Report on the Extension of the Kilkenny City and County Development Plan 2021-2027

Date: 03/11/2026

Introduction

The current Kilkenny City and County Development Plan was adopted on the 3rd September 2021, and it is due to expire in September 2027.

In anticipation of progress on the Regional Spatial and Economic Strategy for the Southern Region (inclusive of the Waterford Metropolitan Area Strategic Plan (WMASP)) which will have a term of 2027-2040, Section 68(3)(a) of the Planning and Development Act 2024, as amended, allows County Councils to extend the life of their current Development Plans by resolution pending their formal review.

The Act states that *"A planning authority may, upon either a resolution of the members of the planning authority or the direction of the Minister, extend the period..."* of a development plan. Before the members resolve to extend the Development Plan, the planning authority shall comply with the Strategic Environmental Assessment (SEA) Regulations and Chapter 2 of Part 6: Appropriate Assessment (AA).

This constitutes the report on the compliance of this extension with the SEA and AA requirements and determinations on same are attached.

Regional Spatial and Economic Strategy (RSES) for the Southern Region

The preparation of the Draft RSES is currently underway, and the anticipated date for a Draft document is Spring 2027. The anticipated date for final adoption of the RSES is December 2027. The Development Plan must be aligned with the RSES, therefore this proposed extension will allow the Development Plan review process to take account of the emerging RSES.

Timeframe

In accordance with Section 68(3)(a)(i) of the Planning and Development Act 2024, as amended; a development plan made before 1st February 2022 can be extended to 28 February 2030 or such earlier or later date as may be prescribed.

To allow for a full review and adequate time for the consideration of the Regional Spatial and Economic Strategy, it is therefore proposed to extend the life of the current 2021-2027 Development Plan for a further 3 years, to 28 February 2030.

Compliance with Core Strategy

Variations 5, 6, 8A and 8B updated the Development Plan Core Strategy to comply with the Ministerial Guidelines on National Planning Framework (NPF) Implementation, published in July 2025[1]. Revised zoning frameworks are now in place for Callan, Castlecomer,

[1] *NPF Implementation: Housing Growth Requirements, Guidelines for Planning Authorities*, July 2025

Ferrybank, Graiguenamanagh, Kilkenny City and Thomastown, with sufficient land zoned to cater for projected growth to 2034, beyond the life of the extended Plan.

Appropriate Assessment

Recent variations to the City and County Development Plan 2021-2027 as adopted included full consideration of the impacts of the changes under the Habitats Directive. A Determination has been made that the likelihood of the extension (either individually or in combination with any project or other plan) having significant effects on a European site can be excluded (in view of their conservation objectives), and it is not considered necessary to undertake any further stages of the Appropriate Assessment process. An AA Screening Report accompanies this Determination.

Strategic Environmental Assessment

A Determination has been made that the implementation of the extended Plan would not be likely to have significant effects on the environment, taking account of the relevant criteria set out in Schedule 2A of the Regulations and the submissions received from the environmental authorities.

Both the Screening for Appropriate Assessment Report and the Strategic Environmental Assessment Screening Report accompany this document.

Conclusion

Having regard to:

- the provisions of the Kilkenny City and County Development Plan 2021 as varied, including its Core Strategy,
- the long standing and clear vision for development,
- the findings of the SEA and AA processes,

it is recommended that the current Kilkenny City and County Development Plan should be extended to 28th of February 2030.

03/11/'26

Nicolaas Louw,
A/Senior Planner

I concur with the rationale set out above and recommend that the Development Plan be extended to the 28th of February 2030.

Tim Butler,
Director of Services