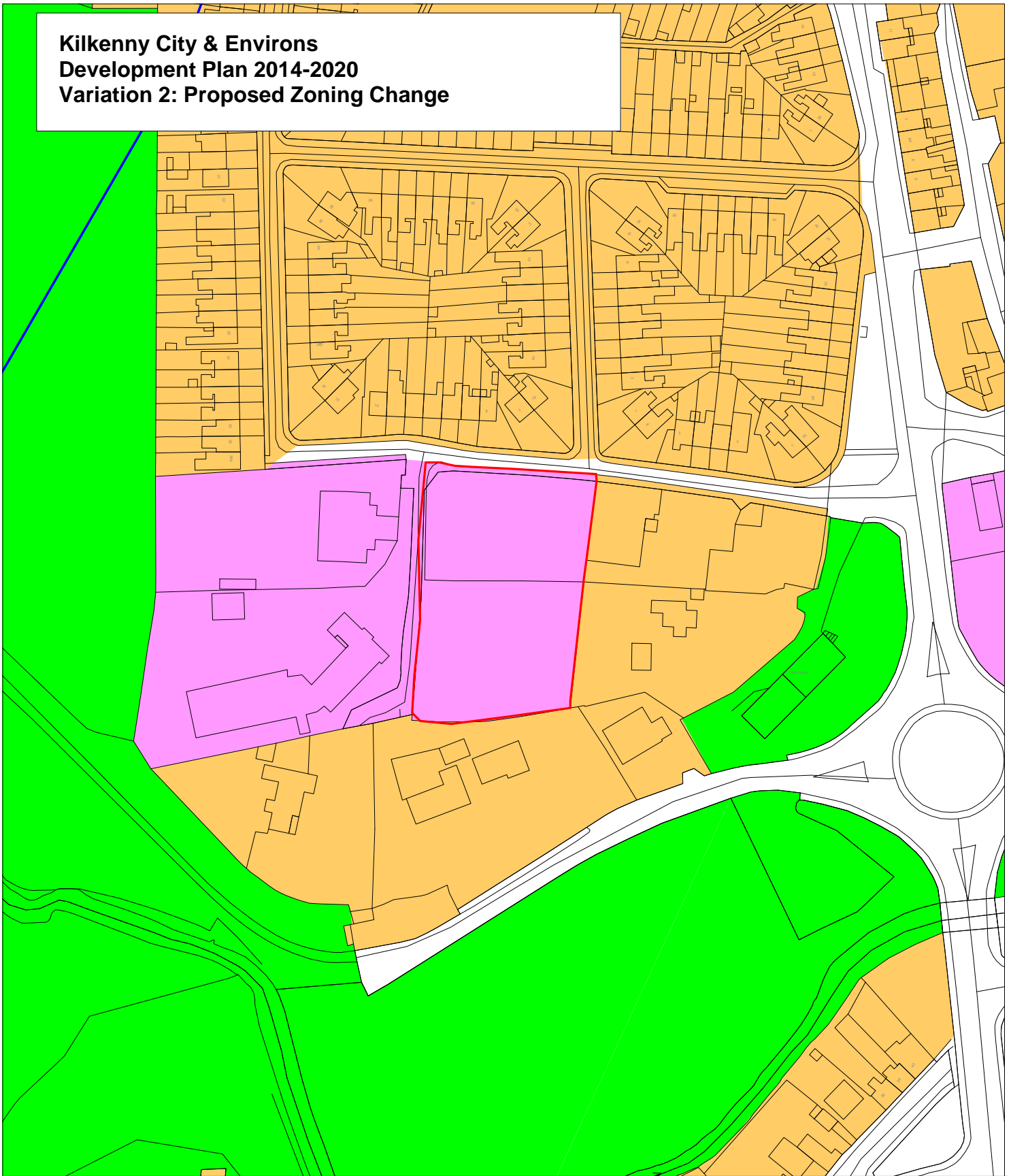
It is proposed to change the zoning objective for a site at St Joseph's Road from 'Community Facilities' to 'Existing Residential'. See map attached. This change is to support Housing actions under *Construction 2020*¹, *Social Housing Strategy 2020*² and *Rebuilding Ireland – An Action Plan for Housing and Homelessness*³ 2016.





¹ Government of Ireland, *Construction 2020, A Strategy for a Renewed Construction Sector* 2014

² Department of Environment, Community and Local Government, *Social Housing Strategy 2020, Support, Supply and Reform*, 2014

³ Government of Ireland, *Rebuilding Ireland – An Action Plan for Housing and Homelessness*, 2016

**Kilkenny City & Environs
Development Plan 2014-2020
Variation 2: Proposed Zoning Change**



-  Existing Residential
-  Community Facilities
-  Amenity/Green links/Biodiversity conservation
-  Site of proposed zoning change from Community Facilities to Residential

Date: July 2016
Scale 1: 1,500 at A4
Based on Ordnance Survey of Ireland Map,
Licence No. "Kilkenny/CCMA/08/12"