



Comhairle Chontae Chill Chainnigh

Halla an Chontae Sraid Eoin Cill Chainnigh
R95 A39T

Pobail agus Áiteanna Inbhuanaithe a Chruthú

Kilkenny County Council

County Hall John Street Kilkenny
R95 A39T



Creating Sustainable Communities and Places

**TO: AN CATHAOIRLEACH
& EACH MEMBER OF KILKENNY COUNTY COUNCIL**

**RE: Proposed Variation 5 to the Kilkenny City and County Development
Plan 2021 - 2027**

Date: 14th July, 2025.

Dear Councillor,

Please find attached Chief Executive's Report in relation to proposed Variation No. 5, in regard to incorporation the Settlement Plan for Castlecomer in to the Kilkenny City and County Development Plan 2021 to 2027.

I recommend the Members adopt Variation No. 5 to the Kilkenny City and County Development Plan 2021 – 2027, with the minor modifications as detailed in the Report.

Yours Sincerely,

**Lar Power,
Chief Executive.**

Encl.

Chief Executive's Report

Submissions to:

**Proposed Variation 5 to the Kilkenny City and County
Development Plan 2021**

July 2025





Kilkenny County Council
July 2025

Lar Power,
Chief Executive

Tim Butler,
Director of Services

Denis Malone,
Senior Planner

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1. Introduction

This report forms part of the statutory procedure for the making of Variation 5 to the Kilkenny City and County Development Plan (KCCDP).

This report addresses the submissions received during the 4 week public consultation period, from the 30th May to the 27th of June 2025, in relation to the Proposed Variation.

The purpose of this report is to:

- summarise the written submissions/observations received in relation to the proposed variation during the public consultation period.
- set out the Chief Executive's response to the issues raised in the submissions/observations and;
- make recommendations to the Elected Members on the issues arising from the consultation process.

This report is being furnished to the Elected Members of Kilkenny County Council in accordance with Section 13(4) of the Planning and Development Act 2000, as amended, for their consideration.

1.1 Proposed Variation

This proposed Variation is:

- To incorporate a Settlement Plan for Castlecomer into the KCCDP, as part of a new Volume 3, Settlement Plans,
- To make associated changes to Volume 1 to reflect this, and
- To align the City and County Development Plan with the Specific Planning Policy Requirements (SPPRs) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) as relevant.

1.2 Details of Public Display

The documents put on public display for the Proposed Variation were:

- Public Notice
- Proposed Variation
- Appropriate Assessment Screening report
- Strategic Environmental Assessment Screening report including Strategic Flood Risk Assessment
- Castlecomer Employment Land Assessment
- Castlecomer Settlement Capacity Audit
- Castlecomer Social and Civic Infrastructure Audit
- Castlecomer Transport Assessment

These documents were placed on the Consult.kilkenny.ie consultation website and linked from the Council's own website. Hard copies of the documents were on public display at the Planning Office, Kilkenny County Council, County Hall, John Street, Kilkenny.

Submissions could be made by:

- Email to ourplan@kilkennycoco.ie
- Online at consult.kilkenny.ie
- Written submissions to: Senior Planner, Planning, Kilkenny County Council, County Hall, John Street, Kilkenny.

1.3 Consideration of Variation

The members of the planning authority are required to consider the proposed variation and this Chief Executive's Report.

If the Planning Authority, after considering a submission, observation or recommendation from the Minister, Office of the Planning Regulator or Regional Authority, decides not to comply with a recommendation made by such, it shall so inform the Minister, OPR or Regional Authority as relevant as soon as practicable by written notice and shall include the reasons for the decision.

In making a variation to a development plan, the members are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of a local authority and any relevant policies or objectives of the Government or any Minister of the Government.

The members of the authority, having considered the proposed variation and this report may, as they consider appropriate, by resolution,

1. Refuse to make the variation.

2. Make the variation with or without further modification

A modification to the variation, must adhere to the following:

(i) may only be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site,

(ii) shall not be made where it refers to –

(I) an increase in the area of land zoned for any purpose, or

(II) an addition to or deletion from the record of protected structures.

3. Make the variation with a Material Alteration.

If it is resolved to make the variation with a change that constitutes a material alteration to the variation, the planning authority must review the alteration in the context of SEA and AA and determine its implications (if any) on the environment. Not later than 2 weeks after the Planning Authority has made a determination in relation to the requirement for SEA/AA the Chief Executive shall specify such period as he or she considers necessary to facilitate any necessary assessments. Thereafter the Planning Authority must publish notice of the proposed material alteration and where appropriate the circumstances in making a determination that AA/SEA is required. This notice is to be published in at least one newspaper circulating in the area and a period of 4 weeks is allowed for public consultation and for lodgement of written submissions or observations.

2. Submissions Received

In total, fifteen submissions were received to the proposed variation. Below is a list of the submissions received¹.

Reference	Name
KK-C322-1	EPA
KK-C322-2	Southern Regional Assembly
KK-C322-3	Transport Infrastructure Ireland
KK-C322-4	Uisce Eireann
KK-C322-5	Ken Loughlin, Nirvana Lighting Ltd
KK-C322-6	HSE, National Env Health Service Robbie Doyle
KK-C322-7	Department of Education and Youth
KK-C322-8	Castlecomer Business Park Management Co Ltd
KK-C322-9	Presentation Convent National School
KK-C322-10	Castlecomer Town Teams/ CDA (Helen Rothwell)
KK-C322-11	Office of Public Works
KK-C322-12	Office of the Planning Regulator
KK-C322-13	Cleburne Developments
KK-C322-14	National Transport Authority
KK-C322-15	Castlecomer Development Association

To comply with reporting procedure in the legislation, the submission from the OPR (KK-C322-12) is dealt with first, followed by the other statutory consultees.

¹ The full text of the submissions received is available to view at the following link: <https://consult.kilkenny.ie/en/node/6999/submissions>

2.1 Summary of Issues Raised, Chief Executive's Response and Recommendations – Statutory consultees

Ref. KK- C322-12 Office of the Planning Regulator (OPR)	
Summary	Response and Recommendation:
<p>The submission includes recommendations and observations from the OPR. As set out in legislation, planning authorities are:</p> <ul style="list-style-type: none"> • requested to implement or address recommendations, • and to action observations <p>Three recommendations are made as follows:</p> <p>Recommendation 1</p> <p>(i): Rezoning of The Barracks/Parish lands from Low Density Residential to New Residential to support compact and sustainable growth.</p> <p>ii) Review the densities for the Low Density Residential zoning utilised in the Settlement Capacity Audit to ensure consistency with the CDP.</p> <p>Recommendation 2</p> <p>Review and amend the wording of Objective KR1 and Objective V3CC2 and include policy objectives and/or site specific objectives (in consultation with the TII) to protect the national road network in respect of the lands at:</p>	<p>OPR Recommendation 1</p> <p>i) The zoning of The Barracks/Parish lands was left unchanged from the 2018 LAP, as the Masterplan for this site, as provided under Objective V3CC13, will determine the most appropriate configuration of uses. The inclusion of the objective recognises the significance of this site in achieving compact and sustainable growth. Objective V3CC13, setting out the parameters for the Masterplan, should be amended to ensure the site contributes to compact and sustainable growth.</p> <p>ii) As set out in Section 13.30.8 of the CDP, the maximum residential for Low Density Residential zoning is five dwellings to the acre (12.5 units / ha). However, the Settlement Capacity Audit, which accompanies the Settlement Plan utilised a minimum density of 15 units / ha for this zone. The Settlement Capacity Audit figures will be amended to reflect the CDP.</p> <p>OPR Recommendation 2</p> <p>2. The Planning Authority met with the TII as part of the plan preparation process. The issues raised here are also addressed under Submission KK- C322-3 from the TII.</p>

<p>(i) Discovery Park;</p> <p>(ii) undeveloped industrial zoned lands to the north of Castlecomer Business Park; and</p> <p>(iii) Castlecomer Business Park.</p> <p>Recommendation 3</p> <p>Revise the Strategic Flood Risk Assessment, in consultation with the OPW, to</p> <p>i) utilise correct data sets,</p> <p>ii) overlay Flood Zones on land use zoning maps, and</p> <p>iii) ensure consistency with the Plan Making Justification Test of the flood risk management guidelines.</p> <p>Two Observations are made as follows:</p> <p>Observation 1 - Key development</p>	<p>Objective KR1, which relates to the N78 south of the town, should be amended to include reference to consultation with the TII.</p> <p>Objective V3CC2, which relates to the former brick factory, will be amended with the addition of a footnote to reflect that any proposal will be subject to existing policy on access to national roads.</p> <p>i) As discussed under Submission KK- C322-3 from the TII, the national road policy is applied in relation to the proposals at this location.</p> <p>ii) There is a parcel of undeveloped industrial zoned land to the north of the Business Park. The speed limit changes from 60kph to 80kph along the frontage of this site. An objective can be included here to state that access must be provided within the 60kph speed limit. The area of land adjacent to the One Stop Business Centre will be subject to an objective to state that access must be provided via the local road, L-59054.</p> <p>iii) The Proposed Variation is clear, in that in line with National Roads policy the generation of increased traffic from additional land uses at this access is discouraged. This has been applied in relation to Submissions references KK-C322-5, KK-C322-8 and KK-C322-15.</p> <p>OPR Recommendation 3</p> <p>This submission should be addressed in conjunction with Submission KK-C322-11 from the OPW.</p> <p>i) the data sets will be updated in line with the detail outlined in Submission KK-C322-11</p> <p>ii) The maps as included in the SFRA will be clarified to highlight the flood zones</p> <p>iii) The approach taken to the Plan Making Justification Test will be consistent with the Guidelines, see Submission KK-C322-11.</p>
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<p>sites</p> <p>i) Maps would benefit from inclusion of street names and identifying the pedestrian/cycle/vehicular connections.</p> <p>ii) A table setting out site areas, densities, and indicative housing yield for the Key Development Sites would be useful.</p> <p>Observation 2 – Tourism</p> <p>Include a link to the Discovery Park Masterplan in the proposed Variation in the interests of clarity.</p>	<p>Observation 1 – Key development sites</p> <p>i) Noted. Street names and connections will be included at the next stage.</p> <p>ii) Noted. Such a table will be included at the next stage.</p> <p>Observation 2 – Tourism</p> <p>The Discovery Park Masterplan is a non-statutory document, drafted by the Discovery Park Steering Committee, and was received as a submission to the pre-draft process. A reference will be included to the pre-draft submission.</p>
<p>Recommendation:</p> <p>OPR Recommendations</p> <p>1. i) Amend Objective V3CC13 as follows:</p> <p>To complete a Masterplan for the Barracks/Parish lands to include the following elements:</p> <ul style="list-style-type: none"> • <i>Ensuring the site's contribution to the compact and sustainable growth of the town</i> <p>ii) Amend Table 1 of Settlement Capacity Audit to reflect Low Density Residential zoning of 12.5 units / ha.</p> <p>2. As set out under Submission ref. KK-C322-3, amend Objective KR1, which relates to the N78 south of the town, to include reference to consultation with the TII.</p> <p>Amend Objective V3CC2 with the addition of a footnote to reflect that any proposal will be subject to existing policy on access to national roads.</p> <p>i) No change recommended.</p> <p>ii) Include objective for land to eastern side of N78, north of the Business Park to state that access must be provided within the 60kph speed limit.</p> <p>Include objective for the area of land adjacent to the One Stop Business Centre to state that access must be provided via the local road, L-59054.</p> <p>3. i) the data sets will be updated in line with the detail outlined in Submission KK-</p>	

C322-11.

ii) The maps as included in the SFRA will be clarified to highlight the flood zones

iii) The approach taken to the Plan Making Justification Test will be consistent with the Guidelines, see Submission KK-C322-11.

OPR Observations

1. Include street names and connections in the mapping.

ii) Include table of site areas, densities, and indicative housing yield for the Key Development Sites.

2. Include a reference to the Discovery Park Masterplan, which was received as a submission to the pre-draft process.

Ref. KK- C322-2 Southern Regional Assembly	
Summary	Response:
<p>The Assembly states that the proposed Variation does not materially impact on the achievement of any strategic or regional policy objectives contained in the RSES and would be consistent with the Regional Spatial and Economic Strategy (RSES) for the Southern Region.</p> <p>The Assembly recommend reference is made to the SRA's policy document '<i>Our Green Region - a Blue Green Infrastructure and Nature-Based Solutions Framework for the Southern Region</i>', which provides useful supporting information and solutions for infrastructure development and allows for active alignment with regional policy implementation.</p>	<p>Noted. Reference to the SRA policy document should be included in Section 10.2.7 Surface water drainage.</p>
<p>Recommendation:</p> <p>Include a reference to the SRA policy document on Blue Green Infrastructure and Nature-Based Solutions.</p>	
Ref. KK- C322-1 EPA, SEA Unit	
Summary	Response:
<p>The submission notes that the previous submission made to the pre-draft stage should be taken into account at this stage also.</p> <ol style="list-style-type: none"> 1. This submission suggests that EPA Guidance and resources, and various policies relating to climate change and sustainability, are taken into account. 2. The submission notes that where changes are made prior to finalisation, they should be screened for potential for likely significant effects in accordance with the SEA Regulations. 3. The submission notes that the plan or programme should comply with the requirements of the Habitats Directive where relevant. 	<p>The contents of the submission are noted.</p>

Recommendation: No change recommended.	
Ref. KK- C322-3 Transport Infrastructure Ireland	
Summary	Response:
<p>TII set out the policy context and their role in maintaining the strategic capacity and safety of the national road network. It is noted that the N78 national road traverses the Plan. Based on this, they set out the following points.</p> <p>1. Discovery Park access</p> <p>The submission notes the inclusion of objectives in the Discovery Park Masterplan regarding enhanced access to the N78 in the 80 kph speed limit zone. This conflicts with national policy, and access enhancements should utilise existing access within the reduced urban speed limit.</p> <p>2. The proposed Settlement Plan's economic development and employment proposals, require assessment to ensure conformance with national policy on access to national roads, specifically that new accesses or the intensification of existing accesses outside the 60kph speed limit should not be permitted. In relation to the One Stop Business Centre and the industrial zoned land adjacent, access proposals require assessment and resolution prior to finalisation of the Proposed Variation.</p> <p>3. In relation to the Castlecomer Business Park, TII welcomes the reference to Section 12.11.3, Access to National Roads, and the policy to avoid the generation of increased traffic from this access, and that no additional zoning is included. However, TII requests that the potential for intensification arising as a result of improvement,</p>	<p>1. The Discovery Park Masterplan is a non-statutory document, drafted by the Discovery Park Steering Committee. The proposed Castlecomer Settlement Plan has incorporated some relevant provisions of the Masterplan. This includes Objective R1 which states <i>"To support the provision of additional accesses to the Discovery Park, in line with the Discovery Park Masterplan (2024), with a footnote stating "Subject to the requirements of Vol. 1 Chapter 12, in relation to access to national roads".</i> This footnote ensures that national policy will be adhered to.</p> <p>2. National policy on access to national roads is incorporated in Section 12.11.3 of Vol. 1 of the CDP. This Settlement Plan forms part of the CDP, and therefore that policy, of restricting access to national roads, applies. In the case of the land adjacent to the One Stop Business Centre, an objective will be included to state that access must be provided via the local road, L-59054.</p> <p>3. The Proposed Variation is clear, in that in line with National Roads policy the generation of increased traffic from additional land uses at this</p>

<p>extension or change of use of any existing uses at the site should be addressed to avoid conflict with policy in the interests of clarity.</p> <p>4. The submission notes Proposed Objective V3CC2, in relation to uses for the former Brick Factory Site, and seeks the amendment of this objective to reflect the national policy on access to national roads.</p> <p>5. TII welcomes the omission of Former Key Development Area 4 Industrial zoned lands on the N78 to the north east of Castlecomer.</p> <p>6. The proposed Transport and Mobility Objectives which directly relate to the N78 require detailed review and consultation with the TII in relation to specific proposals to ensure adherence to national policy.</p> <p>7. TII requests reference to its publications, particularly DN-GEO-03030, in the design phase of proposals impacting national roads.</p>	<p>access is discouraged. This has been applied in relation to Submissions references KK-C322-5, KK-C322-8 and KK-C322-15.</p> <p>4. V3CC2 states <i>"To examine uses for the former brick factory, that would align with sustainable land use and transportation patterns."</i> A footnote should be included here to reflect that any proposal will be subject to existing policy on access to national roads.</p> <p>5. Noted.</p> <p>6. Noted, Objective KR1 which relates to the N78 south of the town, should be amended to include reference to consultation with the TII.</p> <p>7. TII publications are referenced in Section 12.11.10.1. Reference to this document will be included here.</p>
<p>Recommendation:</p> <p>1. No change recommended.</p> <p>2. Include site specific objective on the lands zoned Industrial adjacent to the One Stop Business Centre, to state that access must be provided via the local road, L-59054.</p> <p>3. No change recommended.</p> <p>4. Include footnote for Objective V3CC2 as follows <i>"Subject to the requirements of Vol. 1 Chapter 12, in relation to access to national roads"</i>.</p> <p>5. No change recommended.</p> <p>6. Amend Objective KR1 to include reference to consultation with the TII.</p> <p>7. Include reference to DN-GEO-03030 in Section 12.11.10.1.</p>	

Ref. KK- C322-4 Uisce Éireann	
Summary	Response:
<p>1.Uisce Éireann (UE) welcomes the Proposed Variation, and encourages the implementation of Sustainable Drainage Systems and green-blue infrastructure in the plan. UE suggests collaborating on projects to remove stormwater from combined sewers.</p> <p>2. Planned road and public realm projects have the potential to impact on UE assets and projects e.g., tree planting, building over of assets etc, and early engagement in relation to planned road and public realm projects is requested to ensure public water services are protected.</p> <p>3. UE notes that the Castlecomer area has no available water supply capacity to cater for residential population targets, but a project to develop new groundwater sources is underway. In relation to wastewater treatment capacity, currently it is envisaged that the Castlecomer WWTP has capacity to cater for the residential population targets.</p> <p>4.UE recommends using a hierarchy of discharge as outlined in the recently published guidance document '<i>Implementation of Urban Nature-based Solutions: Guidance Document for Planners, Developers and Developer Agents</i>'. SuDS should be designed to ensure greenfield runoff rates wherever possible and to adequately treat the quality of the surface water runoff before discharge.</p> <p>5.UE suggests amendments to the plan text, including adding references to their Wastewater Treatment Capacity Register and Water Supply Capacity Register.</p> <p>6. Objective V3CC8 relates to the Community Facilities zoning at Wandesforde School and restricts development within this zone on the basis of flood risk. UE state that the wastewater pumping station is located here, and provision should be made to allow for water services infrastructure on this site.</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. Noted. Reference to that guidance document should be included in Section 10.2.7 Surface water drainage.</p> <p>5. Reference to the capacity registers should be included in Section 1.10.1 Water services.</p> <p>6. Wastewater services are classified as highly vulnerable uses in the <i>Flood Risk Management Guidelines</i>. Objective V3CC8 should be amended to allow for the delivery of water services infrastructure on this site.</p> <p>7. Noted. V3CC13 should be amended to include</p>

<p>7.UE supports the preparation of a masterplan for the Barracks/Rear of Kilkenny Street area, as provided under V3CC13, including a nature-based solution for rainwater management, and suggests a master planning approach for large-scale residential development to ensure efficient connections to water supply and wastewater infrastructure.</p> <p>8.UE suggest replacement text for Section 1.13 Implementation, to reflect the ongoing nature of the water supply enhancement project.</p> <p>9. The submission seeks the amendment of all references to Uisce Éireann.</p>	<p>consideration of efficiency of water supply connections.</p> <p>8. This Plan takes a long term view, and it is considered acceptable to state that the water supply issue will be resolved over this term.</p> <p>9. Noted, this reference will be amended as necessary.</p>
<p>Recommendation:</p> <p>1,2,3. No change recommended.</p> <p>4. Include reference to <i>'Implementation of Urban Nature-based Solutions: Guidance Document for Planners, Developers and Developer Agents'</i> (November 2024) in Section 10.2.7 Surface water drainage.</p> <p>5. Include reference to the capacity registers in Section 1.10.1 Water services.</p> <p>6. Amend Objective V3CC8 to allow for the delivery of water services infrastructure on the Wandesforde School site.</p> <p>7. Amend objective V3CC13 to include consideration of efficiency of water supply connections.</p> <p>8. No change recommended.</p> <p>9. Noted, references to Uisce Eireann will be amended to 'Uisce Éireann'.</p>	

Ref. KK- C322-6 HSE, National Environmental Health Service, Robbie Doyle	
Summary	Response:
<p>The National Environmental Health Service (NEHS) has considered the proposed variation and made comments in the context of protecting and promoting population health, as follows:</p> <p>1.Nature based drainage systems should consider public health risks, such as vector-borne illnesses. A Climate Change Risk Assessment and/or Health Impact Assessment should be carried out to determine potential impact.</p> <p>2.The provision for cycle storage facilities is welcomed, but consideration should be given to providing for e-bike charging facilities.</p> <p>3.A Climate Change Risk Assessment should be carried out to help determine the resilience measures needed to adapt to climate change.</p> <p>4.The Castlecomer Settlement Plan should prioritise sustainability, resilience to climate change, and healthy place making.</p>	<p>1.The Proposed Variation includes references to Nature-based solutions, and references new national Guidelines in that regard. The potential environmental effects of any such drainage system will be assessed as part of the planning application stage.</p> <p>2. The Proposed Variation incorporates the Specific Planning Policy Requirements (SPPRs) of the <i>Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities</i> (2024) as relevant. No reference is made to e-bike charging facilities in those Guidelines. This matter is better addressed at national policy level.</p> <p>3.The Council adopted its inaugural Climate Action Plan in 2024, and this sets out how the Council will adapt to climate change.</p> <p>4.All those elements are prioritised in Volume 1 of the City and County Development Plan, which also applies to Castlecomer.</p>
<p>Recommendation:</p> <p>1,2,3,4. No change recommended.</p>	

Ref. KK- C322-7 Department of Education and Youth	
Summary	Response:
<p>1.The Department of Education and Youth highlights the potential population growth in Castlecomer, and its effects on schools. At primary level, there is an indication of potential increased requirement for school places, which is at a level that could be met by expansion of existing facilities. At post-primary level, a relatively modest increase in enrolment is projected which could be accommodated by the planned extension to the Community School.</p> <p>The department welcomes the continued engagement to assess current and future capacity, and emphasises the importance of zoning sufficient land for school development.</p> <p>2.Support is expressed for sustainable travel links between schools and residential areas, including pedestrian/cycle links and school zones with pedestrian crossing facilities, such as those proposed outside the Community School and Wandesforde School.</p> <p>3.The department anticipates a need for additional Special Education Needs (SEN) provision and would welcome explicit support for school accommodation for children with special educational needs in the plan.</p>	<p>1,2. Noted.</p> <p>3.The City and County Development Plan includes a comprehensive section on Education and Childcare in Section 6.13. This includes reference to the national policy on provision of educational facilities.</p>
<p>Recommendation:</p> <p>1,2,3. No change to the proposed Variation.</p>	

KK-C322-11 Office of Public Works (OPW)	
Summary	Response:
<p>The OPW welcomes the preparation of a Strategic Flood Risk Assessment (SFRA) for the Castlecomer Settlement Plan.</p> <p>1.The OPW suggests that the SFRA should include mapped extents of Flood Zones A and B to assess the sequential approach to development.</p> <p>2. The use of Sustainable Drainage Systems (SuDS) and Nature-Based Solutions is welcomed.</p> <p>3. The OPW notes that PFRA mapping has been superseded by National Indicative Fluvial Mapping and GSI data, and should no longer be used for spatial planning.</p> <p>4.The OPW website www.floodinfo.ie should be used for flood-related information, as www.cfram.ie and www.floodmaps.ie are no longer operational.</p> <p>5.The SFRA should consider climate change impacts, including avoiding development in areas prone to flooding and providing space for future flood defences.</p> <p>6.The Justification Test for areas of potential conflict between flood risk and development should be applied, and mitigation measures should be identified to ensure that risk can be mitigated to an acceptable level.</p> <p>Specific areas of concern include:</p> <ul style="list-style-type: none"> * Area 2: Castlecomer Enterprise Centre * Area 3: Garda Station 	<p>1. For the purposes of the Castlecomer Settlement Plan, as set out in the SFRA, the National Indicative Flood Mapping of 1% AEP extents and 0.1% AEP are combined to represent Flood Zone A, with Flood Zone B demarcated by other flooding indicators present. These flood zones are mapped on Figures 2.2 and 2.3 of the SFRA, however the legend should be clarified to denote that these are flood zones.</p> <p>2. Noted.</p> <p>3.Table 3.1 of the SFRA gives a summary of available datasets, and had outlined the evolution of flood mapping, including stating the shortcomings of the PFRA mapping. References to PFRA mapping will be removed.</p> <p>4. Noted. References will be removed.</p> <p>5. Noted. Section 10.2.6 of Volume 1 of the CDP sets out the policies in relation to flooding, which includes consideration of climate change impacts.</p> <p>6. The SFRA will be amended to demonstrate the application of the Justification Test for each area of concern. The approach to this SFRA was similar as undertaken for the Development Plan SFRA. The Development Plan review process commences later this year, and this process will include a detailed assessment for all settlements, including</p>

<ul style="list-style-type: none"> * Area 5: General Business southeast of Square * Area 7: General Business north of Square * Area 10 and 11: General Business, north and south of Castlecomer Stream * Area 4: Residential (Andorra) * Area 9: Mixed Use, north of Castlecomer Stream, west of Dinin River 	<p>Castlecomer, as part of the Justification Tests for all zoning of lands at risk from flooding.</p>
<p>Recommendation:</p> <ol style="list-style-type: none"> 1. Clarify legend on Figures 2.2 and 2.3 of the SFRA to denote that these are flood zones. 2. No change recommended. 3. Remove references to PFRA mapping from the SFRA. 4. Remove references to www.cfram.ie and www.floodmaps.ie from the SFRA. 5. No change recommended. 6. The SFRA will be amended to demonstrate the application of the Justification Test for each area of concern. 	

KK- C322-14 National Transport Authority (NTA)	
Summary	Response:
<p>1.The NTA supports the revision to Section 12.5 regarding cycle parking for residential/commercial or mixed-use developments, but recommends distinguishing between multi-unit developments and traditional housing development types.</p> <p>2.The NTA is supportive of the preparation of the Transport Assessment.</p> <p>3.The NTA recommends that the development of the route along the River Dinin should provide for both walking and cycling and recommends that Objective V3CC15 be amended in</p>	<p>1.Noticed, Section 12.5 shall be amended to distinguish between multi-unit developments and traditional housing development types.</p> <p>2. Noted.</p> <p>3.Noticed, Objective V3CC15 should be amended to refer to both walking and cycling permeability.</p>

<p>this regard.</p> <p>4.The NTA recommends that an additional objective be included to connect the Presentation Convent pedestrian crossing to the proposed link from the Barracks Masterplan lands to Kilkenny Street.</p> <p>5.There may be merit in providing a graphical representation of the suite of Objectives west of Kilkenny Street, to illustrate the full continuous route, rather than as points presently included on the Transport Objectives map.</p> <p>6.The NTA recommends that the Settlement Plan include an objective to ensure that adequate provision is made for public transport in the town, including the identification of stopping locations and the potential for shelters, in consultation with the NTA.</p>	<p>4.Noted. Include additional objective in this regard in Section 1.11 Movement and mobility.</p> <p>5. Noted, this will be represented where possible. In some instances where the exact location is yet to be determined, a point feature is preferable.</p> <p>6. The Transport Assessment in support of the Castlecomer Settlement Plan includes a discussion on public transport. There are two bus shelters in place at the two bus stops on the Kilkenny Road and at the Square. The public realm plan for the Square should include consideration of public transport facilities. Changes or revisions to any such facilities would only be implemented as part of consultation with the NTA.</p>
<p>Recommendation:</p> <p>1. Amend Section 12.5 v, as follows:</p> <p>For any new housing schemes*, cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction.</p> <p><i>*This does not apply to residential developments comprising detached or semi-detached houses only.</i></p> <p>2. No change recommended.</p> <p>3. Amend Objective V3CC15 as follows: To explore all possible opportunities to increase <i>walking and cycling</i> permeability in this area, including access to the River Dinin to the rear of Kilkenny Street, and connecting through Mill Lane to High Street/The Square.</p> <p>4. Include additional objective in Section 1.11 Movement and mobility as follows;</p> <p><i>PC11: Connect the Presentation Convent pedestrian crossing to the proposed link from</i></p>	

the Barracks Masterplan lands to Kilkenny Street.

5. Linear features will be represented where possible.

6. Amend V3CC14 as follows:

Such a public realm plan should consider provision of appropriate signage, see Section 1.9 Recreation, *and should also consider provision for bus stops and shelters in conjunction with the NTA.*

2.2 Summary of Issues Raised, Chief Executive's Response and Recommendations – Non-Statutory consultees

Ref	Name	Summary
KK-C322-5	Ken Loughlin, Nirvana Lighting Ltd.	<p>This submission seeks the rezoning of Castlecomer Business Park from Industrial to General Business, as:</p> <ul style="list-style-type: none"> -The current zoning hampers businesses, including Nirvana Lighting, with low footfall and limited customer access. -Castlecomer town and surrounding areas need a weekly shopping option, with the business park being an ideal location -a road and footpath link are already in place -Existing businesses, such as the Garden Centre and Tyre centre, would benefit from increased exposure with a retail offering. -Derelict units and vacant lands in the business park require regeneration to safeguard local jobs. -A roundabout, road widening, and a second footpath are required
<p>Response:</p> <p>This submission should be read in conjunction with Submission references 3 (TII) and 12 (OPR). Both submissions reiterate stated national policy on accesses to national roads, that the creation of new or the intensification of existing, outside the 60kph limit are to be avoided. The entrance to the Business</p>		

Park is located outside the 60kph speed limit.

It is recognised that the Business Park is a long-standing venture at this location, containing numerous businesses and employees. The Industrial zoning recognises and supports these uses, allowing for expansion within the confines of the national policy on the safeguarding of the road network. The appropriate location for convenience retail (grocery) development is within or adjoining the town centre, to support existing small businesses in the town, and to encourage sustainable transport patterns. A current permission exists (under P.20/112 and P.23/60610) for a convenience retail shop on the former Creamery site, in the town centre.

Providing mixed use zoning at the Business Park location would be in direct contravention of numerous national policy objectives on compact development, retail development, sustainable transport, climate change and on access to national roads.

Recommendation: No change to the proposed Variation.

Ref C322-8	KK-	Name Castlecomer Business Park Management Co Ltd (Errol Delaney)
<p>Summary</p> <p>1.This submission seeks the rezoning of Castlecomer Business Park from Industrial to General Business, as:</p> <ul style="list-style-type: none"> • the Industrial zoning does not reflect the businesses operating in the Park • some parts of the park await completion • The Industrial zone cannot accommodate a supermarket • there is no alternative available site in the town centre for such a supermarket <p>2.There is an urgent need to upgrade the road layout and entrance from the N78 to the Castlecomer Business Park, which is a long-overdue commitment.</p> <p>3.Consider extending the Industrial zoning to lands near Ballycomey House, as referenced in the pre-draft submission KK-C268-3.</p>		
<p>Response:</p> <p>1. This submission should be read in conjunction with Submission references 3 (TII) and 12 (OPR). Both submissions reiterate stated national policy on accesses to national roads, that the creation of new or the intensification of existing, outside the 60kph limit are to be avoided. The entrance to the Business Park is located outside the 60kph speed limit.</p> <p>It is recognised that the Business Park is a long-standing venture at this</p>		

location, containing numerous businesses and employees. The Industrial zoning recognises and supports these uses, allowing for expansion within the confines of the national policy on the safeguarding of the road network. The appropriate location for convenience retail (grocery) development is within or adjoining the town centre, to support existing small businesses in the town, and to encourage sustainable transport patterns. A current permission exists (under P.20/112 and P.23/60610) for a convenience retail shop on the former Creamery site, in the town centre.

Providing mixed use zoning at the Business Park would be in direct contravention of numerous national policy objectives on compact development, retail development, sustainable transport, climate change and on access to national roads.

2.The need to upgrade the road layout and entrance from the N78 to the Castlecomer Business Park is acknowledged by the inclusion of Objective KR1 in this regard. Work is underway in conjunction with the TII for this upgrade, and tender documents for the detailed project design are being prepared for issue.

3.The Employment Land Assessment has identified that sufficient land is provided for Industrial zoning to cater for the current and projected demand during the life of this Plan. In any event, extending the industrial zoning at this location, to the south of the town, outside the 60 kph speed limit, would be in contravention of the national policy on accesses to national roads.

Recommendation:

1,2,3.No change to the proposed Variation.

Ref KK- C322-9	Name: Presentation School
Summary	Response:
1.The amalgamation of the Presentation Convent N.S., with Castlecomer Boys' N.S., to create Scoil Íosagáin from September 2025, will see increased pupil and staff numbers, leading to more traffic and parking needs. The school promotes walking, cycling, and carpooling, but requires safe parking spaces for staff and visitors. The Board of Management would like to engage to explore the possibility of enhancing the school facilities and footprint through	1.Noticed, the Council will engage with the Board of Management in this regard. 2.Noticed, this is recognised by Objective V3CC15, which states: To explore all possible opportunities to increase permeability in this area, including access to the River Dinin to the rear of Kilkenny Street, and connecting through

<p>the provision of off-street parking, increased recreational areas or utilisation of adjoining vacant properties.</p> <p>2.The Council should consider the acquisition and development of vacant lands on the eastern side of Kilkenny Street to provide parking, EV charging, and recreational space for the community.</p>	<p>Mill Lane to High Street/The Square.</p> <p>The Council have an active Town Regeneration section, which acquires derelict land where necessary, for activation purposes. Opportunities for town centre regeneration in Castlecomer, in line with Objective V3CC15, will be examined following adoption of this Variation.</p>
<p>Recommendation:</p> <p>1,2. No change recommended.</p>	

Ref. KK- C322-10	Summary
<p>Name: Castlecomer Town Teams/ Castlecomer Development Association (Helen Rothwell)</p>	<p>1.This submission seeks the rezoning of Castlecomer Business Park from Industrial to General Business, as:</p> <ul style="list-style-type: none"> • This would allow for more retail outlets and alleviate traffic congestion in the town centre. • There are no alternative available sites in the town centre to facilitate reasonably sized new developments. • A supermarket in this location would reduce the need to travel to Kilkenny or Carlow, making the town more eco-friendly • This would increase employment. <p>2.There is an urgent need to upgrade the road layout and entrance from the N78 to the Castlecomer Business Park, which is a long-overdue commitment.</p> <p>3.Consider extending the Industrial zoning to lands near Ballycomey House, as referenced in the pre-draft submission KK-C268-3.</p>
<p>Response:</p> <p>1. This submission should be read in conjunction with Submission references 3 (TII) and 12 (OPR). Both submissions reiterate stated national policy on accesses to national roads, that the creation of new or the intensification of existing, outside the 60kph limit are to be avoided. The entrance to the Business Park is located outside the 60kph speed limit.</p>	

It is recognised that the Business Park is a long-standing venture at this location, containing numerous businesses and employees. The Industrial zoning recognises and supports these uses, allowing for expansion within the confines of the national policy on the safeguarding of the road network. The appropriate location for convenience retail (grocery) development is within or adjoining the town centre, to support existing small businesses in the town, and to encourage sustainable transport patterns. A current permission exists (under P.20/112 and P.23/60610) for a convenience retail shop on the former Creamery site, in the town centre.

Providing mixed use zoning at the Business Park would be in direct contravention of numerous national policy objectives on compact development, retail development, sustainable transport, climate change and on access to national roads.

2.The need to upgrade the road layout and entrance from the N78 to the Castlecomer Business Park is acknowledged by the inclusion of Objective KR1 in this regard. Work is underway in conjunction with the TII for this upgrade, and tender documents for the detailed project design are being prepared for issue.

3.The Employment Land Assessment has identified that sufficient land is provided for Industrial zoning to cater for the current and projected demand during the life of this Plan. In any event, extending the industrial zoning at this location, to the south of the town, outside the 60 kph speed limit, would be in contravention of the national policy on accesses to national roads.

Recommendation:

1,2,3 No change recommended.

Ref KK-C322-13

Name: Cleburne Developments

Summary:

1.Cleburne Developments are the owners of a parcel of land adjacent to the Oak Hill/The Acorns estate, which is proposed for Agriculture zoning under this Proposed Variation. This parcel was previously zoned as Existing Residential in the 2018 LAP, and the submission seeks its zoning for residential development as:

- The site previously had a grant of permission for 82 residential units under 08/569
- The site has existing infrastructure, including spur roads and connection to services,
- There was an agreement that the former Convent (in the same ownership) would not be used for residential purposes, but this site would be,
- the need for housing in Castlecomer (there are no properties currently available to rent),

- the development would support strategic development goals and
- aligns with national targets for housing delivery, as outlined in the revised National Planning Framework 2025
- the Development Plan Guidelines (2022) set out that serviced lands should not be de-zoned
- this would set a negative precedent for similarly zoned lands.

2.The submission references the Housing Activation Office, a government initiative aimed at accelerating housing delivery, and states that this office will provide support to prioritise the upgrade of the water supply systems.

Response:

1. A Settlement Capacity Audit was carried out to inform the zoning of the Settlement Plan. This assessed a number of sites against compact growth considerations and physical suitability considerations. This site is less suitable than the other sites that have been included for residential development, on the basis of compact growth. Sequentially, priority is given to sites within the Built Up Area (as defined by the CSO), working outwards from the town centre.

The Plan has zoned 3.6 ha of land for New Residential zoning, which meets the requirements under the present County Development Plan Core Strategy. The review of the Development Plan will commence later this year.

As there is currently a lack of capacity in water services, no land in Castlecomer is considered 'serviced'. There was no agreement regarding the reuse of the former convent and the continued zoning of this land. As stated in Section 10(8) of the Planning and Development Act 2000, as amended:

There shall be no presumption in law that any land zoned in a particular development plan (including a development plan that has been varied) shall remain so zoned in any subsequent development plan.

The same provision applies to Local Area Plans, under Section 19(6).

2.Noted.

Recommendation:

1,2.No change recommended.

Ref: KK-C322-15	Summary
Name: Castlecomer Development Association	<p>1.Castlecomer Development Association opposes the rezoning of land from Existing Residential to Agriculture, referenced NR3, as the retention of the zoning, adjacent to Oak Hill estate, would:</p> <ul style="list-style-type: none"> • support population growth and residential development

	<ul style="list-style-type: none">• attract investment, employment, and services, benefiting existing and future populations• support sustainable transport, reduce emissions, and contribute to sustainable communities and• prevent rural depopulation, support local schools and businesses, and provide opportunities for intergenerational living and community networks.
Response: <p>1. This submission should be read in conjunction with Submission ref. KK-C322-13.</p> <p>A Settlement Capacity Audit was carried out to inform the zoning of the Settlement Plan. This assessed a number of sites against compact growth considerations and physical suitability considerations. This site is less suitable than the other sites that have been included for residential development, on the basis of compact growth. Sequentially, priority is given to sites within the Built Up Area (as defined by the CSO), working outwards from the town centre.</p> <p>The Plan has zoned 3.6 ha of land for New Residential zoning, which meets the requirements under the present County Development Plan Core Strategy. The review of the Development Plan will commence later this year.</p>	
Recommendation: <p>1. No change recommended.</p>	

3. Summary of Recommendations of the Chief Executive

Proposed Variation 5 is to incorporate a Settlement Plan for Castlecomer into the KCCDP, as part of a new Volume 3, Settlement Plans, to make associated changes to Volume 1 to reflect this, and to align the City and County Development Plan with the Specific Planning Policy Requirements (SPPRs) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) as relevant.

I have examined the changes recommended to the Variation, and am satisfied they constitute modifications under Section 13(6)(c) of the Planning and Development Act, 2000 as amended, as they are minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site, and they do not refer to an increase in the area of land zoned for any purpose, or an addition to or deletion from the record of protected structures.

I recommend adoption of the Variation, with the minor modifications as outlined above.

A handwritten signature in black ink, appearing to read 'Lar Power', with a stylized flourish at the end.

Lar Power,

Chief Executive

