

Kilkenny City and County Development Plan 2021-2027

Adopted Variation no. 3 Rezoning of 0.18 hectares of Green Area in Loughboy, Kilkenny.



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1. Introduction

This Variation, specifically known as Variation no. 3, is proposed to change the zoning of 0.18 hectares (0.45 acres) of lands within an existing green space / neighbourhood park in Loughboy, Kilkenny City and County Development Plan 2021 (KCCDP).

This variation entails the following:

- To change the zoning of an area of green space, covering approx. 0.18 hectares (0.45 acres), at Loughboy in Kilkenny City from 'Open Space' to 'Existing Residential', in order to accommodate housing suitable for older persons / persons with disabilities on the lands highlighted (See Figure 1).

2. Background

The 'Kilkenny County Council Housing Delivery Action Plan 2022 to 2026' states the following: -

- "it is our policy to deliver age friendly housing within local communities to ensure the success of right sizing programmes".
- "it is essential that universal access designed units are included in all projects to be delivered in Kilkenny City and in the larger scheduled towns to effectively provide solutions for assessed and emergent need in disability and right sizing housing requirements".

In accordance with the above, Kilkenny County Council's Housing Section have reviewed suitable locations around the city for the provision of age friendly and disability single storey housing within existing communities, to ensure people who need to move to more accessible housing can retain their existing community supports and access to facilities.

The proposal aligns with a key priority of the *Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities*, in terms of city growth is to "*delivery brownfield and infill development at scale at suitable strategic and sustainable development locations within the existing built-up footprint of the city and suburbs area*".

The purpose of this Proposed Variation is to change the designated zoning for a site in Loughboy, from 'Open Space' to 'Existing Residential', in order to accommodate a small development of housing suitable for older persons / persons with disabilities.

Any proposed housing on this land, which is Council owned, will be subject to a subsequent Part 8 (or equivalent) planning process, and the proposed housing will be required to integrate with the existing pattern of development and not detract from the established character of the area.

3. Reason for Variation in Loughboy

The proposed Variation relates to an area of land covering 0.18 hectares (0.45 acres) which accumulates to 6.5% of the existing green area in Loughboy. Subject to final feasibility studies and reports, this section is considered suitable for a limited number of accessible bungalows facing onto the park, a maximum of six is proposed.

Presently, many of the existing properties in Loughboy are 2 storey, 3 bedroomed semi-detached or terraced dwellings which are not suitable for conversion to accessible housing. It is anticipated that future housing on these lands will be occupied by persons from the locality, some already in council houses which are not suitable for adaption to accessible houses, thus with a move to a suitably

accessible new build in the locality, this would allow for freeing up some existing houses in the area for new tenants.

It is considered that there is sufficient provision of green / amenity space in the area and that the use of a small section for housing will not detract from the community's enjoyment of their local park area. This particular section of the park is the only part of this green area where houses back on to the green space, thus there is no direct overlooking of the green area in this location. This Variation will allow for housing with active frontage and provide passive surveillance for the large area of greenspace in Loughboy. The proposed site also benefits from being located within walking distance to all relevant amenities in the Loughboy neighbourhood.

Overall, this rezoning of this small section of green area at this location would allow for housing resulting in improved passive surveillance of the green area, a visual enhancement to the green area, and allow people who require accessible homes to remain in their community.

4. Proposed Variation

The proposed variation is outlined below and should be read in conjunction with the Kilkenny City and County Development Plan 2021.

The proposal is to vary Figure CS4 of the City and County Development Plan 2021 to reflect the following:

- To change the zoning of an area of green space, covering approx. 0.18 hectares (0.45 acres), at Loughboy in Kilkenny City from 'Open Space' to 'Existing Residential', in order to accommodate housing suitable for older persons / persons with disabilities on the lands highlighted (See Figure 1).



Figure 1: Extract of Figure CS4 in the Kilkenny City and County Development Plan 2021 – 2027. Land outlined in red is the area subject to Variation no. 3.