



Comhairle Chontae Chill Chainnigh
Kilkenny County Council

Variation 6 to the Kilkenny City and County Development Plan

Ferrybank Belview Framework Plan

Forward Planning
March 2026

Introduction

In accordance with Section 13(3) of the Planning and Development Act 2000, as amended, notice is hereby given that Kilkenny County Council is proposing a Variation to the Kilkenny City & County Development Plan 2021-2027 (CCDP). The proposed Variation is to:

- Incorporate a Framework Plan for Ferrybank into the KCCDP, as part of a new Volume 3, titled 'Settlement Plans',
- Make associated changes to Volume 1 to reflect this, and

The content of the previous Ferrybank Local Area Plan 2017-2023 was reviewed and informed the making of this Framework Plan.

Environmental Reports

The Proposed Variation has been subject to SEA and AA processes and SEA and AA Reports and associated SEA and AA reports accompany the Proposed Variation on public display.

Proposed Variation

The proposed Variation is outlined below and should be read in conjunction with the Kilkenny City and County Development Plan 2021.

The proposed changes to Volume 1 will appear as follows:

Deletions in ~~striketrough~~

Insertions in *red italics*

There are no changes proposed to Volume 2, the Kilkenny City Plan. As Volume 3 is a new addition, the entire section is to be inserted.

Volume 1

4.3.2 Waterford MASP (Ferrybank/Belview)

Waterford is the largest urban centre in the South-East and the State's fifth largest city and is unique in having a network of large and strong urban centres in close proximity. It has a diverse industrial and commercial base and has the fifth largest employment base in the State.

The metropolitan area extends beyond the physical built up area into a defined metropolitan area extending to County Kilkenny and County Waterford. The vision for the Waterford MASP area is to develop a concentric city both north and south of the River Suir (which will include areas within County Kilkenny) with services appropriate to its status as one of the five national cities and recognising the people of the area as the heart of its potential.

Notwithstanding Belview as a strategic location for employment, the wider Waterford Metropolitan Area within County Kilkenny has potential as a strategic employment location.

~~This will be addressed as part of the review of the Ferrybank Belview LAP under objective 4I.~~
A Framework Plan for Ferrybank is included in Volume 3.

4.3.2.1 Implementation of Waterford MASP

Through RPO226, the SRA will establish robust structures of cross-sectoral stakeholder and cross-boundary local authority steering group committees for the implementation phase to ensure the delivery of the RSES and the MASP is specific, measurable, attainable, realistic and time-bound. Delivery of these goals requires the early establishment of MASP implementation structures following adoption of the RSES. Kilkenny County Council will work proactively with the Southern Regional Assembly and Waterford City and County Council to establish a MASP area steering committee for the implementation phase of the Waterford MASP.

Ferrybank and Belview Port (Port of Waterford) is included in the Waterford Metropolitan Area Strategic Plan (MASP) area and although located in Kilkenny, will be developed as part of an agreed Waterford Metropolitan Strategy.

For the purposes of this Core Strategy, the Council will use the figures set out in the RSES, which predicts an uplift of 1,452 people for Ferrybank/Belview between 2016 and 2027 (See Table 3.10). ~~The Ferrybank Belview LAP was adopted in 2017 and provides for significant housing opportunities within the plan area up to 2023.~~

The Council has ensured in the short term, through ~~a Local Area Plan~~ **A Framework Plan** for the environs of Waterford within County Kilkenny (~~Ferrybank/Belview LAP 2017~~), **Ferrybank/Belview Framework Plan contained in Volume 3** that there is sufficient development capacity for the various land uses required to support the international Gateway.

Given the need for change to a more balanced concentric city which would require significant growth, development and accompanying infrastructure on the northern side of the River Suir (predominantly in Co Kilkenny), the population distribution for the MASP area requires review by the MASP Implementation Group¹.

Kilkenny County Council is committed to developing Ferrybank/Belview as part of a concentric city as envisaged in the Waterford MASP and remains conscious of maintaining the area's social, cultural, sporting and political identity into the future.

¹ RSES Population Projections 2026 and 2031 for the Waterford Metropolitan Area page 323.

For the Waterford MASP area, the Council will support the growth of Waterford city as the principal urban centre of the South-East and the Waterford MASP with the objective for the City to become an important driver of national growth and a 'Regional City of Scale' within a defined Metropolitan Area. ~~The Council will assist in the implementation of the Waterford MASP by reviewing the Ferrybank/Belview Local Area Plan to be consistent with the RSES MASP in a timely manner and incorporating it into the Kilkenny City and County Development Plan by means of variation.~~ The Council will also adopt and give effect to the guiding principles of the Waterford MASP as set out on page 320 of the RSES and stated in text above.

Objective

~~41 To commence the review of the Ferrybank/Belview Local Area Plan within 6 months of the coming into effect of this Plan having regard to the MASP and to incorporate into the Kilkenny City & County Development Plan by way of variation.~~

Table 4.6: Core Strategy 2016-2027

| (1) | Core Strategy population allocation 2016 – 2027 (2) | Household Demand NPF 50/50 (3) | Housing land requirement to 2027 (hectares) (4) | NPO 3C (5) | Zoning (Ha) (6) |
|------------------------|---|--------------------------------|---|---|--|
| County Kilkenny | 11,842 | 4,649 | | | |
| Kilkenny City | 4,144 | 1,627 (35%) | 46.48 ² | (30%) 13.9ha ³ inside CSO boundary and (70%) 32.5ha outside CSO boundary | 18.6ha Abbey Quarter 4.4Ha (30-35%) plus 25Ha mixed 42.84Ha ⁴ zoned outside CSO |

² 1,627 households divided by 35units/ha = 46.48 ha.

³ The Council has established through its own research that there is more than sufficient capacity within the existing built up area to cater for this increase.

⁴ See Housing Strategy and Core Strategy Volume 2

| | | | | | |
|---|--|---|---------------------------------|---|---|
| Ferrybank/ Belview (Part of MASP)* See volume 3 | 2,320 ⁵ | 910 (19.5%) | 26 | (50%) 14ha inside CSO boundary and (50%) 14ha outside CSO boundary | 28Ha |
| District Towns (a) Callan (b) Castlecomer (c) Graiguenamanagh (d) Thomastown | 441 ⁶ 264 278 437 ⁷ | 160 (3.4%) 93 (2%) 100 (2.1%) 159 (3.4%) | 8 Ha 4.65 Ha 5 Ha 8 Ha | | 7.65Ha 5.5Ha 6Ha 6.7Ha (Review land provision in LAPs to 2027) ⁸ |
| Smaller Settlements | 1,284 ⁹ | 467 (10%) | 128 | | |
| Remainder area** Rural Housing | 3,542 | 1,133 (24.37%) | 58 ¹⁰ | | |
| Total | 11,842 | 4,649 | 284.13 | | 119.69 |

5.2.3 Manufacturing

The Belview Port area near Ferrybank in South Kilkenny is just 4 miles from Waterford City and is an ideal location for large-scale industries and manufacturing companies. Belview Port is the nearest major Irish port to mainland Europe providing a saving to shippers of both time and fuel while being a natural hub for the integration of port, shipping, road and rail freight services. Existing businesses operating from there include Medite Smartply, part of the Coillte group.

~~The Ferrybank Belview Local Area Plan~~ **The Ferrybank Belview Framework Plan** provides ample zoned land for large scale industries, including a strategic IDA site of 53 hectares, the Marine

⁵ Estimated based historical population distribution model in PLUTS 2004 2016- 2026. (subtract no. of units built in Ferrybank to 2021)

⁶ The figure for Callan is an increase of 150 persons to 2027 over and above the 2019 LAP following review under this Core strategy.

⁷ The figure for Thomastown includes an additional 150 persons to 2027 over and above the 2019 LAP.

⁸ To realign the timelines of the LAPs with the City and County Development plan 2021-2027 the housing land required in the District towns will be reviewed to 2027 in light of the new housing demand figures.

⁹ See housing strategy

¹⁰ 700 Households divided by 12 units/ha = 58 ha

Point Business Park and Belview Port. Belview has all the necessary infrastructure for high volume production and is supported by significant water, waste water and gas capabilities.

5.5.1 Belview Port

The Belview Port area is located approximately 5km downstream of Waterford City in the River Suir estuary. The Port at Belview is a strategic national, regional and county asset with good road and rail links. The Port is one of 5 ports of national significance within the terms of National Ports Policy 2013 and is classified as a comprehensive port on the EU's Ten-T network. The Port is active in bulk handling, break bulk/project cargoes and container handling (Lo-Lo¹¹). The bulk side of the business is predominantly import and focussed on agri-inputs. The container operation supports a wide range of imports and regional exporters from the food, pharmaceutical and other sectors. The annual value of goods through the Port was estimated at €1.7 billion in 2017 with just under 1,000 jobs in, or supported by businesses in, the port zone.

The port is a significant economic facilitator with an important role to play in the economic development of the South East and further afield. To fulfil its role, the Port needs to be positioned to deliver the infrastructure and capacity required of it in a timely manner. The Port of Waterford Company is the commercial state company responsible for the operation and development of the Port and has prepared a masterplan setting out a strategic vision to position the Port as the preferred cargo gateway for the South East Region.

The Port has a significant industrial hinterland including the IDA's 55 ha Strategic Industrial landbank and the port has identified the need for further additional land and facilities to support port activity in the Master Plan. One of the main priorities for expansion in the Belview area is the attraction of FDI. The Belview area is dealt with in detail in the ~~current Ferrybank/Belview Local Area Plan 2017~~. **Ferrybank / Belview Framework Plan contained in Volume 3.**

5.6.7 Retail Objectives

~~5y A joint Retail Strategy shall be undertaken between Kilkenny County Council and Waterford City and County Council for the area covered by the Waterford Metropolitan Area Strategic Plan (MASP) in accordance with the retail guidelines and RSES and to carry out the Joint or Multi-Authority Retail Strategy for the Waterford Metropolitan Area within 12 months of the coming into effect of this Plan~~

To implement the recommendations and Objectives of the Joint MASP retail strategy.

¹¹ Lo-Lo is load on and load off.

8.2.1.4 Ferrybank Linear Parks

Throughout the Belview /Ferrybank plan area there is a significant amount of interconnected open space, in the Passive Open Space, Active Open Space and Water Compatible Development zones. ~~In any review of the Belview/Ferrybank LAP this open space strategy will continue with a comprehensive walking (and cycling) network. The establishment of linkages and connections between areas of open space as identified in this LAP is essential if this goal is to be realised.~~

Insert entire Ferrybank Belview Framework plan into Volume 3