Ferrybank/Belview Local Area Plan 2025-2031

Issues Paper

Have Your Say!

Kilkenny County Council
Comhairle Chontae Chill Chainnigh

KPMG Future Analytics

DBFL

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TRANSPORT INSIGHTS

CAAS

What is the purpose of the Ferrybank / Belview Local Area Plan?

Kilkenny County Council is preparing a new Local Area Plan (LAP) for Ferrybank /Belview. The LAP is a statutory document prepared by the Planning Authority, in accordance with the requirements of the Planning and Development Act 2000 (as amended).

The new LAP will replace the existing Ferrybank / Belview LAP 2017, and will set out an overall strategy for the development of Ferrybank/Belview over a six year period. The plan is being prepared with the collaboration of Waterford City and County Council.
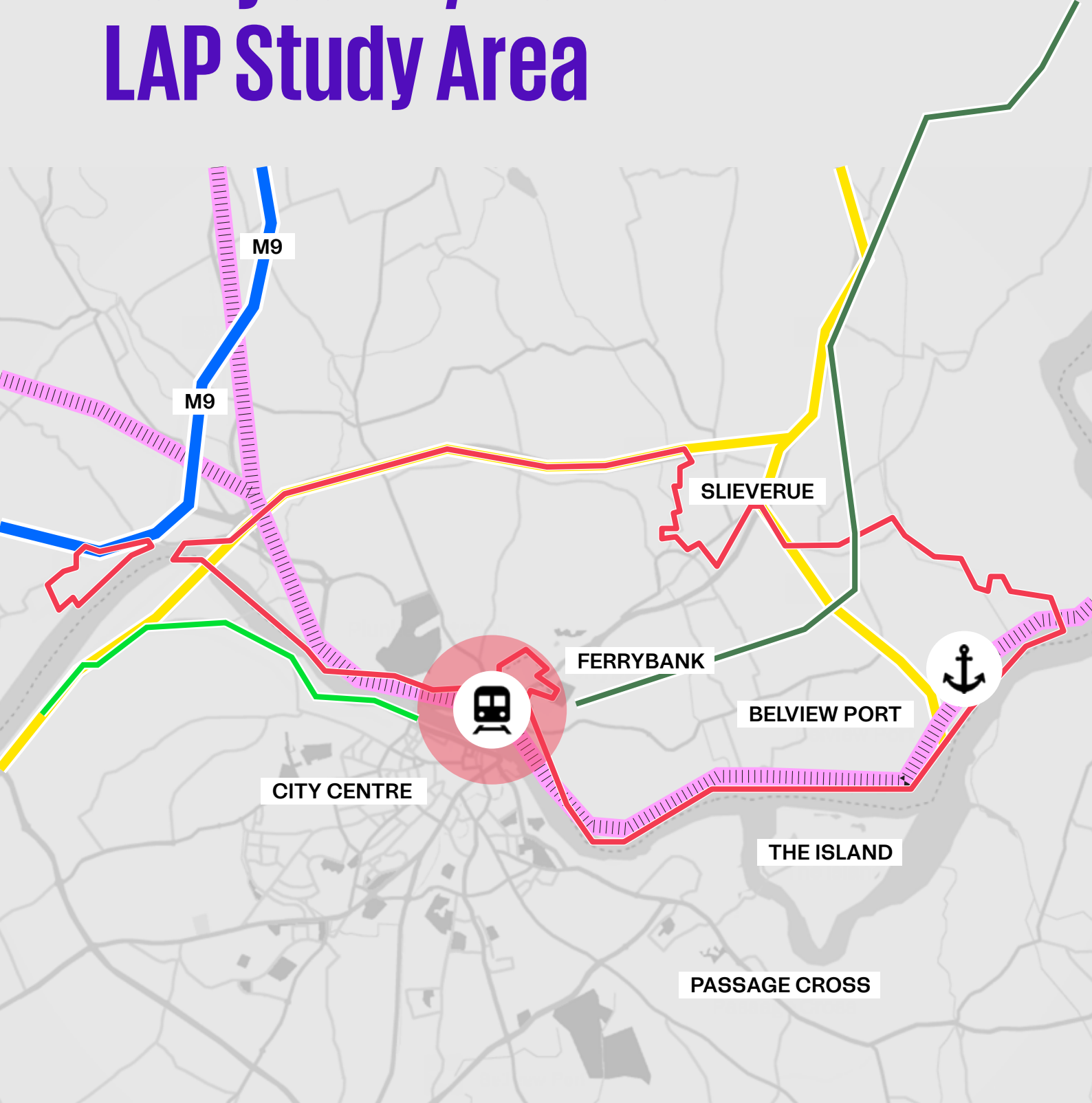
The LAP will set out a land use strategy for the area. The LAP will consist of a written statement and maps indicating objectives for zoning of land, residential development, economic development, community infrastructure, built and natural heritage, open space and recreation, active travel and transport, environmental protection and climate change.

The LAP must be consistent with the objectives of other higher order plans, for example:

- The National Planning Framework (NPF) (2018-2027);
- The Regional Spatial and Economic Strategy (RSES) for the Southern Region (2019-2031);
- The Waterford Metropolitan Area Strategic Plan (WMASP);
- The Kilkenny City and County Development Plan 2021-2027;
- The Waterford Metropolitan Area Transport Strategy (WMATS) (2022);
- The Climate Action Plan 2024, 'Sustainable and Compact Settlements – Guidelines for Planning Authorities' (2024) and Design Manual for Urban Roads and Streets (2019).

The new Ferrybank/Belview LAP will provide plan objectives aligned with these to support delivery, and Council would like you to have your say to inform this process.
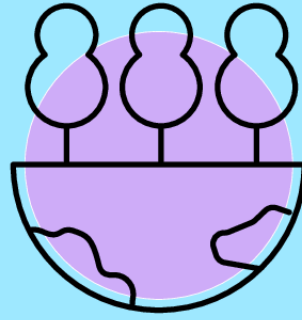
Ferrybank / Belview LAP Study Area

M9

M9

SLIEVERUE

FERRYBANK

BELVIEW PORT

CITY CENTRE

THE ISLAND

PASSAGE CROSS

☐ LAP Boundary 2021

⬤ 800M Walking Buffer

🚆 New Waterford Train Station

⚓ Belview Port

━ National Road

━ Motorway

┋┋┋ Railway

━ Waterford Greenway

━ South East Greenway

To support and inform the LAP several additional reports are being prepared. These include:

Local Transport Plan (LTP) identifying transport/active travel corridors, ecological corridors which will deliver a 10-minute neighbourhood and align with and give effect to the WMATS. The LTP will include a car parking strategy and mobility management plan.

Environmental assessments intended to facilitate the integration of environmental considerations into the Plan and enable the Council to comply with legal obligations. The assessments comprise:

- Strategic Environmental Assessment (SEA)
- Appropriate Assessment (AA)
- Strategic Flood Risk Assessment (SFRA),

Public consultation is a key part of any plan making process. Public consultation ensures that the final LAP reflects community aspirations and concerns. This Issues Paper is part of the non-statutory "Pre-Draft" stage of the LAP preparation process. This "Pre-Draft" phase will be followed by preparation of the Draft LAP followed by a further 6-week period of public consultation. Comments will then be considered in the development of the final LAP.

Key Steps of the LAP Process

Stages of the Local Area Plan Development

Stage	Stage Description	Timeframe		
1	Pre-Draft Stage	Pre-draft Public Consultation Issues paper	**WE ARE HERE**	June 2024 ↕ July 2024
2	Draft Plan Stage	Public Display of Draft LAP (6 weeks) Chief Executive's Report on Submissions Received (6 weeks) Council Members consider the Chief Executive's Report (6 weeks)		Oct 2024 ↕ Feb 2025
3	Amendments to Draft Plan (February to May if required)	Adopt or Amend (3 weeks) Amendments SEA/AA Screening of amendments commences Public notice of Material Alterations and Screening Reports, Full environmental report of deemed necessary and available subject to Section 20 (3) (G).(3 weeks) Public Display (4 weeks) Preparation of Chief Executive's Report (4 weeks) Council members decision (6 weeks)		Feb 2025 ↕ May 2025
4	Adopted Plan	Adoption of LAP (This comes into effect 4 weeks from the date of adoption)		(February or May 2025 depending if Material Amendments are required or not)

This Issues Paper aims to:
- Raise awareness of the broad areas that the LAP will cover. and
- Encourage engagement, discussion, debate and thinking on the main topics related to the future development of Ferrybank/Belview.

All future applications will be assessed against this plan once adopted. **You can comment on any issues, not just the ones in this paper.** We invite you as individuals, the community and groups you belong to, schools, businesses and stakeholders to get involved and help us plan for the future of Ferrybank/Belview as a place to live, work and visit. The main topics are listed under some headings in this booklet, but please comment on anything you feel should be considered.

What key themes must be considered in the LAP?

The Kilkenny City and County Development Plan 2021-2027 sets out key themes of relevance for Ferrybank / Belview that guide the growth of the area as follows:

- Support the role of Ferrybank and Belview in the achievement of a more balanced Waterford City on both sides of the river while retaining the Ferrybank area's social, cultural, sporting and political identity.

- Ensure development takes place sequentially, in a compact form and contributes to an improved quality of life in Ferrybank/Belview.

- Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse, integrated and vibrant communities.

- Support existing ecological and green corridors such as treelines, hedgerows and waterways and protect from future fragmentation.

- Provide for new jobs and new economic opportunities. Support the Port of Waterford in the development of port facilities at Belview.

- Create a comprehensive walking and cycling network including linkages and connections between places where people live, work, study and shop.

Key Questions for you to Consider

Vision for Ferrybank/ Belview

» How can this plan facilitate compact growth within the existing footprint of the urban area, promote regeneration and protect the settlement's character?

» How can this plan facilitate infill development, improve neighbourhoods, and improve quality of life?

» How can this plan provide for development in ways that protect the local rural settlement pattern?

» **What keys words should be in a vision for the area?**

» **How should Ferrybank/ Belview interact with the city?**

Climate Action

» What measures do you think the plan should provide to best protect quality of life, nature, biodiversity from the consequences of climate change in the area.

» How can we enable greater renewable energy use and generation?

» What environmental improvements do you think would contribute to a more sustainable urban environment?

Housing and Population

» How can the plan cater for the changing needs of society including an ageing population?

» What additional local services, uses, amenities do you think are required within a 10-minute walk or cycle of where you live?

» Would you like to have a place to work close to home, within a 10-minute walk or cycle of where you live?

Placemaking, Urban Realm and Built and Landscape Heritage

» Where can we provide places and streets that people enjoy spending time in and walking to, with places to sit, play and socialise?

» How can this plan encourage the reuse and regeneration of **historic structures** and older vacant structures, whilst encouraging a vibrant mix of uses?

» How can the plan enhance vitality and vibrancy and attract new uses within the urban centre?

» What do you consider would be good opportunities for urban improvement through regeneration/ redevelopment, new development or improved public realm?

» Are there buildings, views and viewpoints or landscapes that you think should be protected for their scenic quality?

» Are there existing woodlands and natural features that you think should be used as natural amenities, and/or protected as nature reserves?

» What environmental improvements do you think would contribute to a more sustainable urban environment?

» How can the plan build upon existing connections and synergies with Waterford City?

» How should the Ferrybank area link in with the North Quays development?

Economic Development, Retail and Job Creation

» How can this plan best support and facilitate new business and employment?

» What type of industry/employment opportunities should be encouraged in the Ferrybank/Belview area and where are the optimal locations for economic development?

» What type of retail facilities are needed to meet the demand of existing and future residents?

» What can the plan do to encourage tourism in the area?

» **What type of uses would suit the current vacant district centre building (in addition to retail)?**

Amenity and Biodiversity

» How can we protect, utilise and enhance existing natural assets such as viewpoints, woodlands, trees, riverbanks, etc. as part of an open space strategy?

» How can this plan facilitate access to the River Suir?

» What type of green space, amenity areas and biodiversity enhancements would you like to see in Ferrybank/Belview?

» How can this plan provide for regeneration while protecting and enhancing the urban and landscape heritage character?

Sustainable Communities

» How can the plan enable social inclusion for everyone, and provide for lifelong needs for all ages, social groups, genders, abilities, etc.

» What and where are the deficiencies in existing community facilities in the Ferrybank/Belview area?

» What types of community spaces and sporting and recreational facilities are required and where should they be located?

Movement and Active Travel

» How can we capitalise on the new rail station, sustainable transport bridge and greenway?

» How can it be made easier and safer to walk/cycle and use public transport to access services, schools, and places of work, both locally and with Waterford City? Where can we create better streets and places for people to walk and cycle through, while also providing for those needing to use vehicles?

Infrastructure

» What are the main infrastructural issues that should be considered in the plan (e.g. water, energy)?

» What are the energy and telecommunication needs in Ferrybank/Belview?

Belview Port

» How can the economic opportunity that Belview Port presents be better harnessed?

» How can the port area be improved?

Have Your Say

We want to hear from you. Your input is essential and will help Kilkenny County Council make a better and more informed Plan. This Issues Paper is meant to start a discussion and encourage your feedback.

We would welcome your views on any of the issues and questions raised in this Pre-Draft LAP Issues Paper, and on any other issues that you may consider important to be included in the new LAP.

Consultation Event

Kilkenny County Council will be holding public consultation event where you can come and meet members of the council team and the consultants preparing the LAP and let us know what the LAP should include.

Abbey Community College, Ferrybank
Wednesday 19th June 2024
3–5pm or 6.30–8.30pm

How to Make a Submission

1. Through the consultation website:
https://consult.kilkenny.ie/"Home | Kilkenny County Council Consultation Portal

2. By email to:
ourplan@kilkennycoco.ie
(subject headline should read: Ferrybank and Belview Local Area Plan 2025–2031).

3. In writing to:
Ferrybank/Belview LAP 2025–2031, Kilkenny County Council, John Street, Kilkenny, R95 A39T.

Please make your submissions/observations by one medium only i.e. hard copy or email. Submissions should include your name and address, and where relevant, details of any organisation, community group or company etc. which you represent.

Submissions or observations can be made between **14th June 2024** and **12th July 2024 inclusive.**

The deadline for submissions will be Friday 12th July 2024.

Further information and all updates are available on the Kilkenny County Council website www.kilkenny.ie.

N.B. As this is a public consultation process, submissions will be made available on the Kilkenny County Council website for public viewing and consequently personal details such as address, Email address and phone number should be submitted on a separate sheet accompanying the submission or observation.

Next Steps

All submissions made by July 12th will be considered and a report prepared for the Chief Executive of Kilkenny County Council.

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