

Ferrybank/Belview
Local Area Plan
2009-2015
**Proposed
Amendment 1**

Proposed Material
Alteration
December 2011

Forward Planning, Kilkenny
County Council



Introduction

In accordance with Section 20 (3) of the Planning and Development Act, 2000 (as amended) Kilkenny County Council is proposing a material alteration to Proposed Amendment 1 to the Ferrybank/Belview Local Area Plan, which was published on the 26th August 2011. These alterations have arisen following the Elected Members' review of the *Manager's Report on Submissions received to the Proposed Amendment*.

The proposed alterations to the text are outlined below and should be read in conjunction with *Proposed Amendment 1*, and the *Ferrybank/Belview Local Area Plan (2009)*.

Map changes: a list of all proposed map changes is included, and all revisions are shown on the attached maps.

Where an issue was raised as part of a submission the reference number of the corresponding submission has been given e.g. PAFBX. A summary of the submissions made and the Manager's response to each can be found in the *Manager's Report on Submissions received to Proposed Amendment 1* (October 2011 and two addenda dated 17/10/2011 and 21/11/2011).

In the following text, proposed deletions are shown in ~~strike through~~ and proposed insertions are shown in *italics*.

Introduction

As at June 2011, the Ferrybank/Belview Local Area Plan (LAP) contained a total of ~~237~~ 209 hectares of undeveloped land in Phase 1, zoned for residential uses, or a mix of residential and other uses.

Section 1: Introduction and Strategic Context

Table 2 Population Projections for Co. Kilkenny

	Population 2010 (estimated)	Population 2011 (actual)	Population 2016 (Projected)	Population 2022 (Projected)
Kilkenny County	96,872	95,360	105,598	111,903
Kilkenny City & Environs	24,000	25,500	25,800	28,200
Waterford City Environs in Co. Kilkenny	4,000	5,324 ¹	5,000	6,500

Source: Regional Planning Guidelines for the South East Region, 2010, CSO Preliminary Results, 2011

1.2.5 Core Strategy

2nd paragraph: As of June 2011, the total amount of undeveloped residentially or mixed use zoned lands within the plan area totalled ~~211~~ 209 hectares. This comprised ~~170~~ 171 hectares of undeveloped land zoned solely for residential uses, and a further ~~31~~ 38 hectares for a mix of residential and other uses.

Table 3.2: Amount of undeveloped zoned land in Ferrybank by proposed phase

Zone	Phase 1 land (ha)	Phase 2 land (ha)	Total (ha)
Residential	49.4 44.9	184 188.5	
Mixed	8.4		
Total	57.8 53.3	184 188.5	242

Phase 1 land

Phase 1 land will be considered for development during the lifetime of this Plan. However it is clear that the total amount of zoned land in Phase 1 (~~49~~ 53 hectares) could cater for a greater expansion than that envisaged by the RPGs.

¹ The figure of 5,324 for the Waterford City Environs in Co. Kilkenny in 2011 is based on an estimate from the CSO, 2011 Electoral Division population figures.

Core Strategy Table

	Core Strategy Population Allocation from RPGs (2010 to 2016)	Housing land requirement (ha)	Existing Zoning (ha)	Proposed Zoning (ha)	Housing Yield (Residential Lands - units) ²	Housing Yield (Other Lands - units) ³	Excess (ha)
Gateway (Environs of Waterford in Co. Kilkenny)	1,000	27	242	57.8 53.3			30.8 26.3 ⁴
Residential zoning				49.4 44.9	988 898		
Mixed use zoning				8.4		0	

² An average density of 20 units per hectare has been applied.

³ An analysis of each site zoned for mixed use has been conducted, examining whether it is likely that a significant number of residential units will be developed during the plan period. This analysis found that none of the sites were likely to undergo significant residential development during this period, therefore no units have been allocated here.

⁴ As outlined in section 1.2.5 Core Strategy, each application on Phase 1 lands shall demonstrate how it is consistent with the core strategy through the submission of a Core Strategy Justification Statement. Each application will be dealt with on its merits.

Section 2: Policies and Objectives

2.1 Effective Transport and Movement (PAFB6 & 9 and Addendum 2)

2.1.7 Transport objectives

T15 (a) *When considering planning applications for any relevant land in Belview Port, to liaise with the National Roads Authority in the identification of suitable access points from the N29. ~~to lands identified for development at Belview Port.~~ Where access points to the N29 are agreed between the Council, the NRA and the landowner, the Council will have regard to the development potential and accessibility of adjoining land in order to avoid proliferation of access points on to the N29.*

2.2 Retail (PAF2 &3)

2.2.2 Policy context

The County Development Plan 2008-2014 contains an action to ~~complete an integrated retail study by September 2008. This study will inform the members of Kilkenny County Council as to the status of the Ferrybank-Abbeylands shopping centre in the retail hierarchy going forward. seek to undertake an integrated retail study~~

2.2.4 Strengthening the Retail Base

Proposed retail hierarchy

The Ferrybank-Abbeylands shopping centre is to be designated as a “Gateway Suburban Local Centre above the level of the existing District Centre definition contained in the Retail Planning Guidelines but below the level of town centre. This will allow it to ~~expand by a further 3,000 sqm of addition Level 2 type comparison shopping which will in turn sustain the provision of retail facilities in the Shopping Centre and the wider plan area in the short to medium term for the reconfiguration/expansion of the existing centre of additional level 2 type comparison shopping.~~

Policy REP1 Support the undertaking and completion of a Joint Retail ~~Strategy Study~~ between Waterford County Council, Waterford City Council and Waterford County Council in order to provide a coordinated approach to future retail planning.

2.5 Residential Development

Zoning of lands for Residential Development

At an average density of 20 units per hectare, and an average household size of 2.88, there is enough Phase 1 (residential) land zoned in this LAP to accommodate an additional ~~3,329~~ 2,586 persons⁵.

Section 3: Development Management

Table 7 Minimum apartment sizes

Minimum overall apartment floor area
Two bedrooms <i>73 sqm</i> (65) (73)

The figures in the County Development Plan are in brackets.

⁵ 44.9 ha of residentially zoned land x 20 x 2.88 = 2,586

Appendix 1: List of appropriate uses in land use zones

Passive Open Space/Green links/biodiversity conservation

Uses open for consideration:

Cafe, car park, caravan park/camping site, club house and associated facilities, community facility and associated structures, cultural/recreational building, golf course, leisure and associated structures, **refurbishment of existing derelict houses**, water based recreational/cultural activities.

Mapping changes:

1 Change phasing of Rossdale development to reflect the split decision as outlined in Addendum 1 to the Manager's Report on Submissions to the Proposed Amendment. Change all references to areas of land to take this change into account (4.5 hectares moved from Phase 1 to Phase 2).

Strategic Flood Risk Assessment – Appendix 1 to Strategic Environmental Assessment Screening

2 Flood Risk Assessment

2.1.3 Preliminary Flood Risk Management

~~The OPW are preparing Preliminary Flood Risk Management maps, but these are not available for use yet. When this is finished, which is scheduled for late in 2011, this mapping will be an important and primary input into future flood risk assessment studies. In August 2011, the OPW published the National Preliminary Flood Risk Assessment, Draft for Public Consultation which comprised a Report and a set of maps. This national screening exercise identified where there may be a significant risk associated with flooding, based on available and easily derivable information. The objective of the PFRA is to identify Areas for Further Assessment (AFA's) and this further assessment will take place through Catchment Flood Risk Assessment and Management Studies (CFRAMS).~~

Maps of the County have been published as part of the Draft PFRA. These maps indicate flood extents – for fluvial flooding they indicate the 100 year event and also the extreme event, which could be taken as 1 in 1000 year event. They also indicate coastal, pluvial and groundwater flood extents. This mapping is now an important and primary input into flood risk assessment studies and the PFRA is due to be finalised in late 2011.

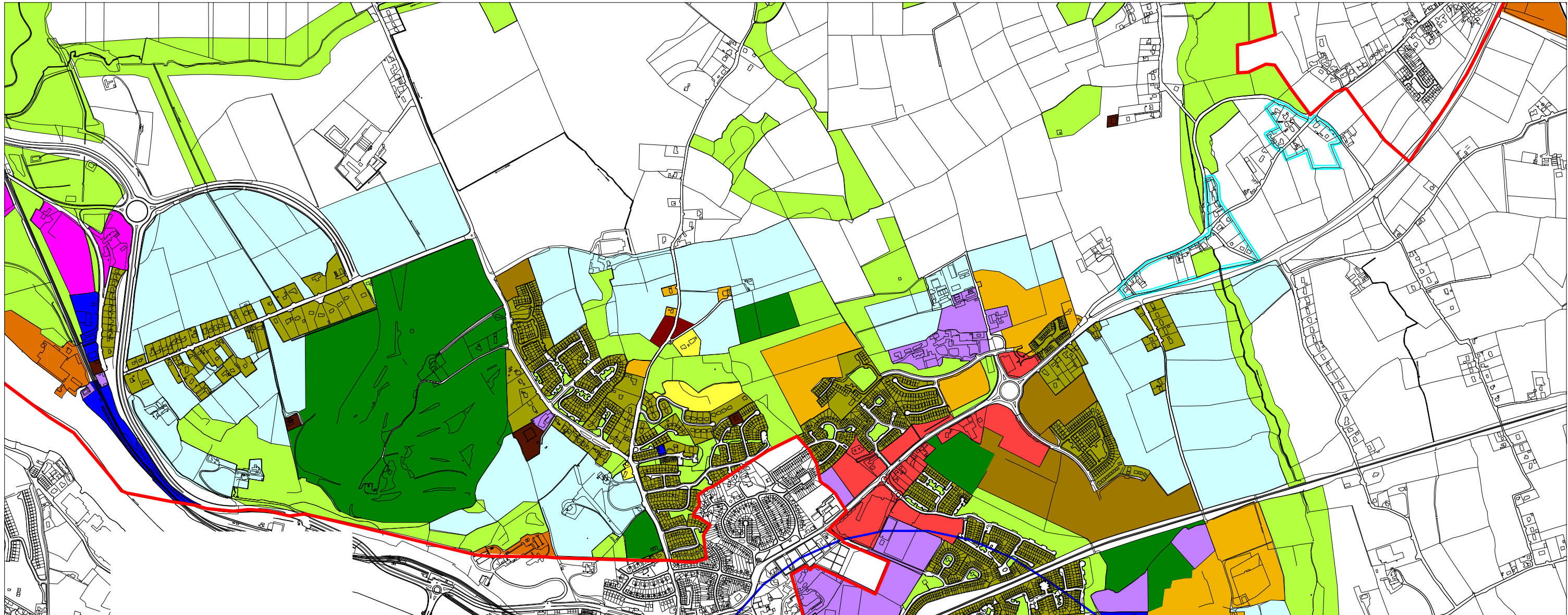
2.2 Stage 2 Initial Flood Risk Assessment

Area 2: Large area of approx. ~~92~~ 98 hectares in Newrath...

In the absence of flood zone mapping for the area, this mitigation measure will ensure that any development taking place will not exacerbate any flooding issue. *There are also some areas of pluvial flood risk indicated on the PFRA maps for Ferrybank. These areas have been included on the FRA map, and the same mitigation measure will be applied to these areas.*























Section 4: Map of Flood Risk Indicators

- Include Preliminary Flood Risk Assessment mapping for pluvial areas (as raised in Submission PAFB4)

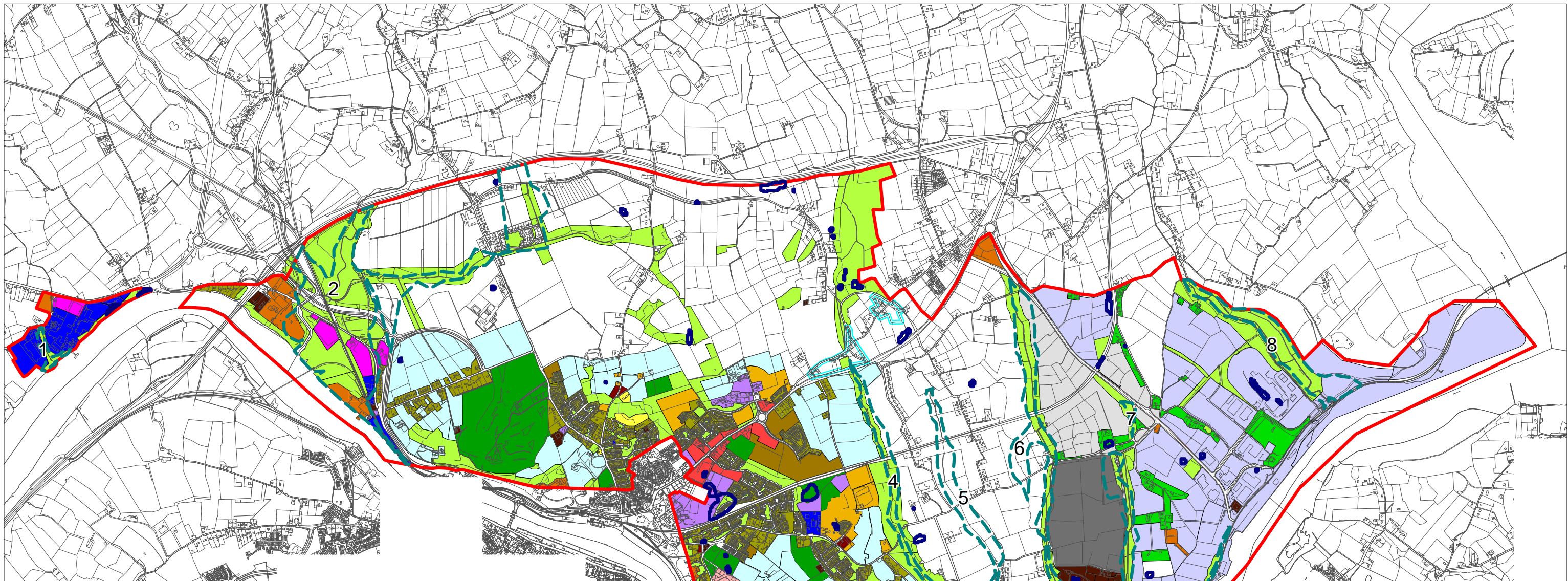


**Proposed Material Alteration to Proposed Amendment 1
to Ferrybank/Belview Local Area Plan - Zoning Map**

Legend

- | | |
|---|---|
|  C1 - Urban Village |  POS - Passive Open Space |
|  C2 - Commercial and Mixed Uses |  AOS - Active Open Space |
|  C3 - Commercial |  AG - Agricultural |
|  R0 - Arcadian Low Density |  Phase 2 |
|  R1 - Residential Low Density |  Milepost Infill Zone |
|  R2 - Residential Low-Med Density |  BITP - Business, Industry and Technology Parks |
|  R3 - Residential Medium Density |  Study area |
|  RE - Protect & enhance existing Residential Amenity |  Development to create new urban street front |
|  BRA - Belview Residential Amenity |  700m consultation distance for Trans Stock (Seveso II) site |
|  NC - Neighbourhood Centres | |
|  CF - Community Facilities | |
|  PU - Public Utility | |
|  RP - Retail Park | |

Date: December 2011
Scale: 1:1300 @ A3/



**Proposed Amendment 1 to Ferrybank/Belview Local Area Plan
Strategic Environmental Assessment Screening Appendix 1
Flood Risk Assessment - Material Alteration Stage**

- Legend**
- C1 - Urban Village
 - C2 - Commercial and Mixed Uses
 - C3 - Commercial
 - R0 - Arcadian Low Density
 - R1 - Residential Low Density
 - R2 - Residential Low-Med Density
 - R3 - Residential Medium Density
 - RE - Protect & enhance existing Residential Amenity
 - BRA - Belview Residential Amenity
 - NC - Neighbourhood Centres
 - CF - Community Facilities
 - PU - Public Utility
 - RP - Retail Park
 - POS - Passive Open Space
 - AOS - Active Open Space
 - AG - Agricultural
 - Phase 2
 - Milepost Infill Zone
 - BITP - Business, Industry and Technology Parks
 - PIT - Pharmaceutical, Industry & Technology
 - SIA - Specialist Industrial Activity
 - PFI - Development of Port Facilities & Industry
 - Study area
 - Development to create new urban street front

- Study Area Boundary
- Area within which any development proposal will be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed
- Area of pluvial flooding within which any development proposal will be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed

Date: December 2011
Scale: 1:30,000 @ A3