



KILKENNY

THE BEST OF IRELAND

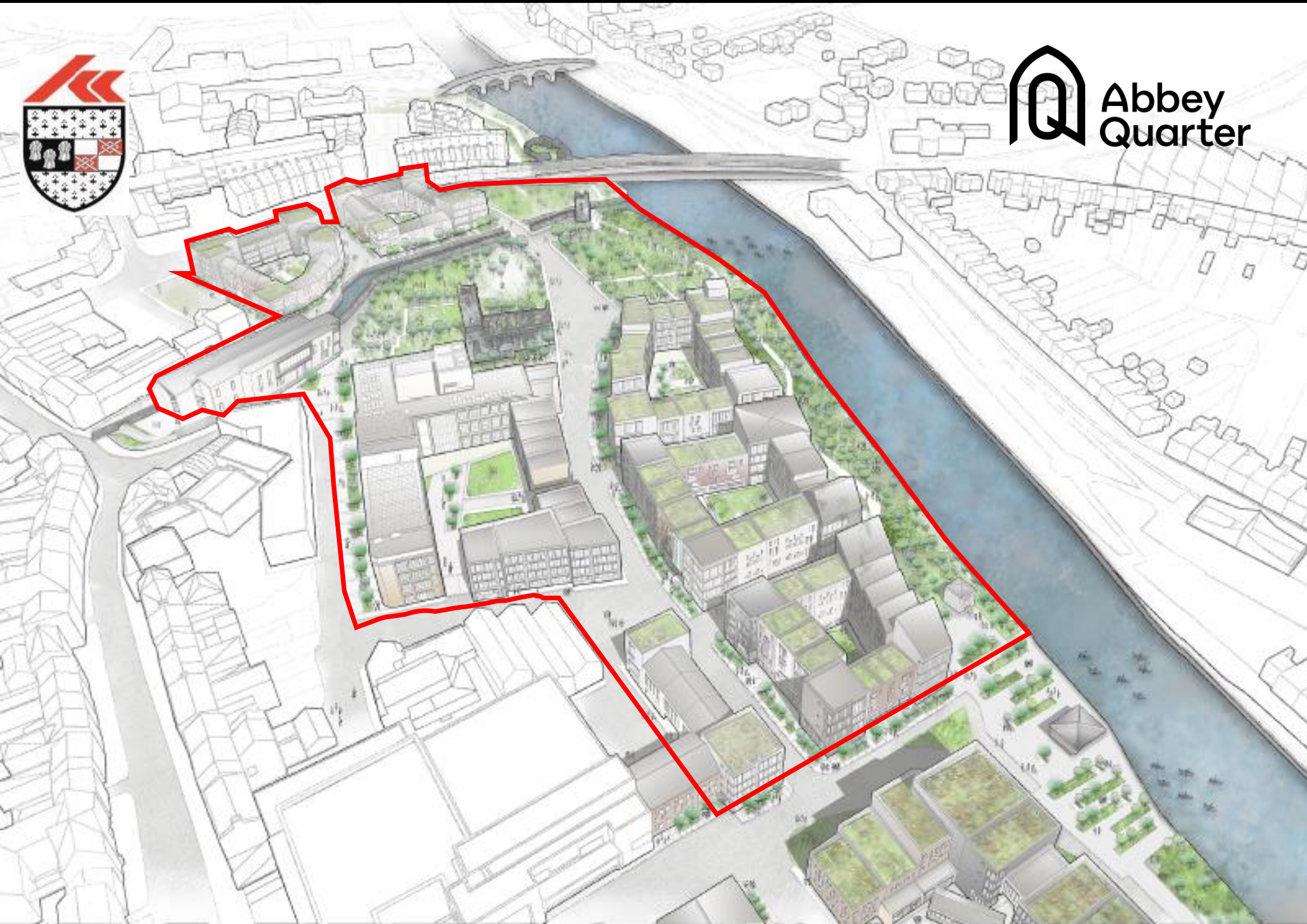
**Update to Kilkenny County Council
Monday 16th January 2023**

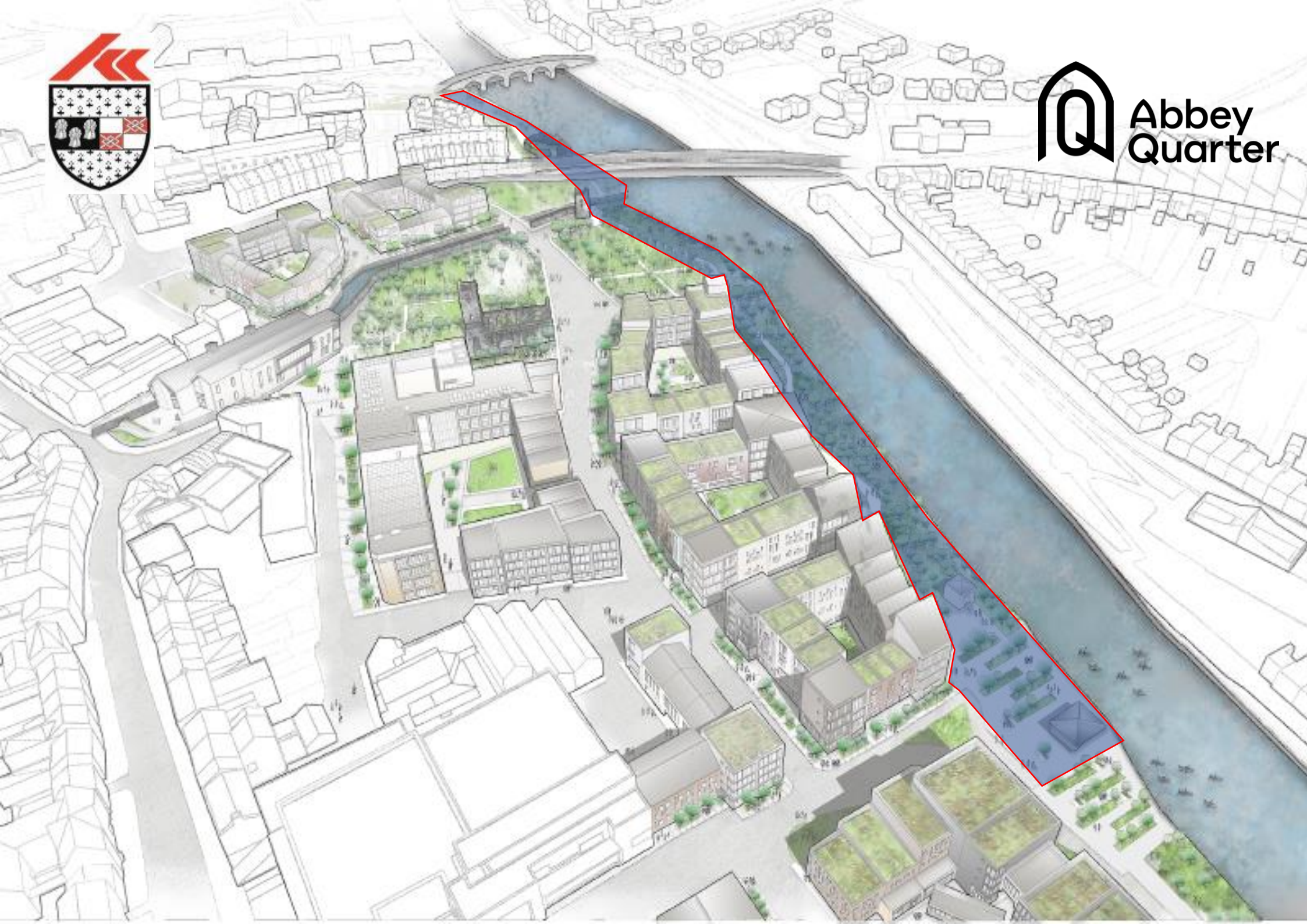


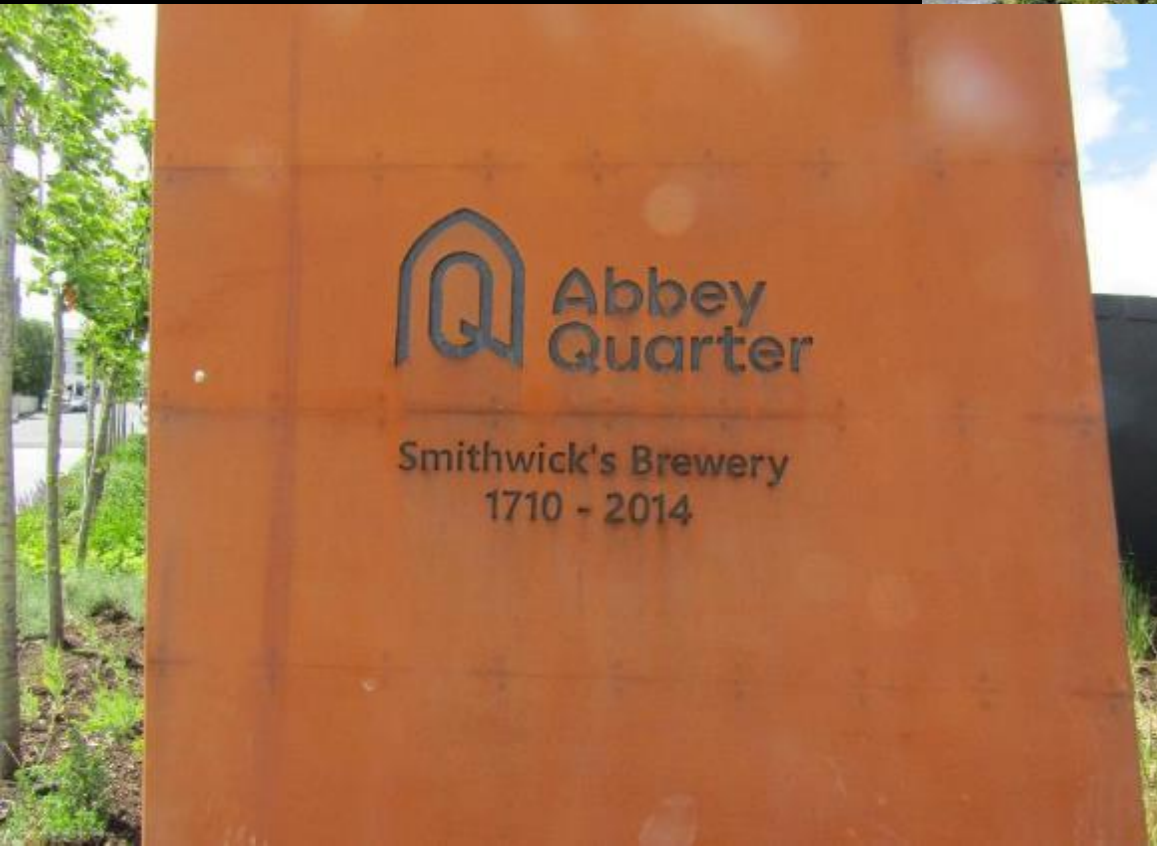
where medieval meets modern



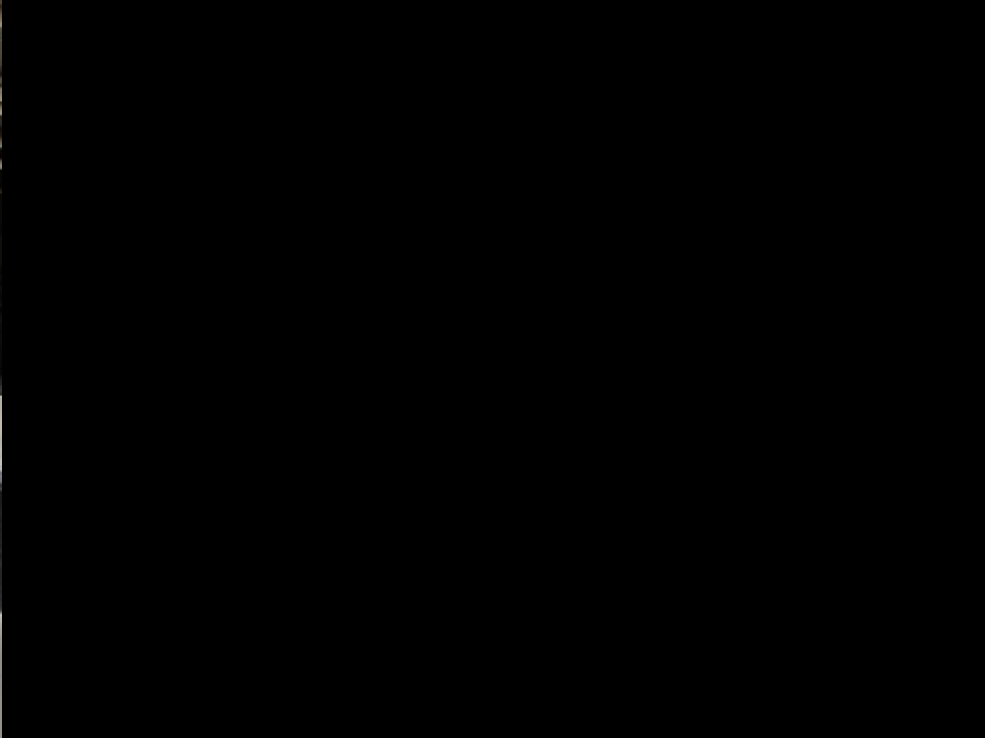
 **Abbey
Quarter**





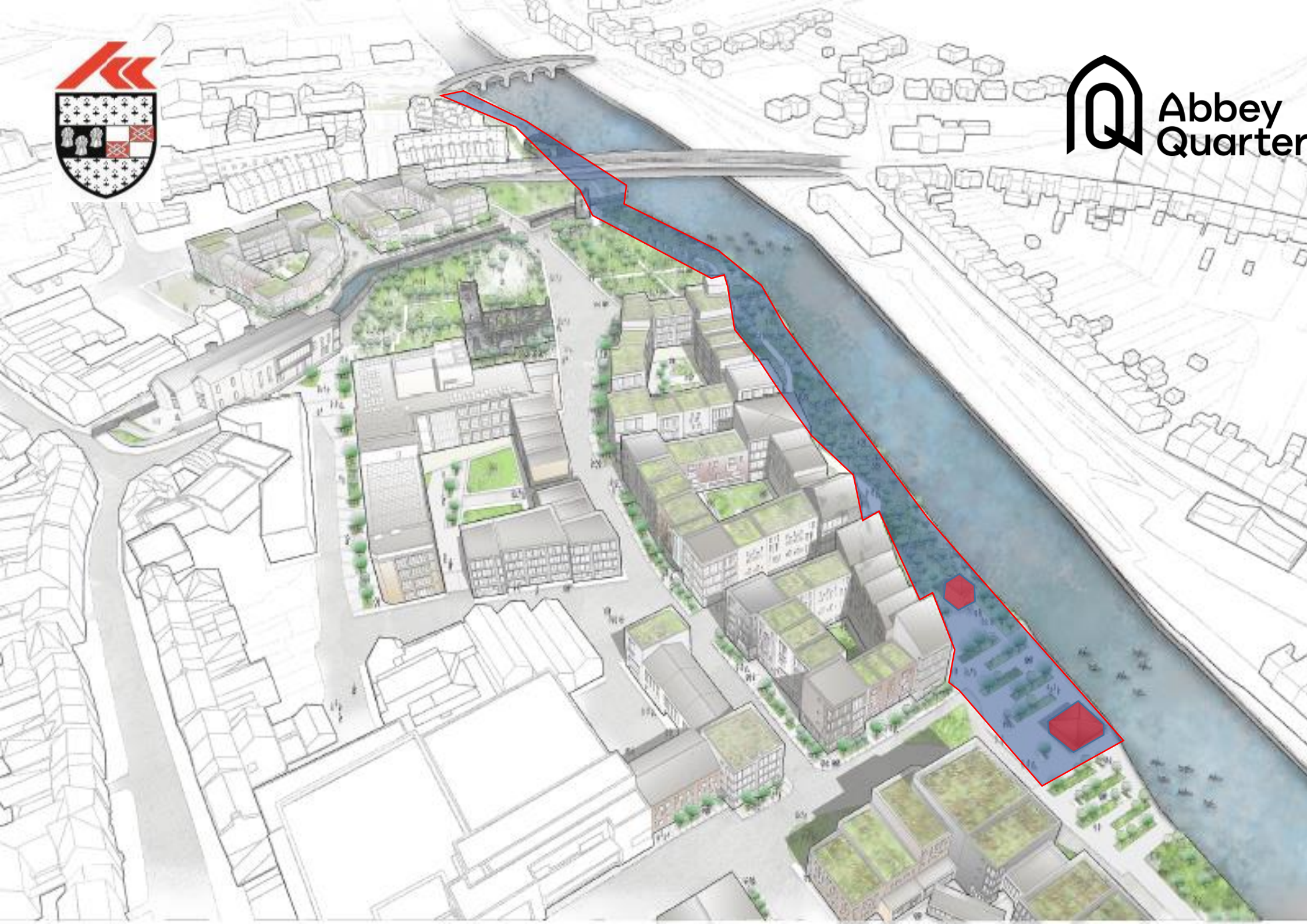








 **Abbey Quarter**





Tea Houses

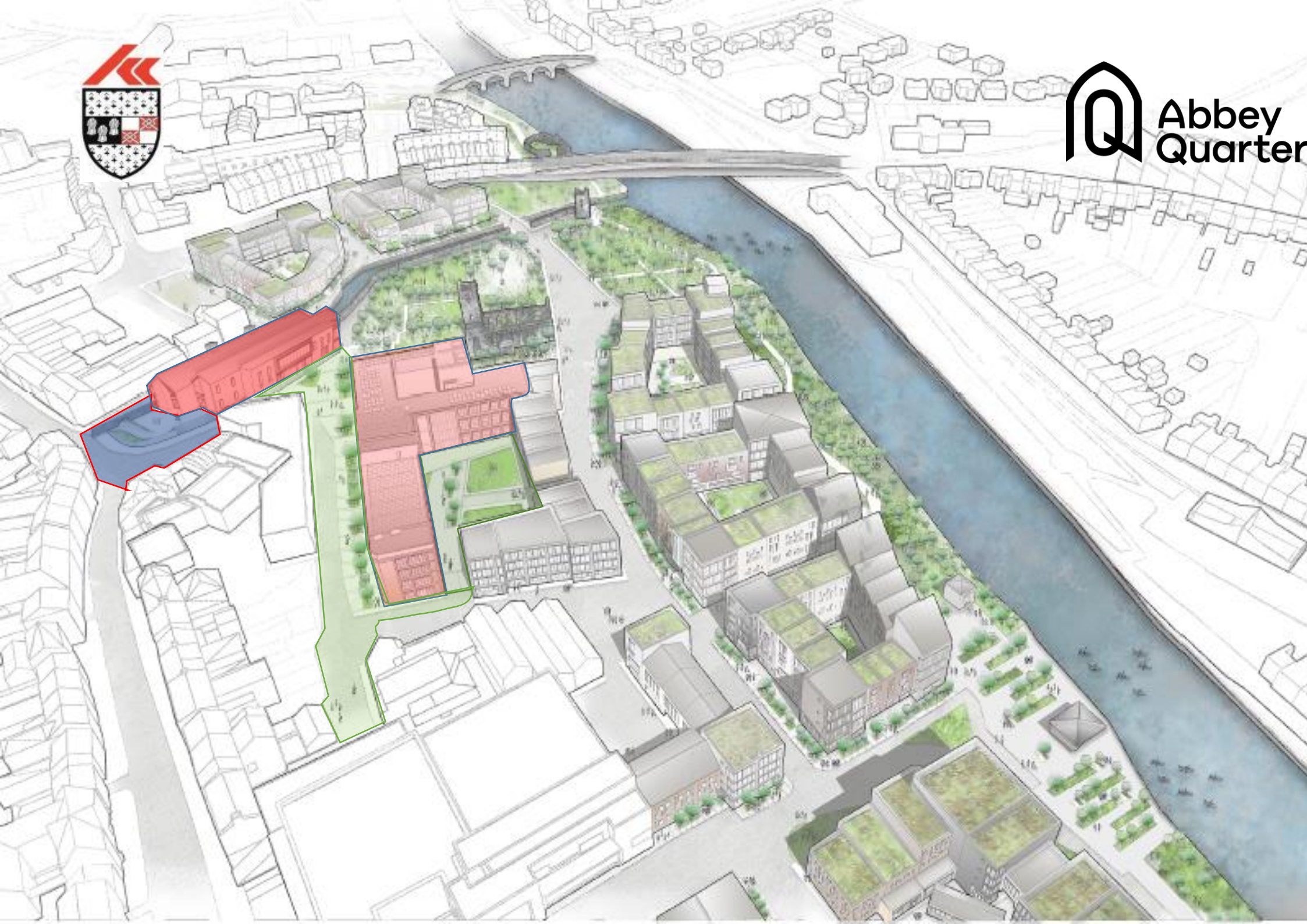








BREWHOUSE COURTYARD



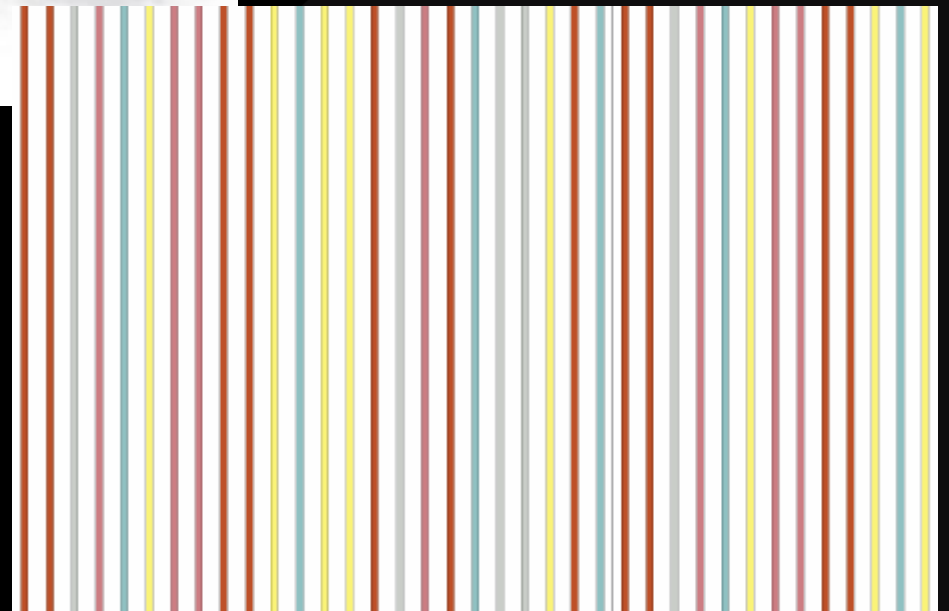
Mayfair Library





13-01-2023 Fri 09:45:42







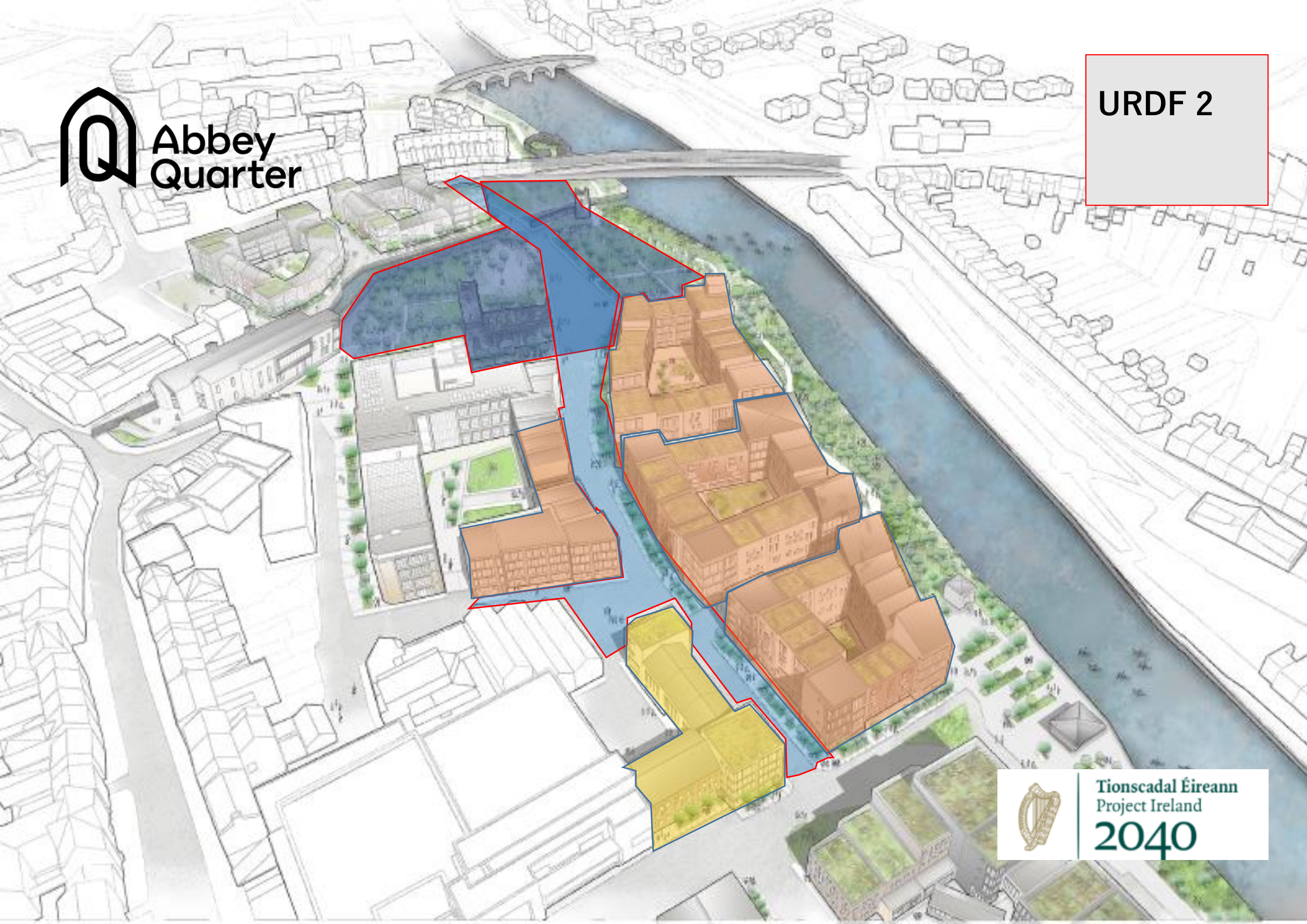


URDF 1

URDF 2



Tionscadal Éireann
Project Ireland
2040



 Abbey
Quarter



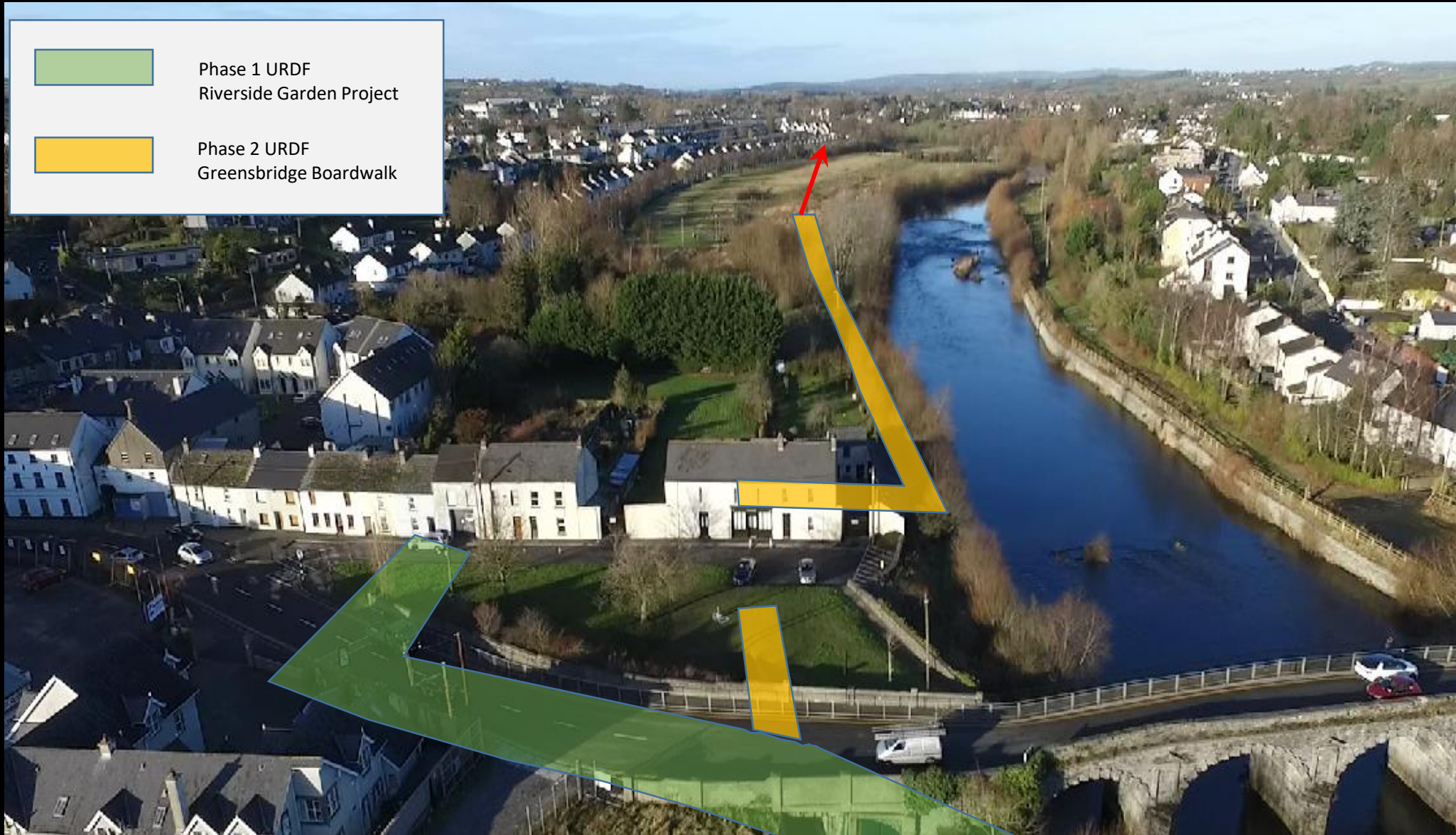
 Abbey
Quarter

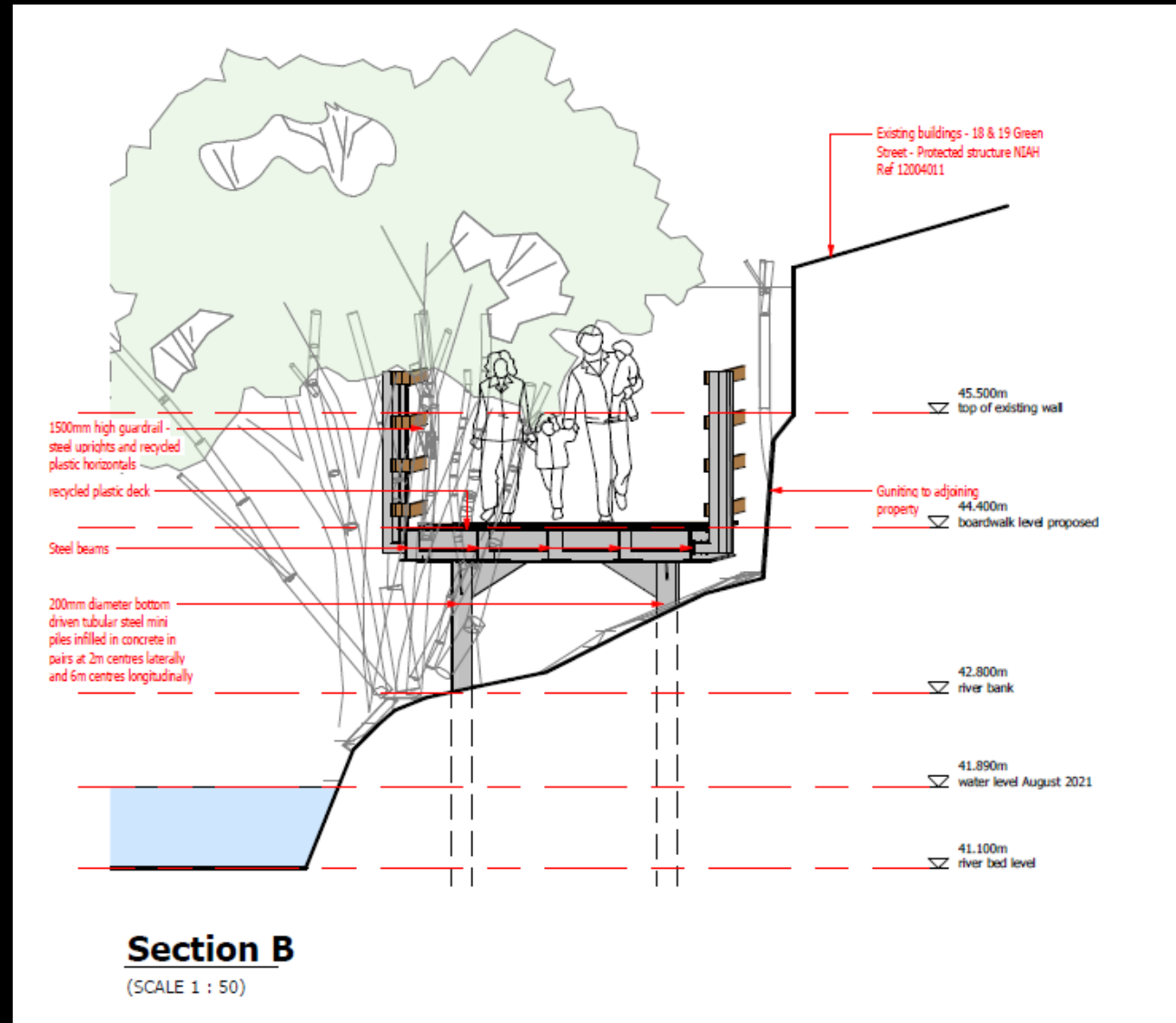


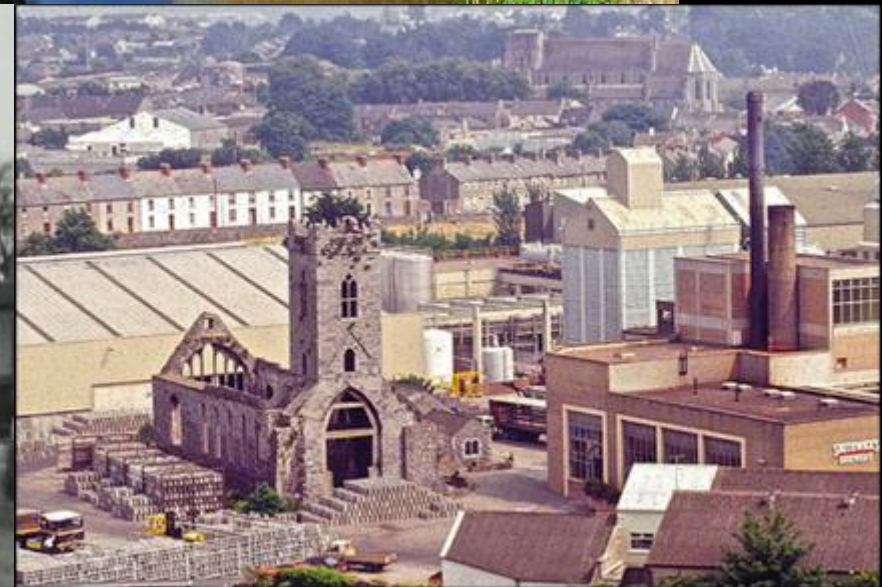
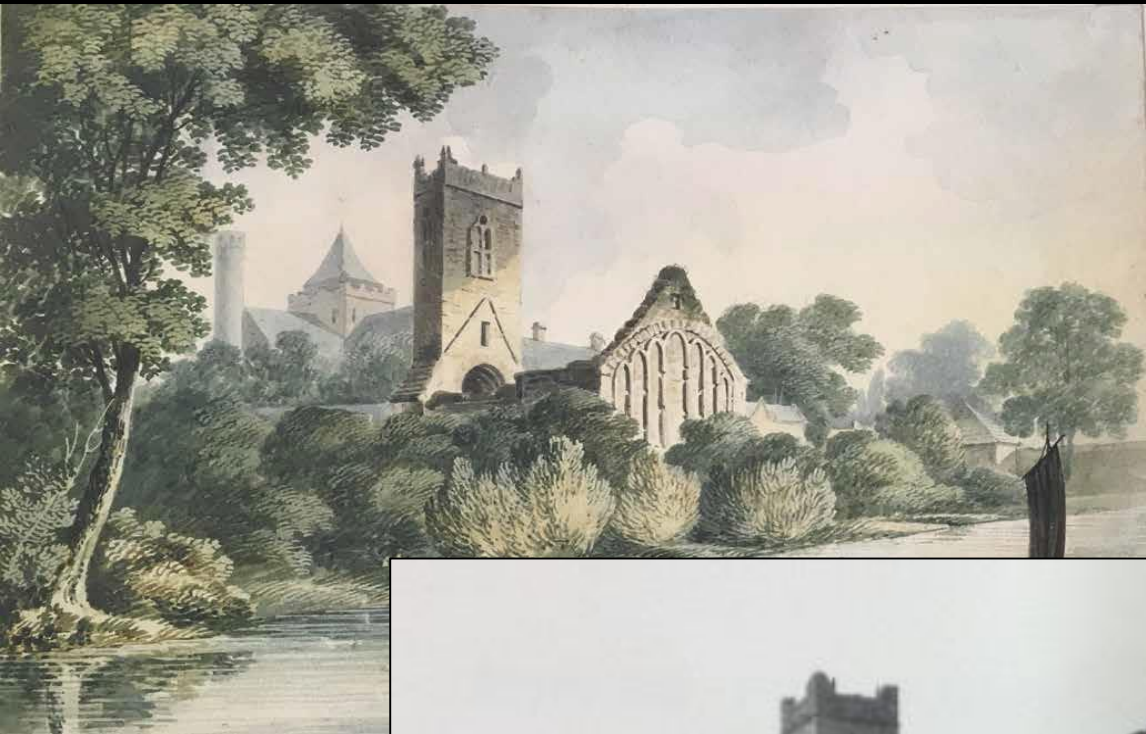


Abbey
Quarter

URDF 2



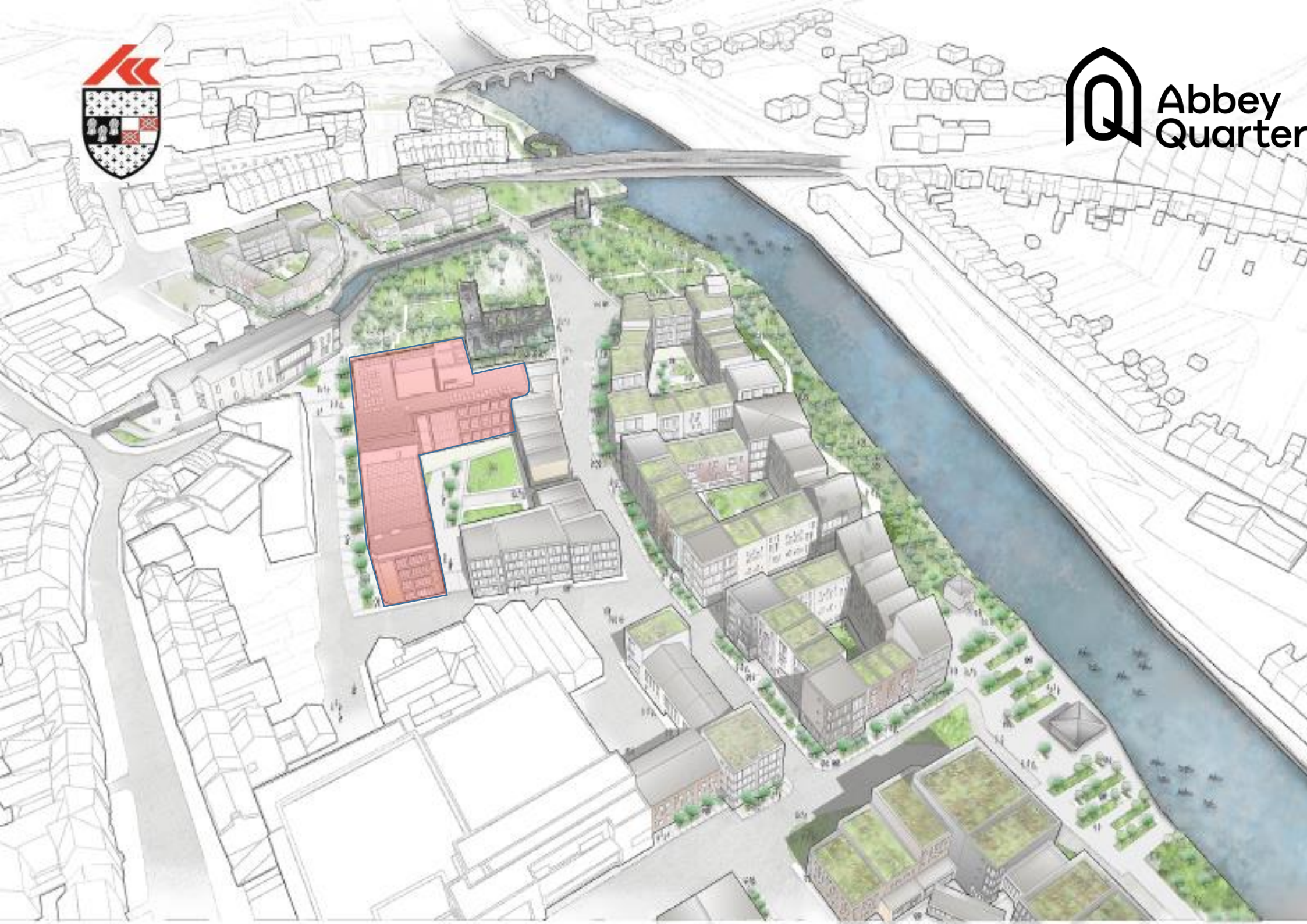




Conservation Plan



 **Abbey
Quarter**



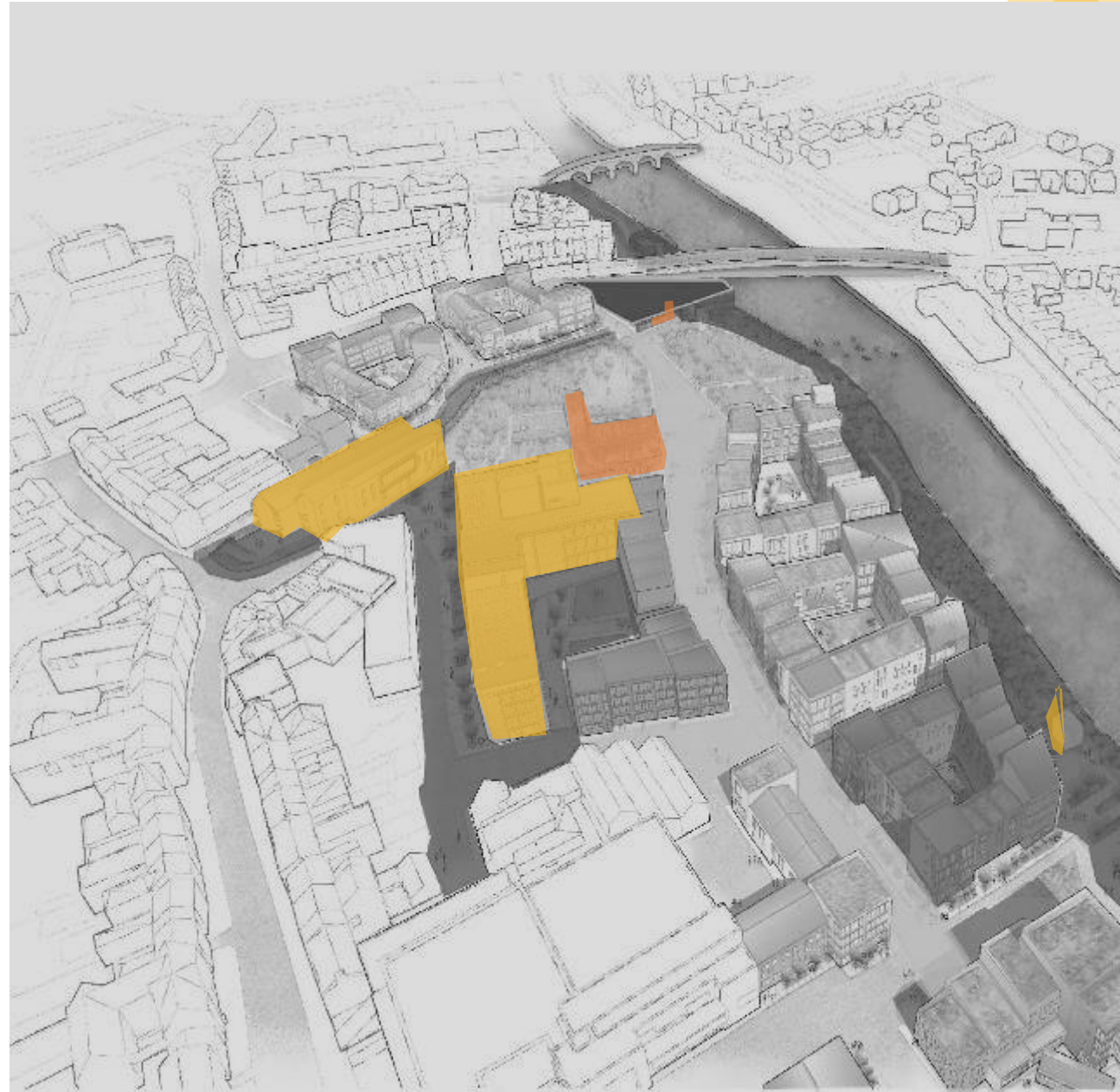
ADOPTED MASTER PLAN

STAGE 1

Demolition of buildings by Diageo

Buildings remaining include:

- St. Francis Abbey
- Brewery Sampling room
- Brewhouse Building
- Mayfair Building
- Evans Turret
- Tea Houses on Bateman Quay
- Chancellors Mills



ADOPTED MASTER PLAN

STAGE 2

Noreside Linear Park developed from Bateman Quay to Greens Bridge.

Brewhouse Building (Bldg No. 8) renovation and shell and core fit out to 'grey box' standard in preparation for new occupiers.

External spaces such as Berkley Square, Horse Barrack Lane, Tea House Square and Parliament Square developed.

Mayfair Building (Bldg No. 10) renovation, extension and shell and core fit out to 'grey box' standard in preparation for new occupiers.

Drainage, Water, Comms, District Heating and all necessary infrastructure constructed prior to completion of Central Street.

Archaeological investigations and studies carried out in the area of St. Francis Abbey, St. Francis Well, the City Wall and Evans Turret.



ADOPTED MASTER PLAN

STAGE 3

Community Housing to North of Masterplan Site completed.

Continued Archaeological investigations and studies carried out in the area around St. Francis Abbey.

STAGE 4

Buildings No. 7 completed

Abbey Park completed



STAGE 5

Buildings No's 4 & 5 completed

STAGE 6

Building Nos 6 & 9 completed

STAGE 7

Building Nos. 12 & 13 completed

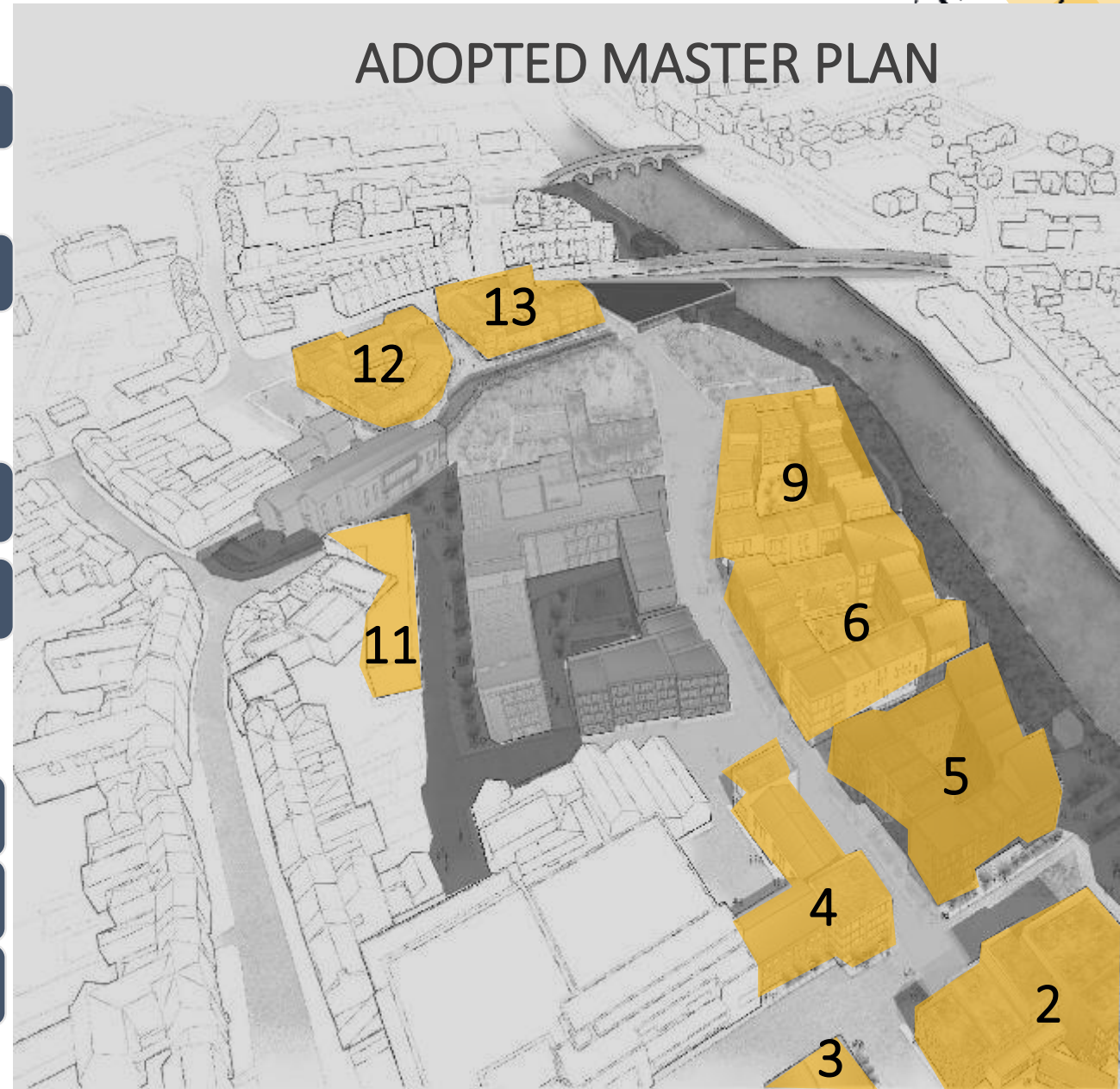
Bull Lane and Bregagh Walk completed

STAGE 8

Slipway to Parliament Street completed.

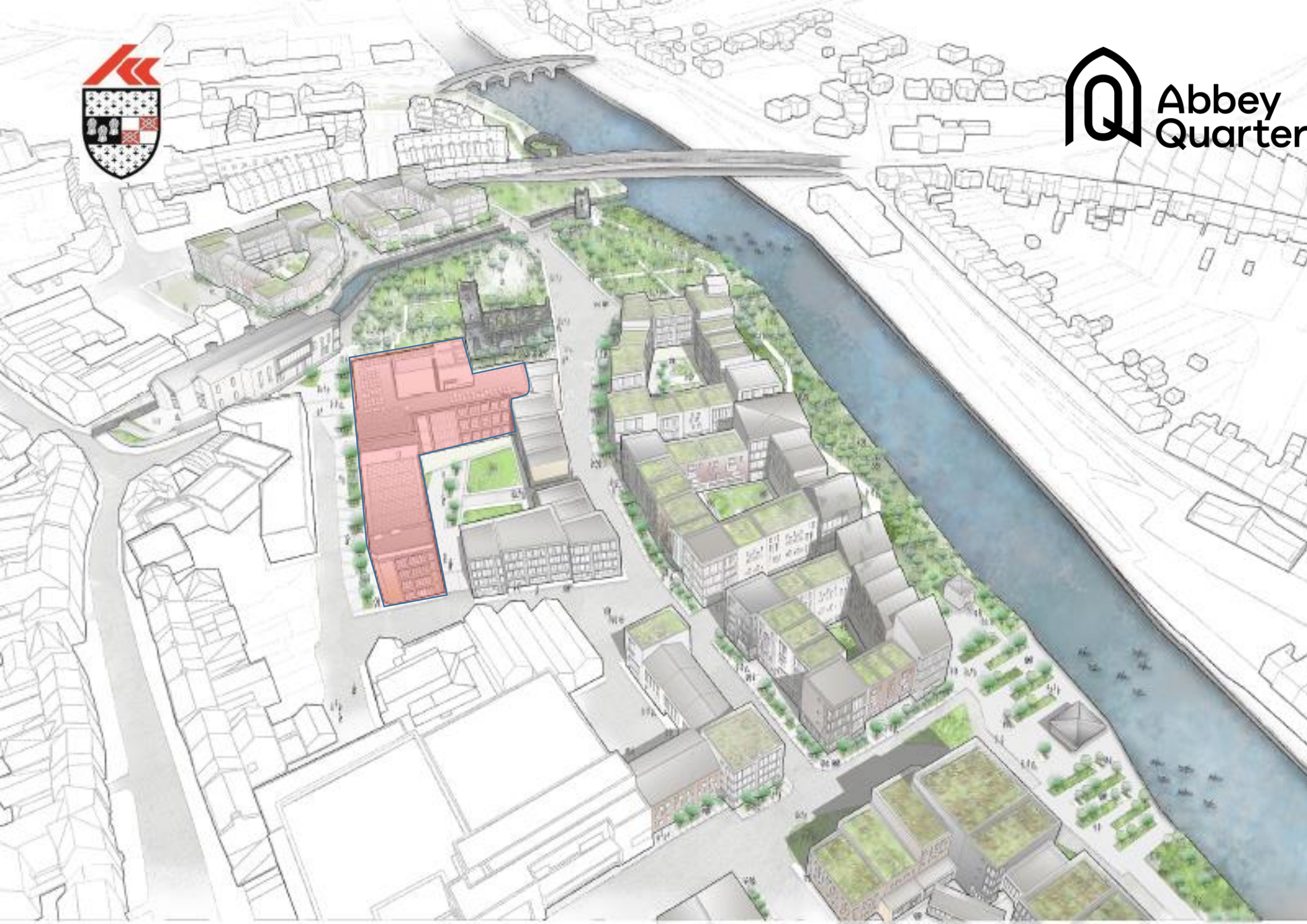
Building No. 11 (*Extension to Watergate Theatre*) completed.

Building No. 1 Bateman Quay completed (*or equivalent, See Section 4.3.11*)





 **Abbey
Quarter**

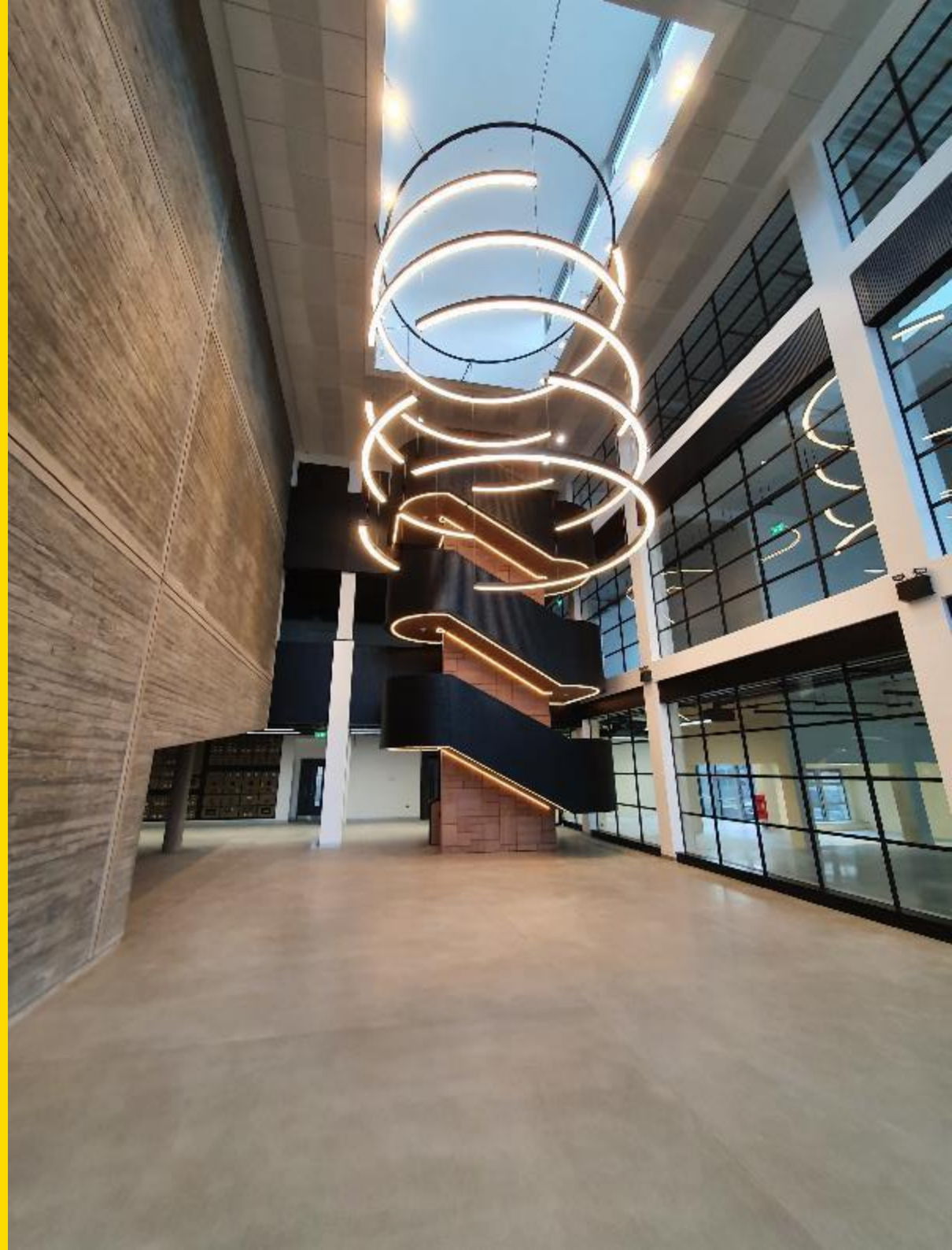




BREWHOUSE - FLOOR PLANS



Floor	Unit	Sqm	Sqft
Ground	1	482	5188
	2	338	3638
	3	342	3681
	4	302	3251
First	5	481	5177
	6	330	3552
	7	385	4144
	8	375	4036
Second	9	321	3455
	10	312	3358
	11	394	4241
	12	375	4036
Total		4,437	47,759









LEED Credit Categories





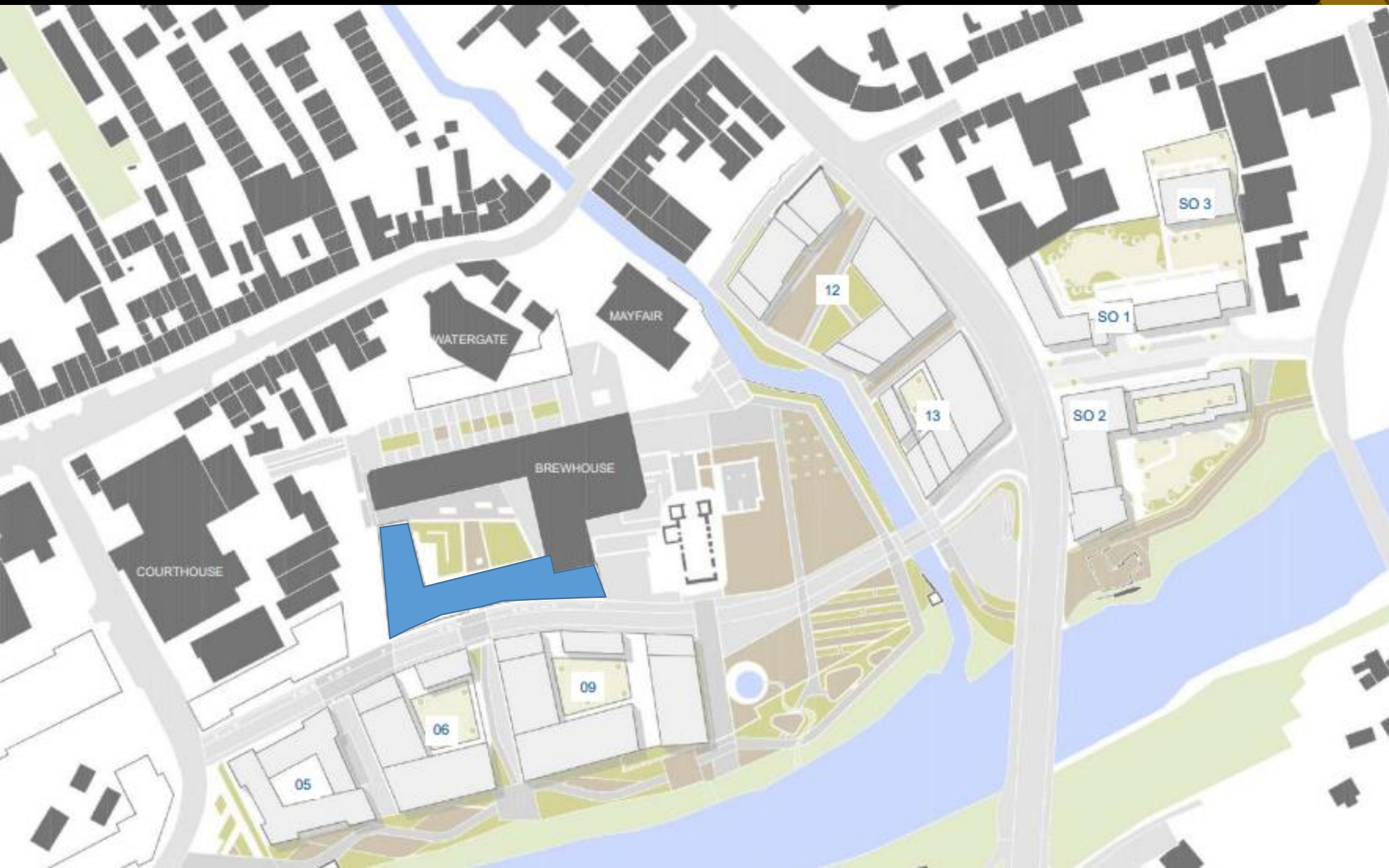
ABBEY QUARTER MASTERPLAN

Delivery 10 – 15 Years



Tionscail Fíreann
Project Ireland
2040

Master Plan



Building 7 within Masterplan



Tionscald Fíreann
Project Ireland
2040

Building 7

Offices/Services/Ground Floor Uses

Kilkenny



Building 7

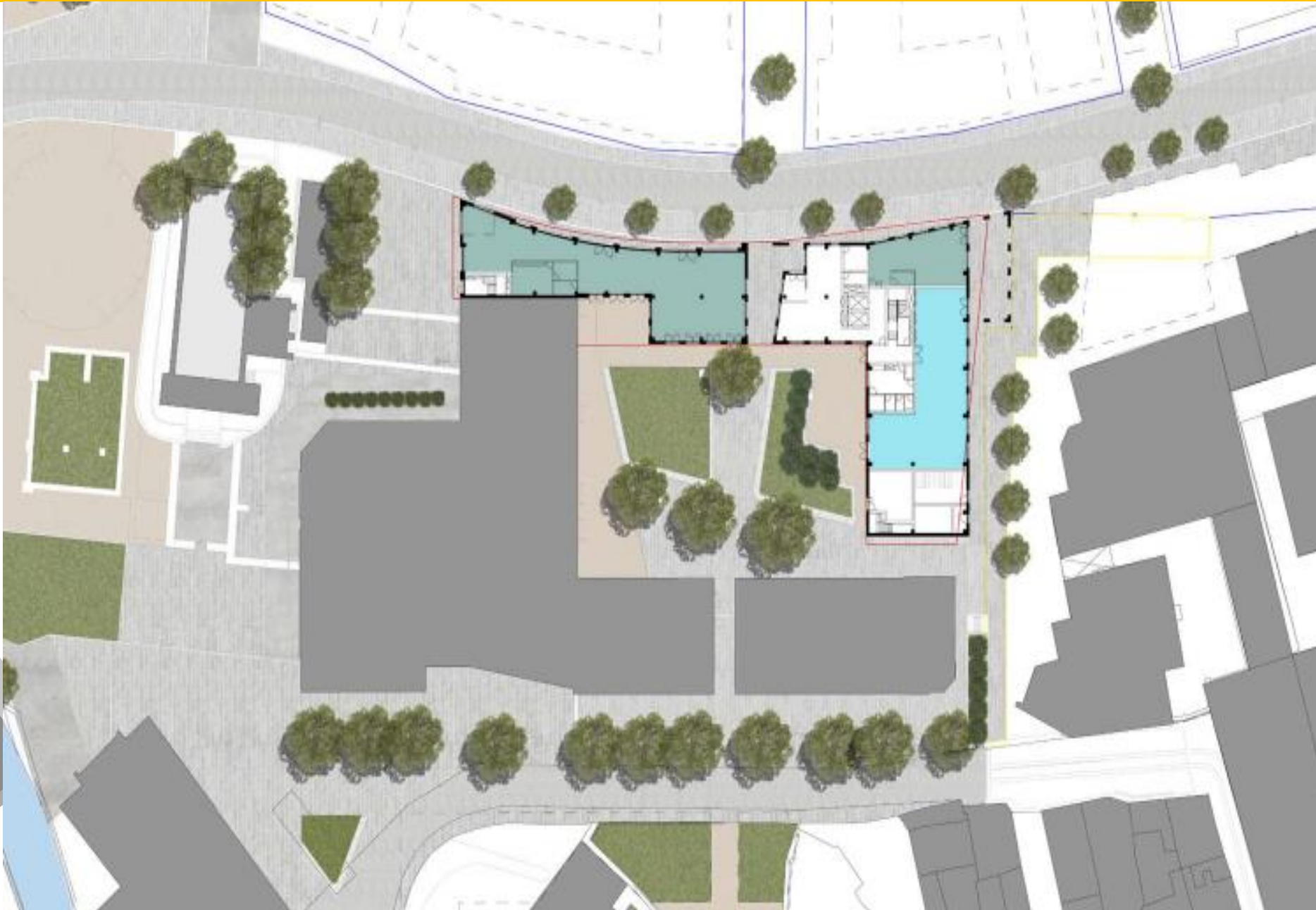
Offices/Services/Ground Floor Uses



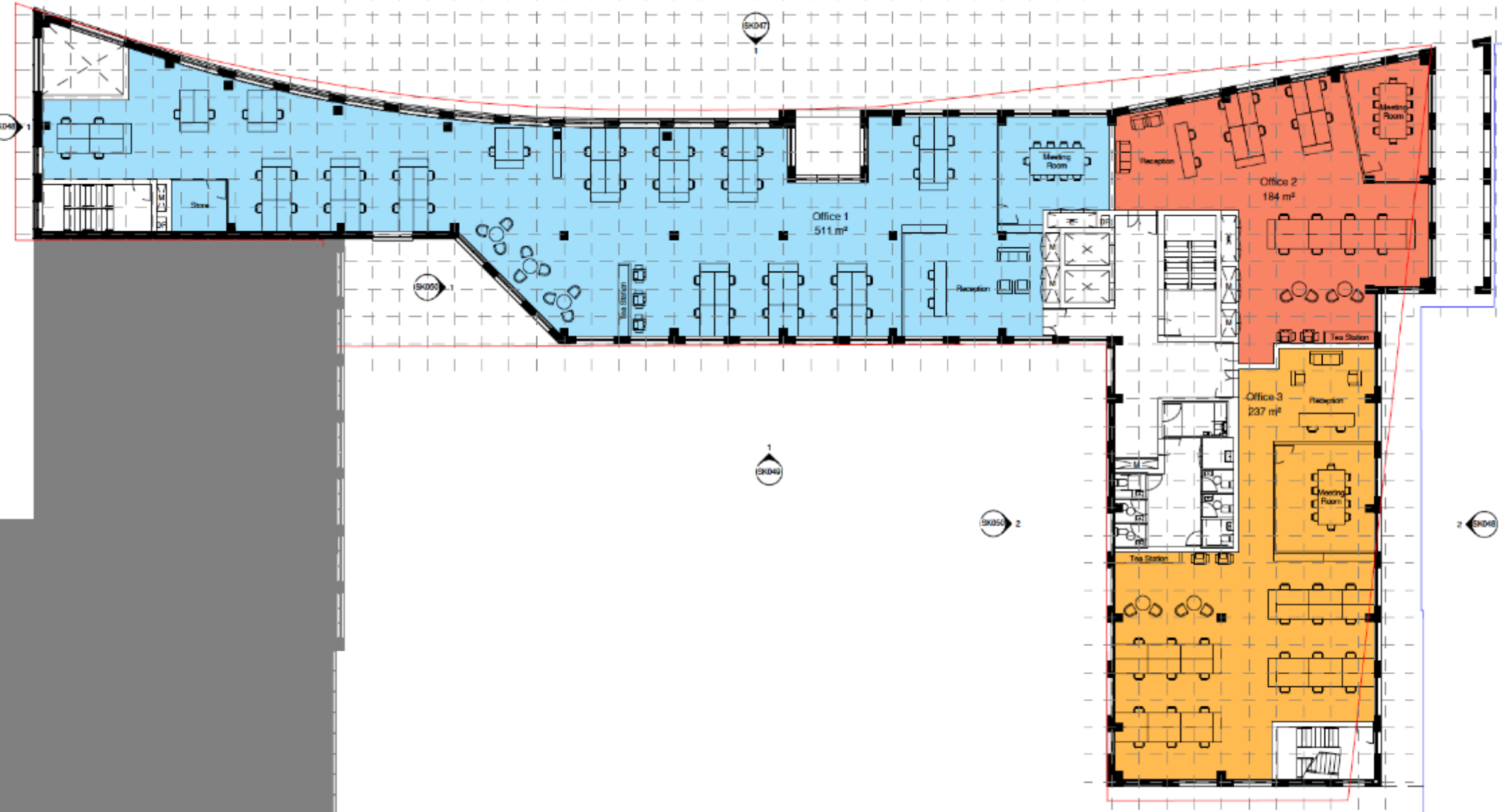
Building 7

Offices/Services/Ground Floor Uses

Kilkenny







Master Plan



Building 12&13

Residential / Mixed Use



Plot 12 13

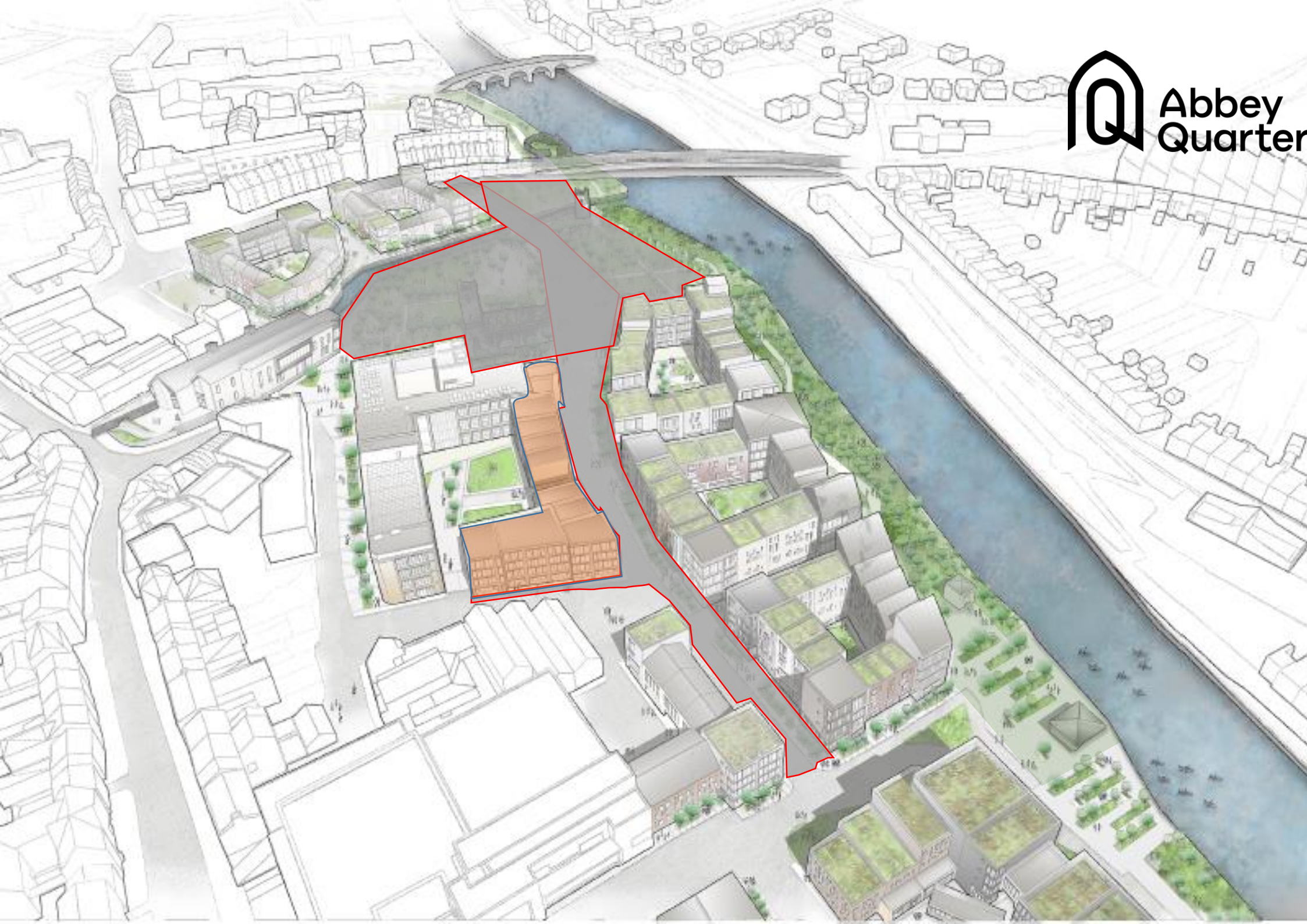


Block 12 - 4 Storey		
Block 12 Total		
Unit type	Qty	Apt %
Ground Floor (L00)	23	25%
First Floor (L01)	23	25%
Second Floor (L02)	23	25%
Third Floor (L03)	23	25%
Fourth Floor (L04)	0	0%
Fifth Floor (L05)	0	0%
Total APT Count	92	100%

Block 12 Apt. Total		
Unit type	Qty	Apt %
1 Bed	32	35%
2 Bed	60	65%
3 Bed	0	0%
Duplex	0	0%
Apartment Total	92	100%

Block 13 - 5 Storey		
Block 13 Total		
Unit type	Qty	Apt %
Ground Floor (L00)	4	8%
First Floor (L01)	13	26%
Second Floor (L02)	11	22%
Third Floor (L03)	11	22%
Fourth Floor (L04)	11	22%
Fifth Floor (L05)	0	0%
Total APT Count	50	100%

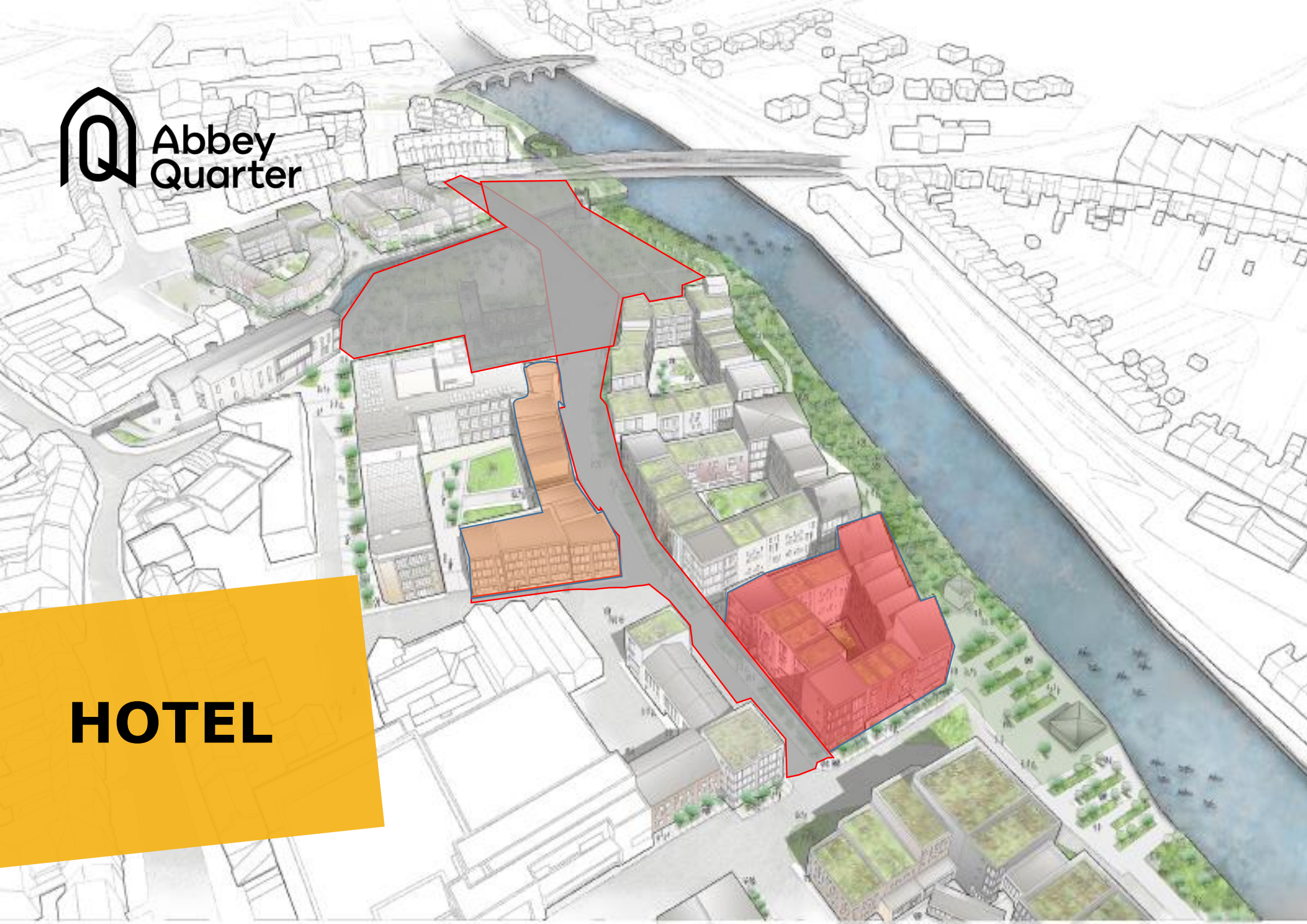
Block 13 Apt. Total		
Unit type	Qty	Apt %
1 Bed	12	24%
2 Bed	32	64%
3 Bed	2	4%
Duplex	4	8%
Apartment Total	50	100%





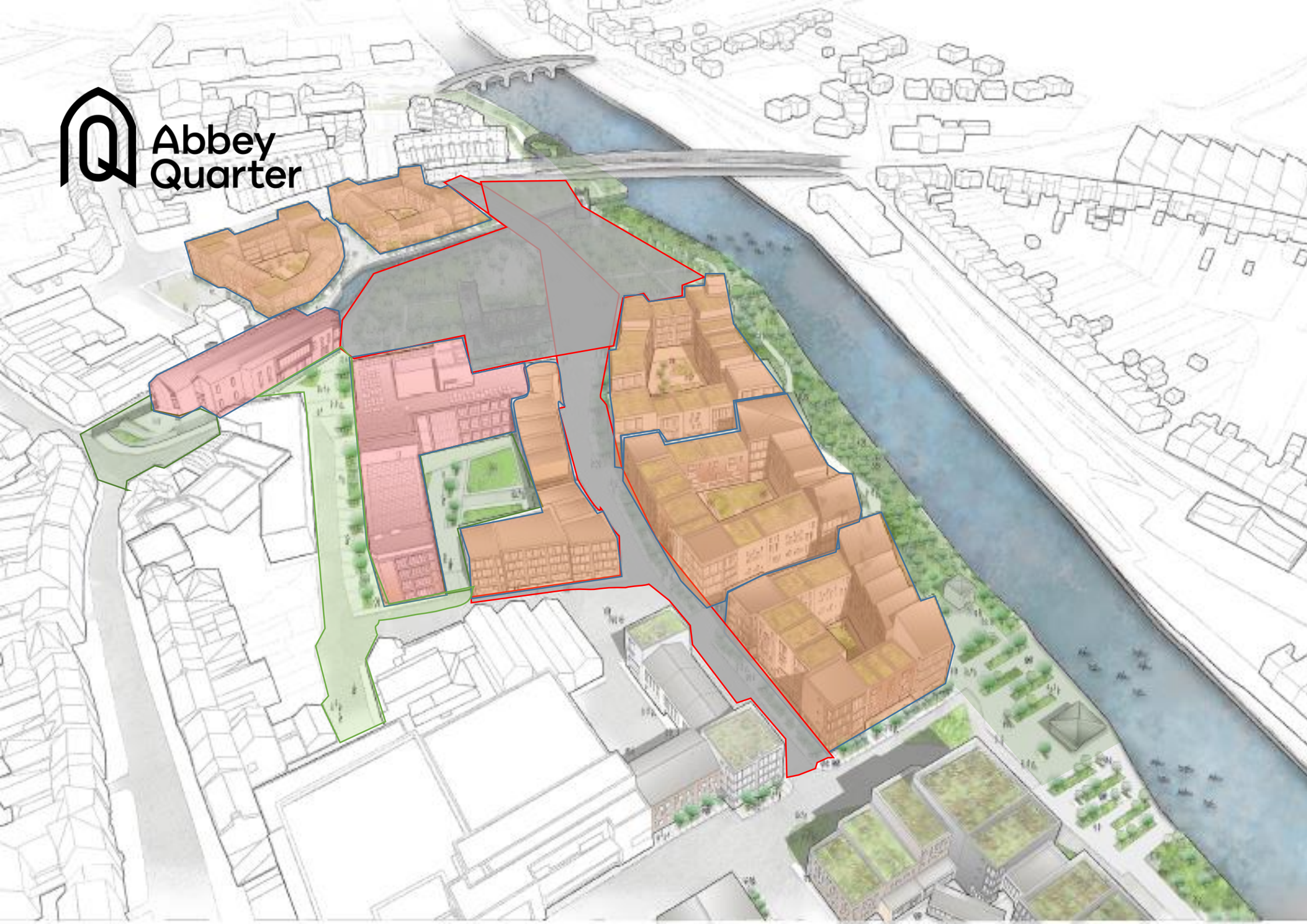
Abbey
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HOTEL





Abbey
Quarter



Masterplan Area Extension & Review

Commitment Given to :

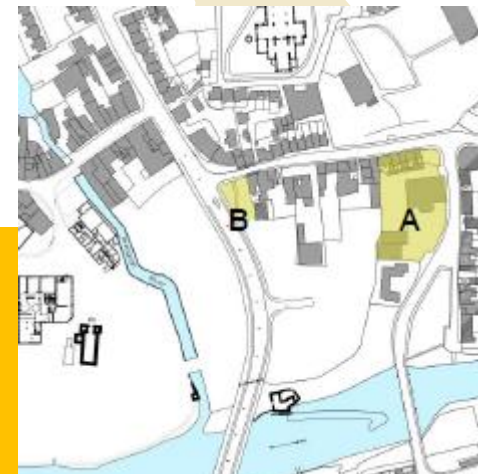
Extend Masterplan area to include Vicar Street Greensbridge St (p xx)

This to allow for a complete urban block to be planned.

Section 4.3.11 Further Masterplan Development:

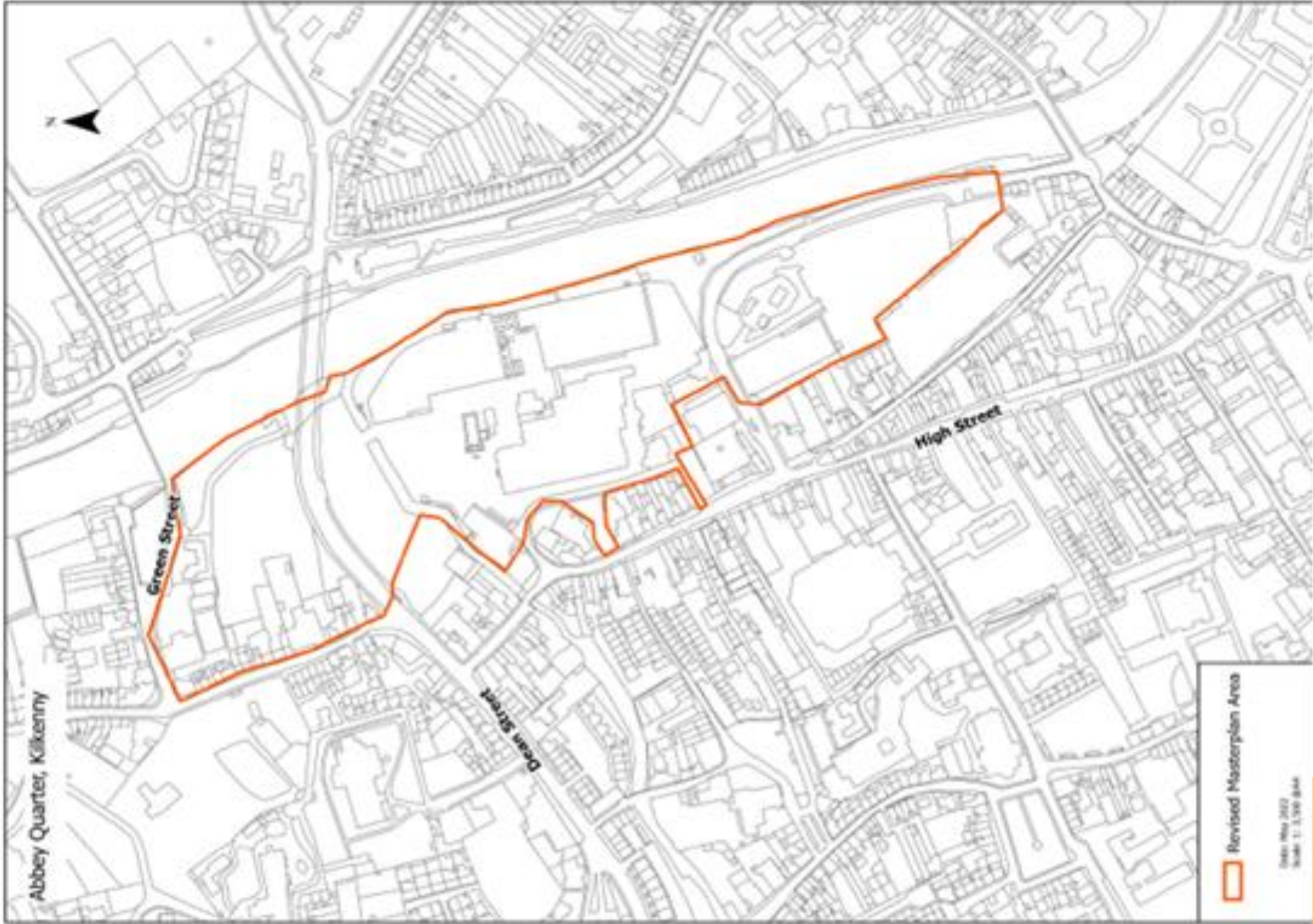
Develop the most appropriate Urban Design Response:

- A. Area between the Masterplan and Vicar St/Green Bridge St**
- B. Corner of Vicar St and Central Access Scheme**
- C. Bateman Quay**



Opportune to :

- **Extend the masterplan area to include Vicar Street and Greens Bridge Street,**
- **review the phasing having regard to the progression of the development to date,**
- **extend the principles of the Urban Design Code,**
- **suggest for development management requirements to enable housing delivery,**
- **review the height restrictions regard to local planning considerations,**
- **review development management requirements to take account of the Climate Action**
- **confirm or otherwise advise on the appropriateness of the mix of uses already set out,**
- **advise on the accessibility of the site and the integration of the accepted land uses and transport**



First phase

Online Survey.- Complete Dec 2022.

Next Phase:

Online public engagement event

Wednesday 18th of January at 19.00 – Eventbrite

Register for the event on Eventbrite.ie, search “Abbey Quarter”

There will be four components to the webinar:

- **A short introduction to the project**
- **Overview of the stakeholder engagement process.**
- **Review of our public survey findings**
- **Q & A session reflecting on the results of the survey findings.**

Discussions from the webinar along with the findings of the online survey will be fed into the review.

There will be three further public consultations (two in-person and one online)

Publication of Draft end of Feb.



Kilkenny County Council
Comhairle Chontae Chill Chainnigh

Kilkenny

KILKENNY

THE BEST OF IRELAND



where medieval meets modern