



Kilkenny County Council
Comhairle Chontae Cill Chainnigh

THE FERRYBANK-BELVIEW

Draft Local Area Plan

(1st Public Display)
July 2008

FERRYBANK / BELVIEW DRAFT LOCAL AREA PLAN
1ST DISPLAY PERIOD, JULY 2008

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1.1.2 Legal Basis of a Local Area Plan

This LAP has been prepared in accordance with sections 18, 19 and 20 of the Planning and Development Act, 2000 and the Planning and Development (Amendment) Act, 2002 which sets out the provisions for the preparation of Local Area Plans. It is also in accordance with the Strategic Environmental Assessment (SEA) Directive (2001/42/EC), the objective of which is to provide for a high level of environmental protection and to contribute to the integration of environmental considerations into the preparation and adoption of plans.

All relevant policies and objectives referred to in the County Development Plan apply to this area and it is important to note that if any conflicts arise, the County Development Plan supersedes the content of this LAP.

1.1.3 Extent of Local Area Plan study area

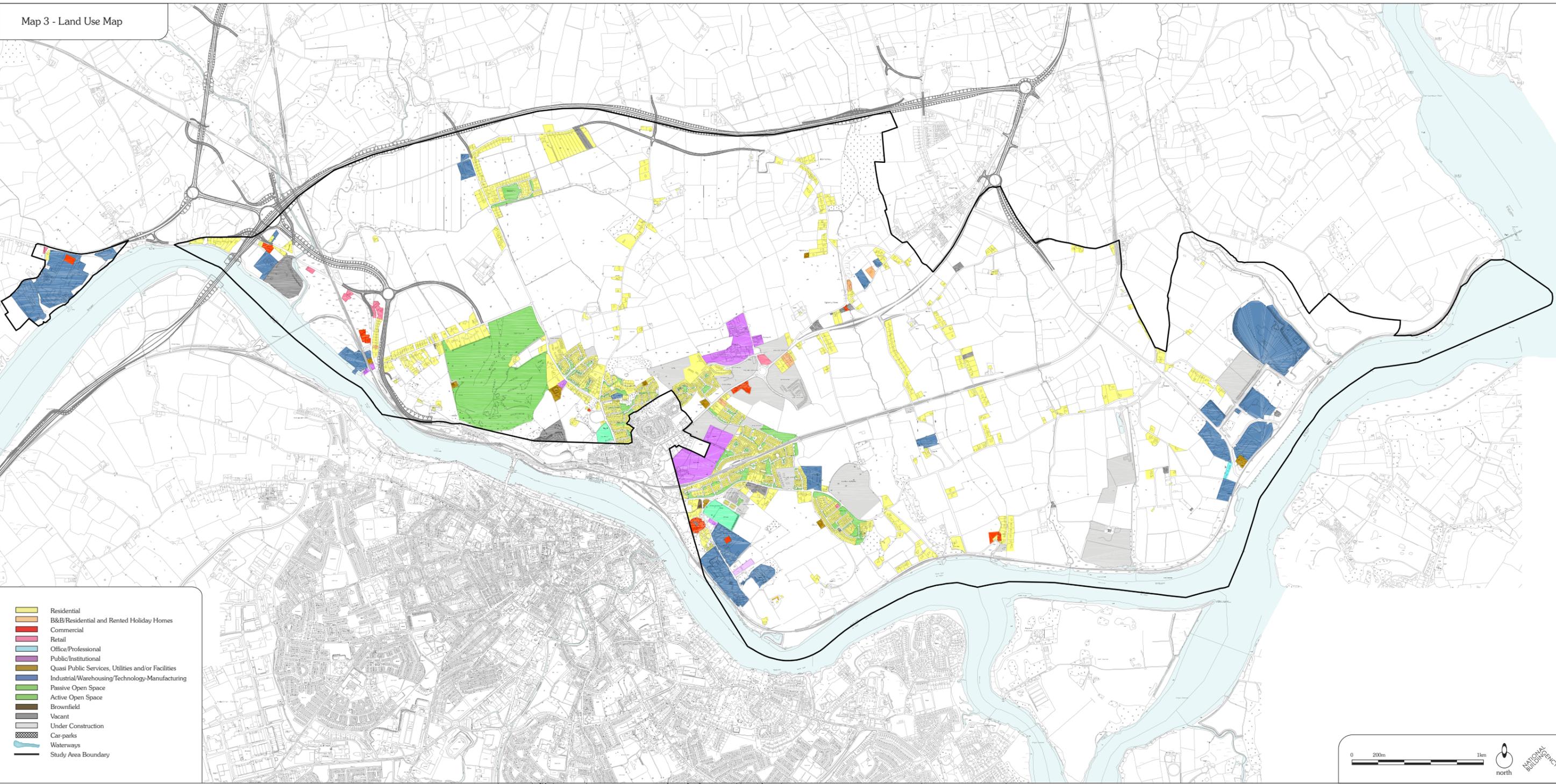
This LAP covers the area stretching from Grannagh in the west to Belview in the east and from the administrative boundary with Waterford City to the line of the Waterford City bypass taking in the townlands of Newrath, Mullinabro, Cloone, Ballyrobin, Rockshire, Killaspy, Belmont, Abbeylands, Christendom, Newtown, Ballynamona, Ballinavoher, Ratchculliheen, Kilmurry and Gorteens. It also includes the eastern section of the suburb of Ferrybank and the village of Milepost (See [Map 2, Study area for LAP](#)). It excludes the village of Slieverue, which is addressed through its own LAP, the Slieverue Local Area Plan 2006 – 2012.

1.1.4 The Plan Area Today

The plan area is currently experiencing a considerable amount of development pressure. Significant road improvements are underway, including the upgrade of the N9, which will consist of a motorway/high quality dual carriageway linking Waterford to Dublin, and the N25 Waterford City bypass. Associated with these road improvements, new interchanges will be constructed, creating strategic sites with significant development potential. Another important factor influencing the plan area at present is the construction of a new shopping centre at Ferrybank-Abbeylands, which will incorporate a variety of retail, health/medical, leisure and offices units. The area is also home to Belview Port, the country's fastest growing port, where significant expansion is envisaged (See [Map 3, Existing Land Use](#)).

The plan area has experienced significant population growth in recent years, and is expected to experience even greater growth in the near future. A recent study commissioned by Waterford City Council in 2002 – the *Waterford Planning, Land Use and Transportation Study* (PLUTS) – anticipates a population increase of almost 30,000 people in Waterford City and Environs by 2020, with the area north of the River Suir predicted to experience an increase of 12,000 people. Such levels of development and population increase pose significant challenges for the plan area.

Map 3 - Land Use Map



1.1.5 The Purpose of this Local Area Plan

The purpose of this LAP is to provide guidance on the future development of the plan area and to ensure that such development occurs in a planned and orderly manner. It will seek to address:

- The need to accommodate the future growth of Waterford which is designated as a Gateway City in the National Spatial Strategy.
- The need to protect the heritage and distinct environmental quality of the study area.
- The need for increased community services and facilities, such as schools, community halls, sport and recreation facilities, health facilities, etc.
- The need to provide the above services and facilities in conjunction with, and close to, new housing.
- The need for adequate economic and employment opportunities in the area.
- The need to provide various types of open space to meet the demands of a growing community, e.g. playgrounds, playing fields and public parks.

1.1.6 How to use this Local Area Plan

This LAP is set out in three key sections:

- 1) **Strategic Context** – This section examines the major issues facing the Ferrybank-Belview area in the future from national, regional and local perspectives, with a specific focus on the establishment of a strategic framework for land use zoning decisions.
- 2) **Policies and Objectives** – This section includes broad policies and specific objectives relating to key themes, with the aim of achieving a higher quality environment for living, working and investing in the area.
- 3) **Development Control** – This section provides standards and guidance for development and will be used to assess future planning applications in the area.

Please refer to [Map 2, Study area for LAP](#) to identify the location of the various townlands within the Ferrybank-Belview area. These townlands will be mentioned frequently in the key sections of this LAP.