

Integrated Area Plan

Kilkenny City



Annual Report 2006

Table of Contents

Chairman's Address

Introduction

Monitoring Committee

Update

Johns Green

Traffic Management

IAP Marketing

Amenities

Access to Employment

Social & Community Benefits

The RAPID programme

Chairman's Report



Once again 2006 was another busy year for members of the Integrated Area Plan Monitoring Committee. During the year we engaged with a number of organisations who expressed a wish to be part of the Community Space project. The final decision regarding the organisations, which will be offered space in the centre, will be taken this year.

The Integrated Area Plan Monitoring Committee will continue to ensure that there are tangible benefits for the local community. I look forward to continuing our work with all of the interested parties to achieve that goal.

My sincere thanks to past and present members of the monitoring committee, and the groups and agencies we work with, for their continued co-operation and help.

Yours sincerely,
John McGuinness TD
Minister of State
Trade and Commerce

Introduction

Under the 1999 Urban Renewal Scheme the Minister for Housing and Urban Renewal approved the Integrated Area Plan (IAP) for Kilkenny. The area designated in the IAP encompasses the Railway Station, Chadwick's, and the County Council Machinery yard, the County Hospital, Gas Works and the property surrounding James's Green, Johns St and Padmore & Barnes. It is intended that the Integrated Area Plan will raise the profile of these areas and will directly benefit those living and working in the immediate and surrounding areas. The IAP Plan is a vital part of a wider strategic development plan which encompasses planning, roads, environment, housing and community development

Early in 1999 Kilkenny City was designated for tax incentives under the 1999 Urban Renewal Scheme. This designation was based on the Kilkenny Integrated Area Plan, submitted to the Department of the Environment and Local Government. A total of 5 sub areas were designated, comprising the commercial heart of the city, civic buildings, residential properties, under utilised/derelict areas and areas zoned for residential use and industrial use. Incentives allow for the following types of development:

- Commercial car park
- Commercial office
- Commercial/Retail/other
- Industrial
- Residential-Owner-Occupier/new build
- Residential-Owner-Occupier/Refurbishment
- Residential Investor/Refurbishment
- Hotel

The designated areas are divided into the following 5 main zones:

- a) John Street Lower
- b) John Street Upper
- c) McDonagh Railway Station
- d) John's Green
- e) Wolfe Tone Street

The area comprises 24 acres approximately of prime city property. As an integrated area plan, the plan was drawn up after comprehensive local consultation and careful consideration of the desired social, environmental and infrastructural elements of the area. The area has examples of late 18th and early 19th century buildings, including the railway station, old Co. Council machinery yard, old military hospital, workhouse and gasworks. The aim of the plan is to create a modern city that retains its unique historic and creative character, while creating equal opportunities for all its people.

Monitoring Committee

The 1999 Urban Renewal Scheme Monitoring Guidelines provides for the establishment of a monitoring committee to monitor progress on the implementation of the IAP. The IAP Monitoring Committee consists of the following members: Some changes have been made to the monitoring committee and they are as follows

Chairman:	John McGuinness TD, (Minister for State)	Kilkenny Chamber of Commerce
	Cllr. Martin Brett	Kilkenny Borough Council
	Cllr. Andrew McGuinness	Kilkenny Borough Council
	Cllr. Marie Fitzpatrick	Kilkenny County Council
	Cllr. Pat Fitzpatrick	Kilkenny County Council
	Timothy Haide, Tony Walsh	Kilkenny Trade Council Director of Community & Enterprise
	Kieran Fitzgerald	Kilkenny Local Authorities SE
	Ronan Ryan	CEDO (RAPID)
	Mr. Coilin O' Driscoll	Kilkenny Archaeological Society John Street Traders & Business Association
	Sean McKeown	Kilkenny County Enterprise Board
	Claire Kenealy	Community Representative (COG)
	Billy McCullagh	Community Representative (Ossory Park)
	Marie Fogarty	Community Representative (COG)

Note : Liam Carroll has been appointed as a replacement for Billy McCullagh

Update

Chesterbridge Developments Limited, the company developing the lands adjacent and including McDonagh station was granted planning permission from Kilkenny Borough Council in 2004 following an oral hearing from An Bord Pleanala. As a necessary part of the planning process, a comprehensive Environmental and Traffic Impact Studies was provided as part of the planning application. The construction of the development is well underway with over 500 people employed on the site. It is envisaged the construction phase of the project will be completed by October 2007.

Activities on Johns Street

Ossory Park Housing Scheme.

The Department of the Environment has approved a Remedial Works Scheme for the refurbishment work to 67 houses of which 37 are rented and 30 are privately owned. A housing liaison officer continues to work directly with residents.

Consultation and negotiation continued with the owners of private property on both streets with a view to progressing both streets to construction stage
It is envisaged that construction works in Bottom Street will commence in the latter half of 2007. Negotiations with residents in Top Street are virtually complete and it is hoped that the proposed redevelopment works to will pass through the formal Planning Stage and proceed to tender by the end of 2007 with construction works to commence in 2008

Johns Green

Continuous progress has been made in the development of the Johns Green area. Two mixed-use developments are nearing completion; Johns Gate, which is a development of apartments and retail units at Barrack Street the Castlecomer Road, and The Arches, a development of apartments, retail units and restaurant at Barrack Street and Gas House lane.

A Local Area Plan is currently being prepared for Kilkenny City Centre. Johns Green has been earmarked as one of 11 intrinsic sites in the future development of the city. It is envisaged that the Local Area Plan will build on the achievements of the IAP and establish Johns Green as a vibrant urban square enjoyed by residents and workers alike.

Traffic Management

The Eastern Environs link road has had a significant impact in reducing traffic congestion on the Castlecomer Road, Ballybough Street, Hebron road and Dublin Road. The N77 Kilkenny Ring Road Extension is currently under construction with works expected to be completed in summer 2007.

The design of the Inner Relief Road is ongoing and it is hoped to commence with the statutory process in the Western Environs. The Statutory process for the section through the Kennyswell and Irishtown area with a new bridge over the River Nore will follow in 2007. Design and Tender documentation for the improvement of

Ballybought Street and Golf Links Road will be completed in 2006. Improvements including road widening of New Orchard Road and Lovers Lane will be progressed through the formal Planning Stage.

IAP Marketing

A number of mediums continue to be used to market the Kilkenny IAP development including the use of the local newspaper, the Kilkenny County Council website, and the RAPID Kilkenny Website. IAP related information has also been published in hard copy on the 2006 RAPID community newsletter which specifically targeting the RAPID communities directly surrounding the IAP site an additional newsletter will be completed in 2007.

Amenities



Work has been completed on the soccer pitch in Millennium Court and a recreational amenity/ Playground in the Garringreen area. Additional recreational amenities will be provided in 2007 through funding under the RAPID programme and Local Authority resources.

Funding has been secured for the development of an additional playground to be located in Newpark Close and a Multi Purpose play are to be developed in Garringreen. These amenities will complement the recent developments in the area including a playground in Garringreen, and the development of the Garingreen and Millenium Court soccer pitches.

Access to Employment

Gaining access to employment opportunities for the local residents is a key objective of the Kilkenny Integrated Area Plan monitoring committee. A number of local sub-contractors continue to be recruited by the developers

Report from FAS, Kilkenny

Initially at construction/groundwork stage following interviews of people looking for employment, applications were completed and forwarded directly to Site Foreman for consideration.

Training was also provided to those people seeking employment as necessary under the FAS funding Customized Training Fund i.e.

- Safepass Training
- CSCS training in Teleporter Skills
- CSCS training in digger driving

In December 2006 FAS launched its Employer Strategy - a comprehensive guide of FAS services to Employers. Contact had been made to DNG and details of the Employers Pack issued. FAS objective being to be available to those tenants who would be taking up premises at the site.

FAS Kilkenny have also made representations to Management regarding the provision of training for people with a view to employment in the Retail/Customer Service and Warehouse/Stores area to tie in with the opening of units in October. We are awaiting the outcome of these representations but would anticipate training would start in September. Currently FAS are running a Sales/Marketing course in Kilkenny and to date we have completed training in Financial Services and Warehouse Operative.

To date we have established contact with NEXT and are actively recruiting up to 50 positions on their behalf.

Social & Community Benefits

The social and community benefits continue to be an integral part of the objectives of the IAP monitoring committee. The IAP monitoring committee have commissioned a business plan to investigate the development of a mixed use sustainable community facility and this is not completed. *Please refer to summary of tenant allocation in the appendices.*

Additional Space

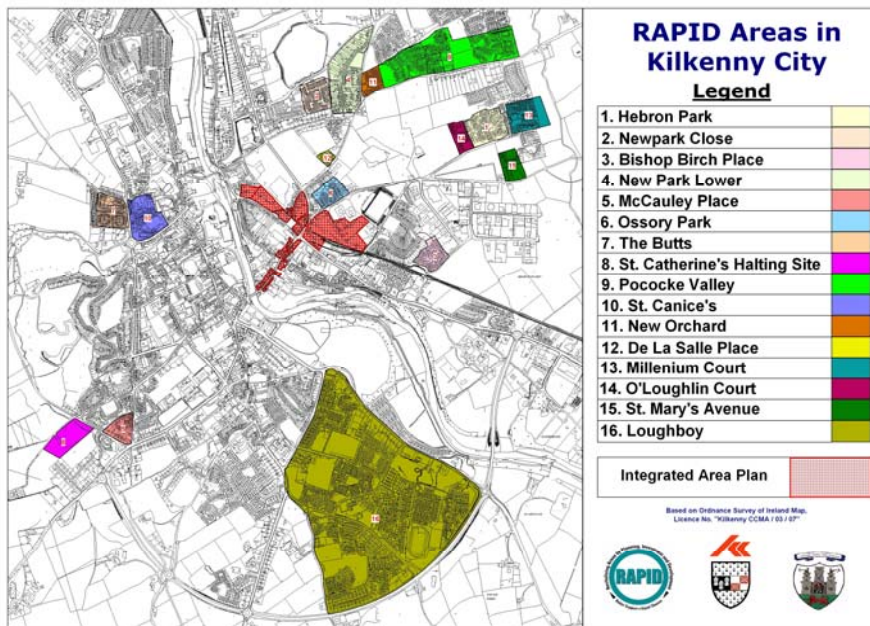
Agreement was obtained from the representatives that consideration will be given to the provision of further space in order to accommodate organisations as the total space allocated of 5,962 sq ft will not allow the IAP Committee to accommodate all of the needs of the group.

Youth Facility: Negotiations have also take place with the developers with reference to the development of additional community space in the form of a Youth Facility. Negotiations have taken place with the HSE and Kilkenny Local Authorities and

resources have been secured to administer the project. Funding has also been redirected through the RAPID/HSE leverage fund towards pre development work.



A number of prioritised RAPID projects and new investment was approved for funding in the identified RAPID areas surrounding the IAP site in 2006. The identified RAPID areas surrounding the Kilkenny IAP area (please to map below). The RAPID Programme is a focused Government response aimed at helping communities living in areas,



The map above highlights the location of the Integrated Areas and the RAPID areas in Kilkenny City for further details on investment on the programme please refer to www.rapidkilkenny.ie