



Lar Power,
Chief Executive,
Kilkenny County Council.

Dated: 17th June 2025.

Re: Proposed South-North Access Road, Ferrybank Co. Kilkenny

Proposed Compulsory Purchase Order for lands in 2025.

Dear Lar,

With respect to the above proposed scheme I set out below the following information pertaining to the background and justification for the scheme;

(A) Brief Description of Scheme:

The project will see the delivery of the South – North Access Road which is to be approximately 940m in length linking the end of the existing access road serving the Clover Meadows Housing Estate to the end of the existing access road serving the Abbeygate Housing estate/Abbeygate Shopping Centre. This will also result in a continuous road link between the existing Belmont Road Roundabout on the Belmont Road (R711) to the existing Abbeygate Roundabout on the Abbey Road (LP3412) and open up adjacent zoned lands for development.

The access road will include the following elements;

- Provision of a Traffic Signal controlled crossroads junction on the access road approximately 270m north- east of the existing Abbeygate Roundabout on the Abbey Road (LP3412);
- Provision of a Traffic Signal controlled cross roads junction on the access road approximately 430m south- east of the Belmont Roundabout on the Belmont Road (R711);
- Provision of a new road overbridge over the existing Greenway;
- Minor upgrades to the existing Clover Meadows and Abbeygate access roads being tied into to provide improved pedestrian and cycle facilities and provide additional fencing where required.
- Provision of cyclist and pedestrian facilities along the new access road;
- Provision for 2 No. future bus-stops to both sides of the new road;
- Provision of a new carpark for the Greenway accommodating c.172 no. parking spaces and 2 no. coach parking spaces along with toilets (with water supply and waste water treatment), bicycle parking, accessible car parking spaces (10No.) and car parking spaces of which 20% are provided for e-cars with associated charging facilities;

- Provision of a link from the South-North Access Road footpath to the existing Greenway via a ramped shared surface (pedestrians and cyclists) with stepped access also provided;
- Public lighting along the full length of the South - North Access Road and to the Greenway carpark;
- The installation of road markings and signage throughout;
- Provision of a surface water drainage system to include Sustainable Drainage Systems (SuDS), attenuation storage both above and below ground and flow restrictors to maintain discharge of surface water to greenfield runoff rates. This also includes an outfall along the adjacent Greenway;
- Hard and soft landscaping including boundary treatments throughout

(B) Key Objectives:

Kilkenny County Development Plan 2021 – 2027. The proposed scheme is in line with objectives in the County Development Plan including:

Objective 12S: Develop the Link Road from the Abbey Road to the Belmont Road.

The above objective aligns with the Waterford Metropolitan Area Transport Strategy. The Transport Strategy will see the development of sustainable travel options to support and facilitate improved access to the Waterford City Centre, from the wider urban area, north and south of the river by walking, cycling and public transport including provision for Park and Ride facilities in tandem with the Green Route, and additional cycle lanes.

The provision of active travel infrastructure and proposed connectivity to the Greenway also aligns with the Modal Share Objectives in the Development Plan including

Objective 12E: deliver on sustainable mobility with an accompanying investment in infrastructure to provide for integration between all modes of transport to support the use of sustainable travel choices.

This is a further objective in the Ferrybank- Belview Local Area Plan 2017 under Section 10.8 Transportation Objectives which states;

Objective 10F: To provide a link northward across the New Ross railway line/Greenway at the Ross Abbey housing development to connect through to the Belmont Road (R711) and to Clover Meadows development.

(C) Design Criteria:

- The Proposed Development has been designed based on standards set down in the Design Manual for Urban Roads and Streets (DMURS).
- The designs shall generally be carried out to the current standard specifications and publications issued by the Department of Communications, Climate Action and Environment, the Department of Housing, Planning and Local Government together with the Transport Infrastructure Ireland and National Transport Authority. The following Best Practice Guidance documents have been referenced during the course of the of the design development:
 - The Cycle Design Manual (National Transport Authority)
 - The Design Manual for Roads & Bridges (Transport Infrastructure Ireland)
 - The Traffic Signs Manual (Department of Transport)

(D) History and Need for the Scheme:

Within Ferrybank, there is a notable extent of undeveloped land located between Belmont Road and Abbey Road. These have been subject to a multiple of planning applications over the last decades, the most significant of which started in 2003 with extensive development proposed under Planning Register References 03/760 and 03/1711. A number of subsequent applications and alterations were submitted but to date only small pockets of development having taken place, namely the Clover Meadows and Abbey Gate residential developments and the Ross Abbey Town Centre. However, all of these are located immediately adjacent the existing roads, respectively facilitated by short sections of access road.

An application for a 97 no. unit residential development immediately south of the existing Clover Meadow development was refused in 2022 (Planning Reference: 22/336) with one of the reasons being prematurity relative to the delivery of the South-North Access Road.

The existing Clover meadows access road is an approximate 6.5m wide carriageway with segregated cycle and pedestrian facilities on both sides of the road in relatively good condition. It is approximately 350m long and currently terminates with a gate to the undeveloped lands. The Abbeygate access road is similar in nature but with cycle facilities present only on the northwest side of the road. It is approximately 80m long and is again gated at its terminus, with an incomplete section of access road provided thereafter

The development site is bisected by the Southeast Greenway, which is nearing completion, repurposing a disused railway line. It has sloped embankments tying back to existing ground level on either side. There is a small pond feature in the centre-west portion of the site which has been assessed as part of the environmental and ecological surveys and assessments. The remaining undeveloped lands are largely unused greenfield at present with a small portion in use as agricultural lands.

(E) Consultation:

As part of the Part 8 Planning process consultants OCSC carried out surveys and studies before preparing a set of reports including;

- Appropriate Assessment Stage 1 Screening Report
- Archaeological Desktop Assessment
- EIA Screening Assessment
- Ecological Impact Assessment Screening Report
- Preliminary Construction Environmental Management Plan
- Options Selection Report
- Link and Junction Assessment, and
- Associated Drawings

The Part 8 Planning documents were submitted to Kilkenny County Council for Part 8 Planning on Friday 12th September 2024. These documents were available to view at two locations between **Friday 12th September 2024 to FRIDAY 11th October 2024** inclusive, on the consult website: <https://consult.kilkenny.ie/en> and at the following Kilkenny County Council offices:

Location	Opening hours
Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny City.	From 9am to 1pm & 2pm to 5pm Monday to Friday (Except Public Holidays)

Ferrybank Area Office, Kilkenny County Council, Ferrybank Shopping Centre, Ferrybank, Co. Kilkenny.	From 9am to 1pm & 2pm to 5pm Monday to Friday (Except Public Holidays)
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A period of six weeks was allowed for the submission, in writing, of any observations regarding these plans by members of the public and interested parties. The closing date for receipt of observations was Friday 25th October 2024.

Nineteen submissions / observations were received from the general public and five submission from statutory bodies including;

- Transport Infrastructure Ireland (TII)
- Uisce Éireann
- Department of Housing, Local Government and Heritage
- Southeast Greenway Project Team
- Kilkenny County Council Capital Delivery Office & Parks Department

These were considered in the preparation of the Part 8 Planning Report. The Part 8 Planning Report was presented at the Council Meeting on the 16th December 2024 and officially adopted by the elected members.

(F) Compulsory Purchase Order:

The project is now ready to proceed to Compulsory Purchase Order stage. In total four landowners will be affected by the proposed scheme with potential loss of lands zoned as either residential, active open space, strategic reserve or Passive Open Space.

There is broad agreement about the need for the scheme with the two most affective landowners preparing to submit planning applications for housing schemes once the scheme is in place. Obtaining the required lands by agreement may entail protracted negotiations that could potentially delay the delivery of this scheme. The proposed acquisition of these lands by CPO will allow landowners to make observations to An Bord Pleanála and voice their concerns in the event of an oral hearing.

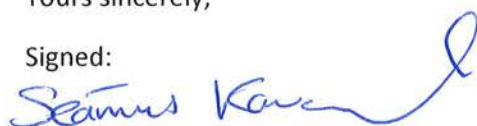
If Kilkenny County Council is successful with the Compulsory Purchase Order it will:

- Allow the Council to acquire the land for the scheme within a reasonable timescale
- Allow all such land to be acquired clear of any doubts which may exist as to title.
- Allow a mechanism to come into play for the assessment of compensation.
- Allow for Kilkenny County Council Roads Section to plan the next phase of the construction of the scheme in the confidence that the necessary lands will be available.

I seek your approval and recommendation that Kilkenny County Council invokes Compulsory Purchase Order procedures to effect the acquisition of the lands required to deliver the **South-North Access Road, Ferrybank Co. Kilkenny.**

Yours sincerely,

Signed:



Seamus Kavanagh,
Senior Engineer,
Roads

I agree with your recommendation,

Signed:



Mary Mullholland,
Director of Services,
Corporate and Infrastructure (including Human Resources,
Roads, Machinery Yard, Health and Safety).