



Irish Planning Institute CPD

26th June 2020
Denis Malone

Background to the Abbey Quarter

The development of the Masterplan and Urban Design Code

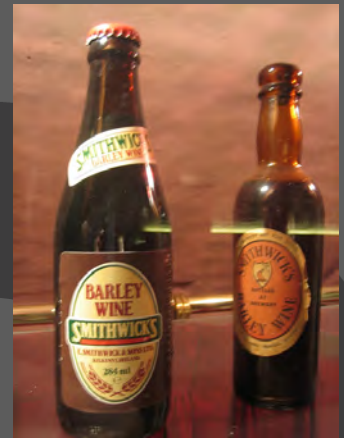
The Projects to be delivered

The governance model used

What's Next

BACKGROUND

- Diageo decide to cease production at St. Francis Abbey brewery Kilkenny City in .
- 300 year history since 1710 (John Smithwick)
- Brewery had a major economic, social & physical impact on the City and County.
- Significant employer in the City for many years.



Kilkenny People

St Francis Abbey Brewery to close in December 2013 (12 Jan 2012)

Profitable brewery closed (19 Jan 2012)

THE IRISH TIMES

Smithwick site offers massive potential for city Feb 10, 2014

Decision to close seen as both loss and opportunity May 10, 2008,
“Councillor Michael Lanigan (FF) said the company should give the site to the people of Kilkenny.”

TIMELINE

- Closure officially announced Jan 2012
- Local Authority agreed to purchase in May 2012 4.41 Ha (10.9 acre) site from Diageo for € 2.1 M
- Objective 3C of the Kilkenny City & Environs Development Plan 2014-2020
- *“To prepare a master plan and urban design framework for the Smithwick’s site and Bateman Quay during the lifetime of the development plan”.*
- Site handover to KCC – November 2016.

The Masterplan Area

Large Brownfield site

Plan Area :

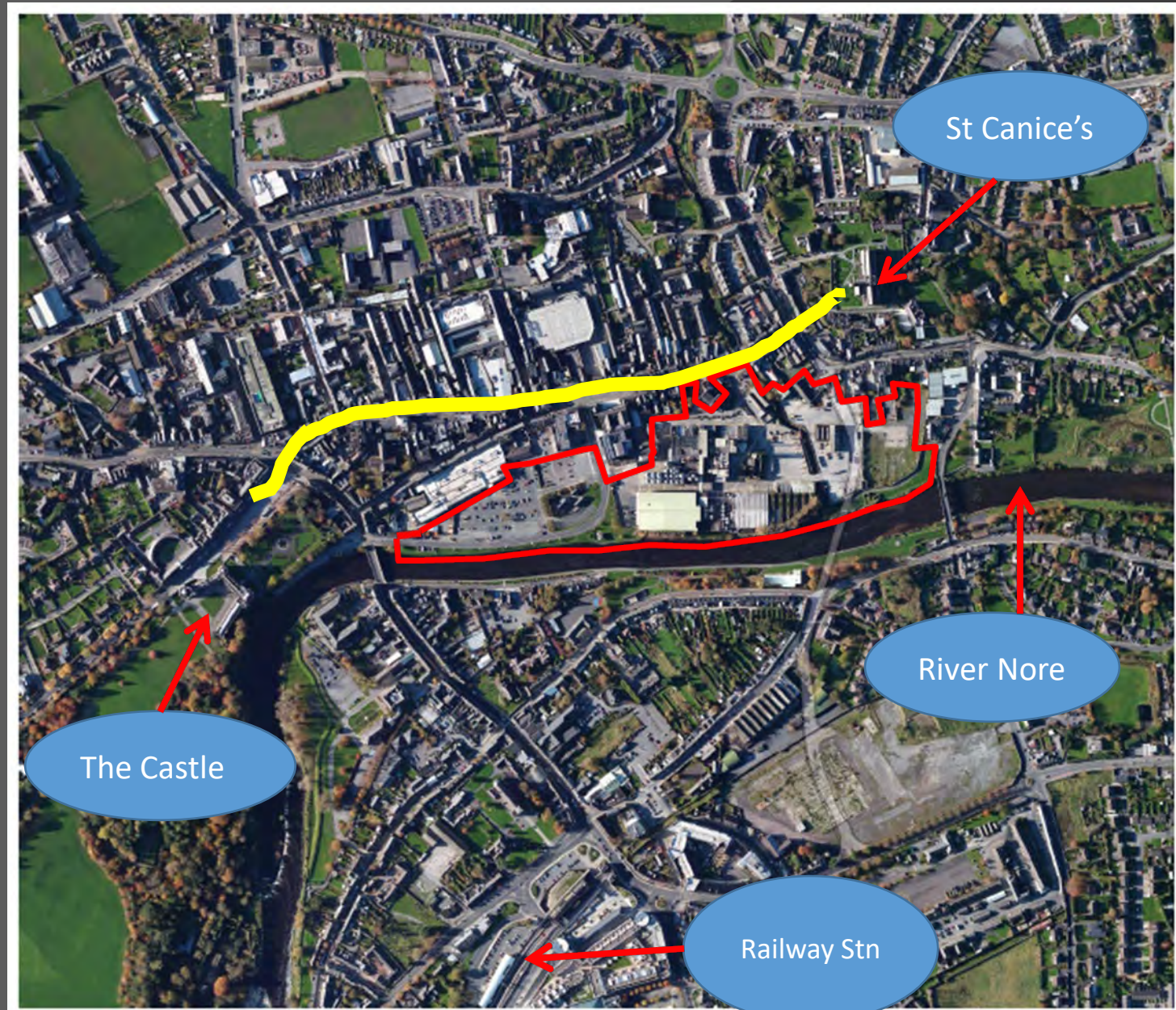
City Centre location

Adjacent to River Nore
SAC/SPA

Archaeological
Potential

National Monument

Flood Zone

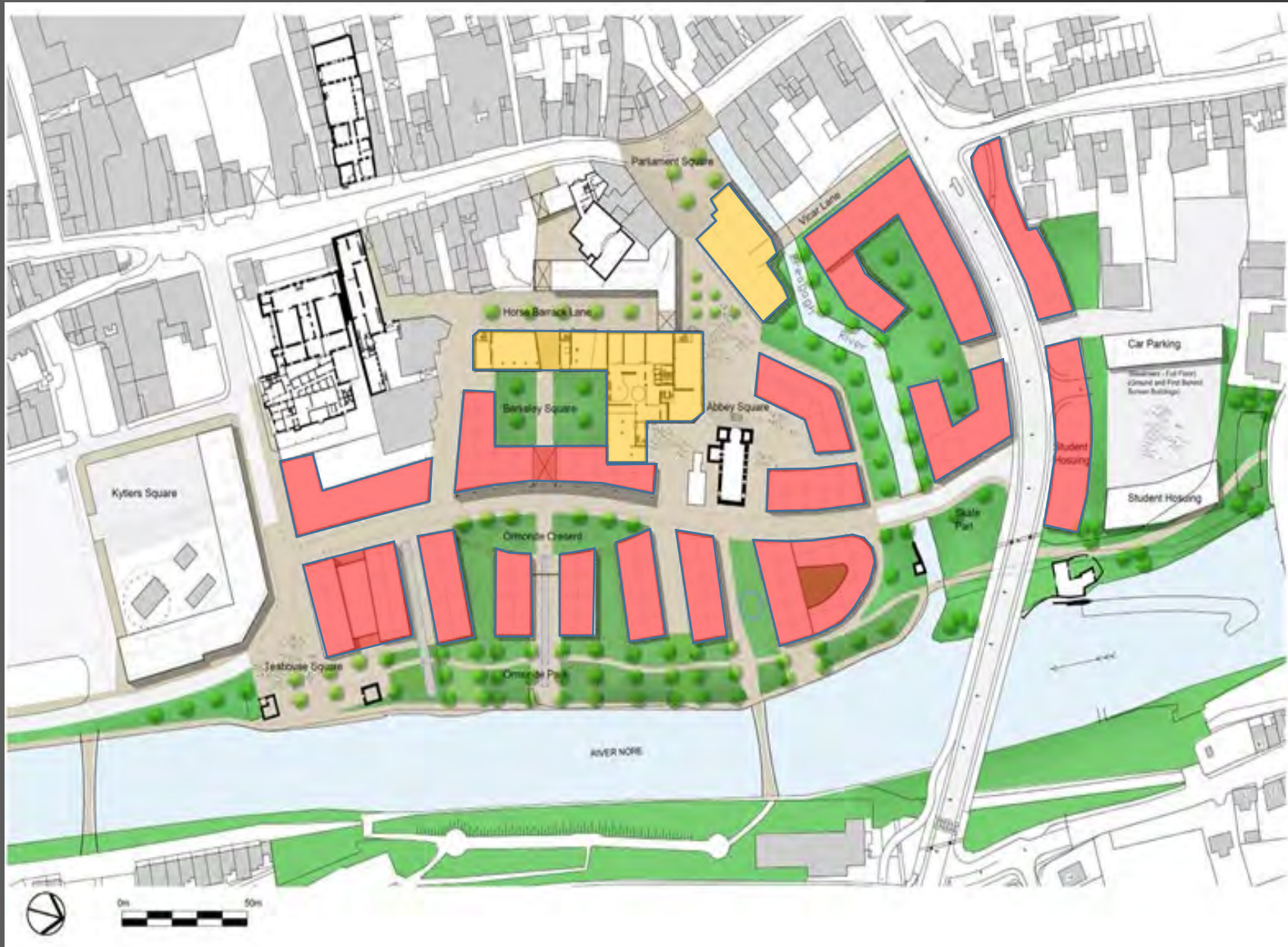






TIMELINE

- June 2012 - Mayors Town Hall Meeting
- Dec 2012 - Colloquium
- Dept. of Arts Heritage & Gaeltacht / RIAI/KCC/property professionals/planners.
- Aug 2013 - Reddy Architecture and Urbanism commissioned.
- Nov 2013 - Draft Masterplan published
- Public Consultation incl. Public meeting

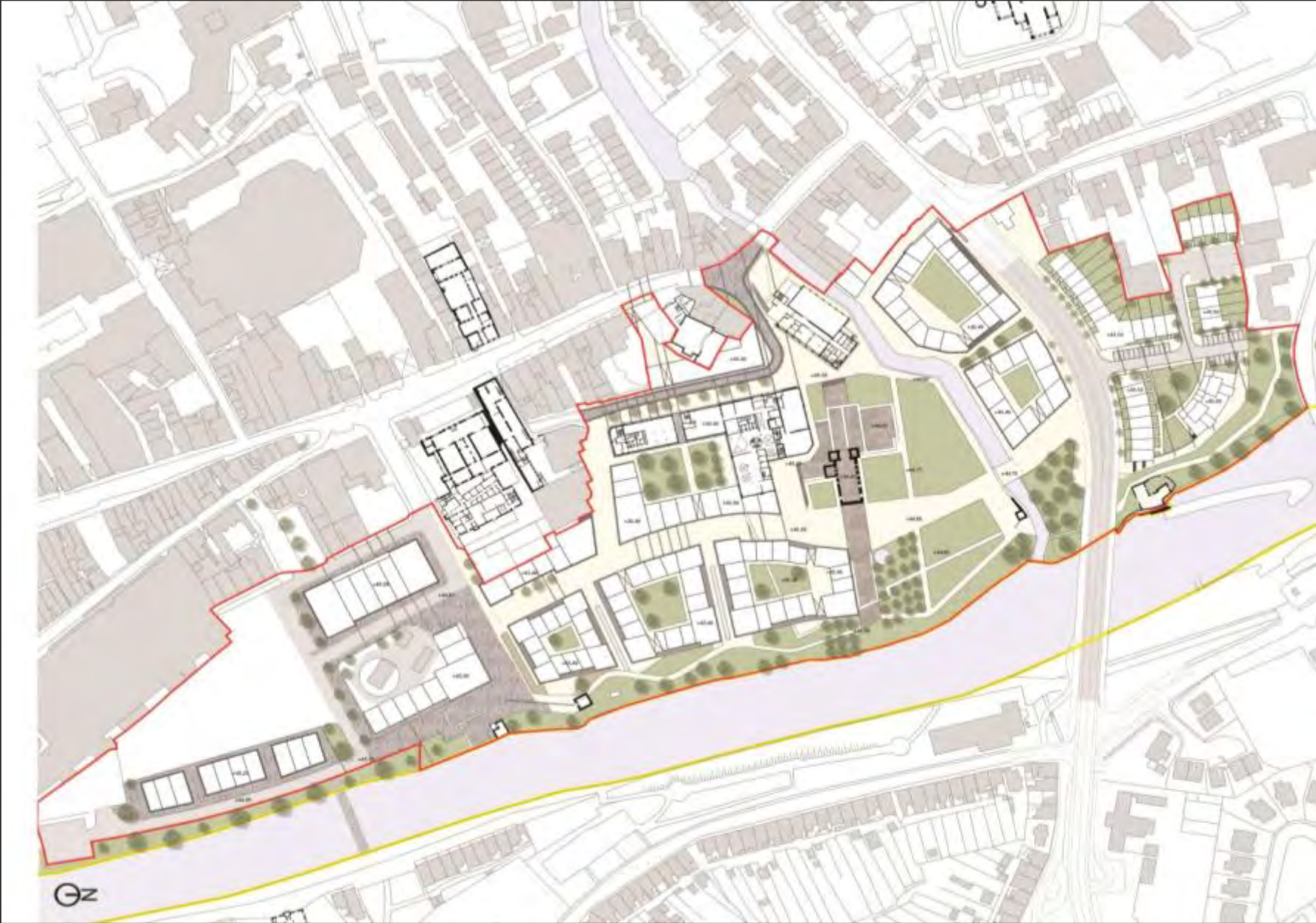


- Nov 2014
 - Chief Executives Report
 - 38 submissions received.
 - Recommendations for further
 - Archaeological studies
 - Environmental studies
 - Public Consultations

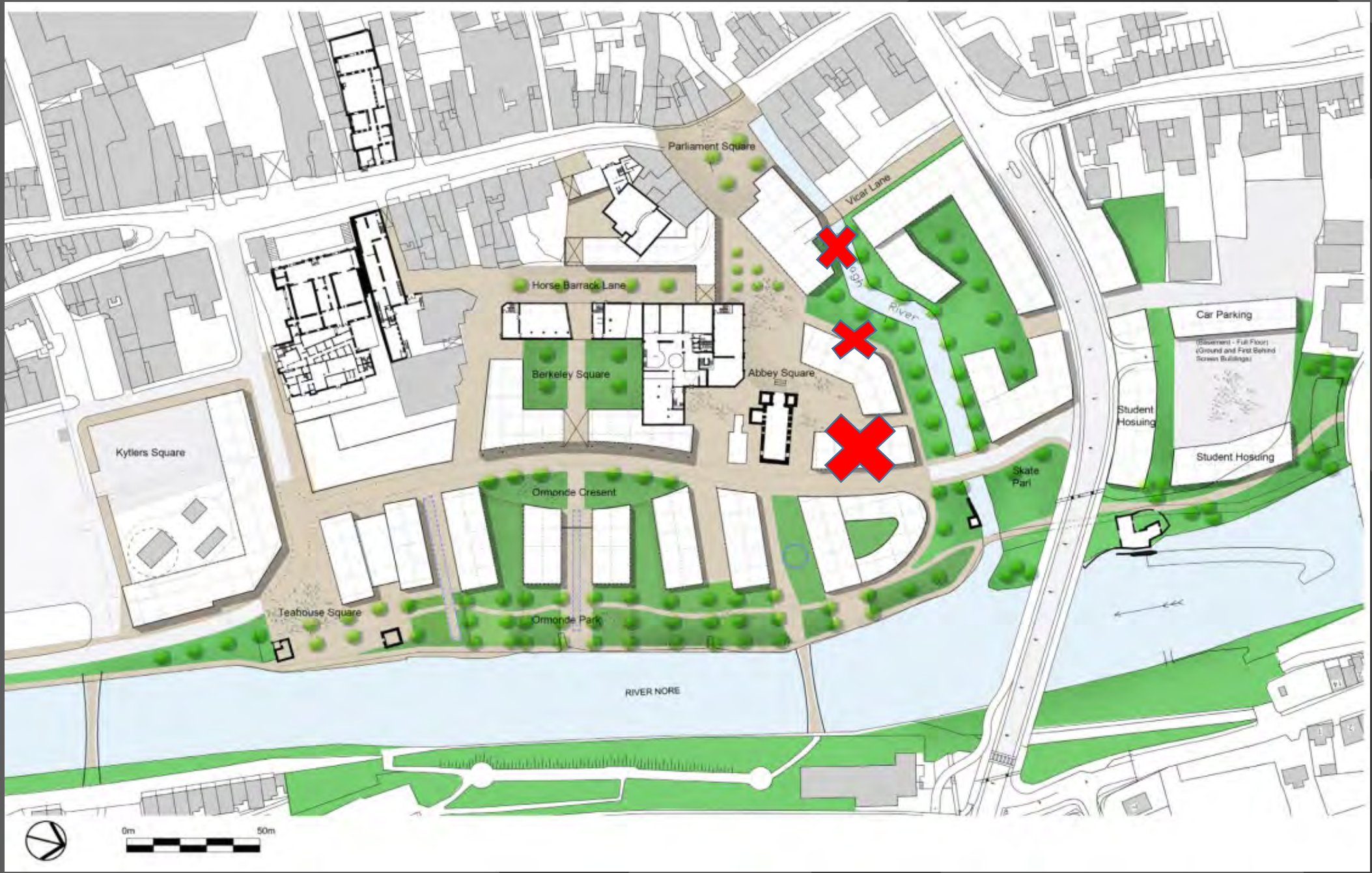


Planning Dept took the initiative

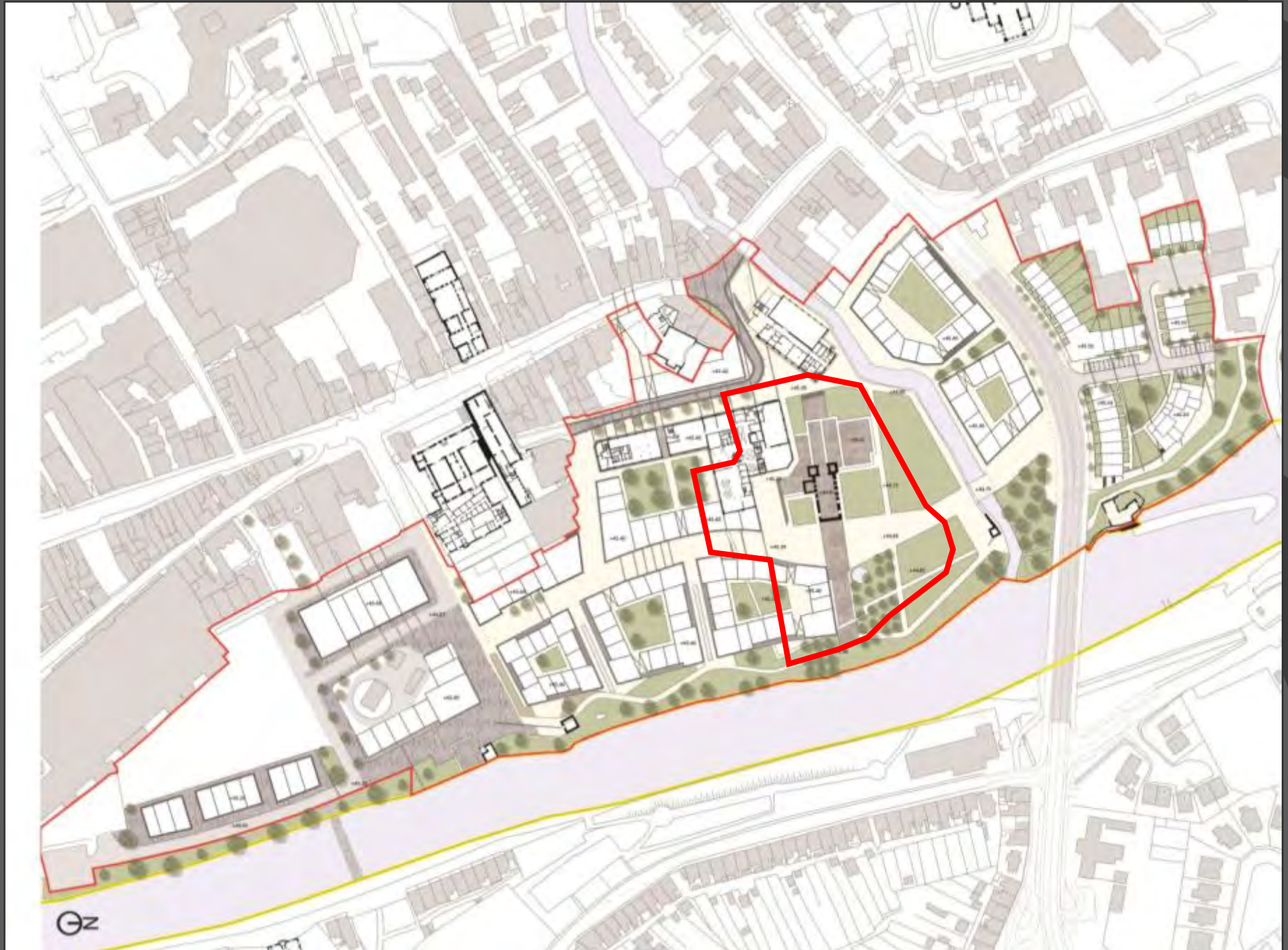
- Jan 2015
 - *“Brewery Re-visioning”*
 - Two weekends: public workshops attended by 222 people.
 - Public submissions invited – 71 written submissions received .
- May 2015
 - Public Consultation feedback event held, attended by 54 people
- Jun 2015
 - Public Consultation on Revised Masterplan
 - Masterplan approved in July 2015.



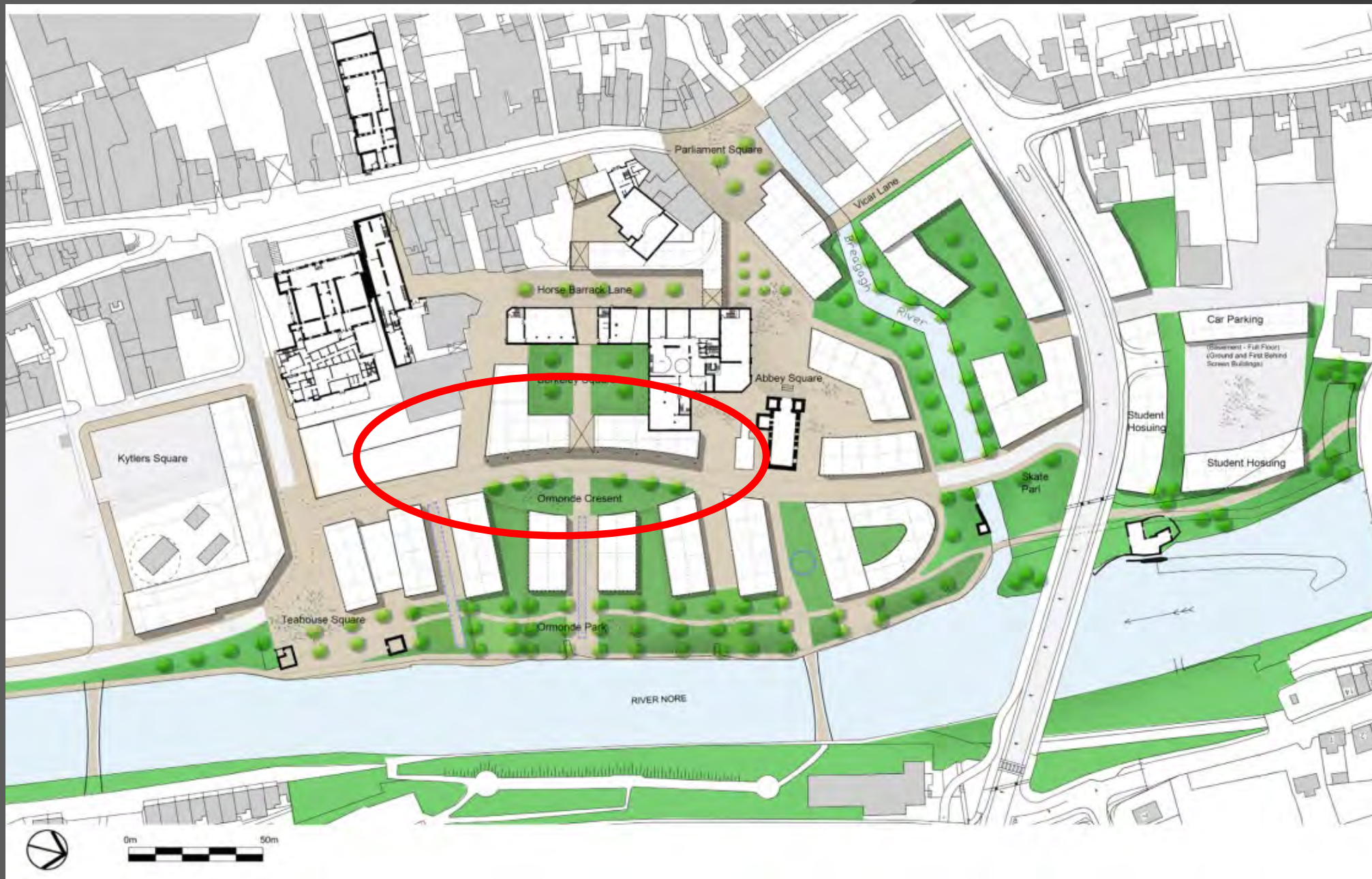
From This(2013)

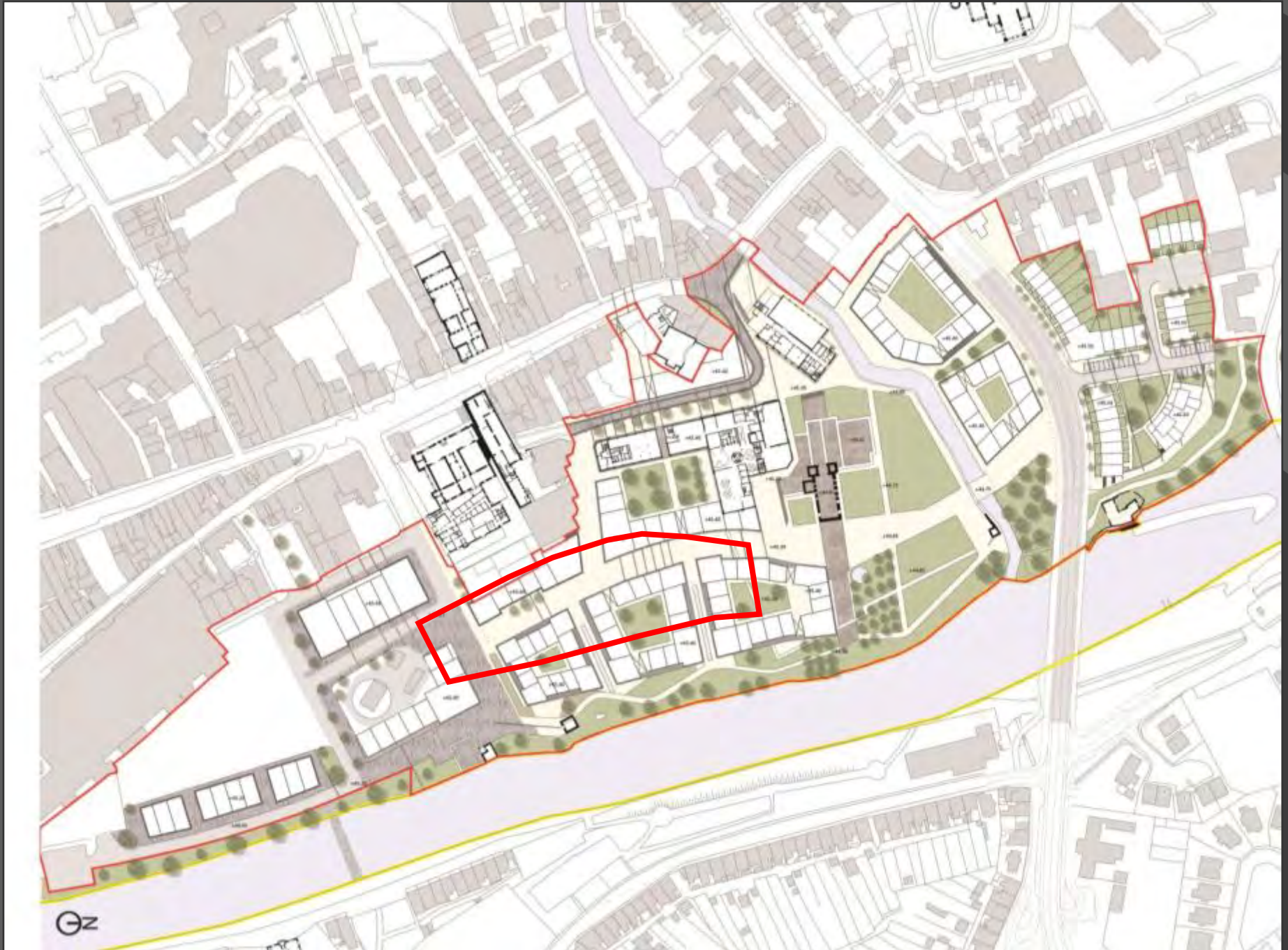


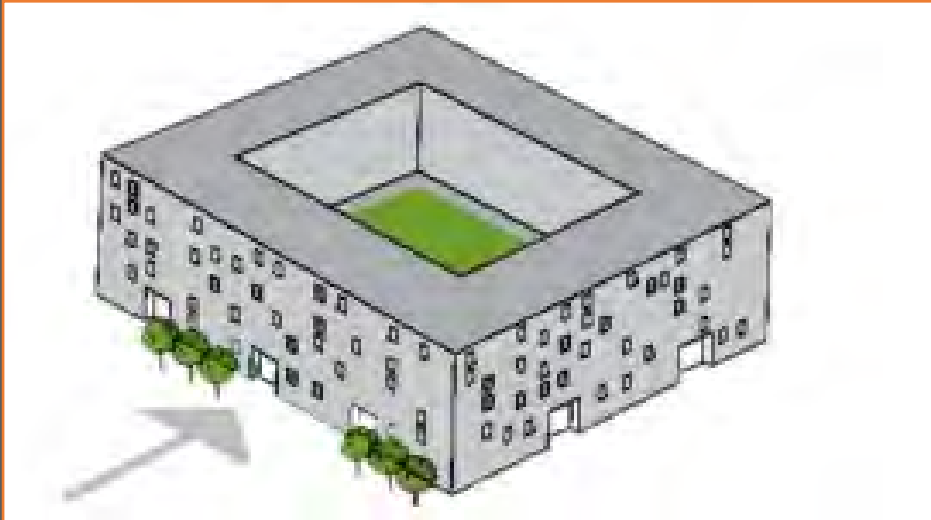
To This....(2015)



From This....(2013)







The Masterplan committed to :

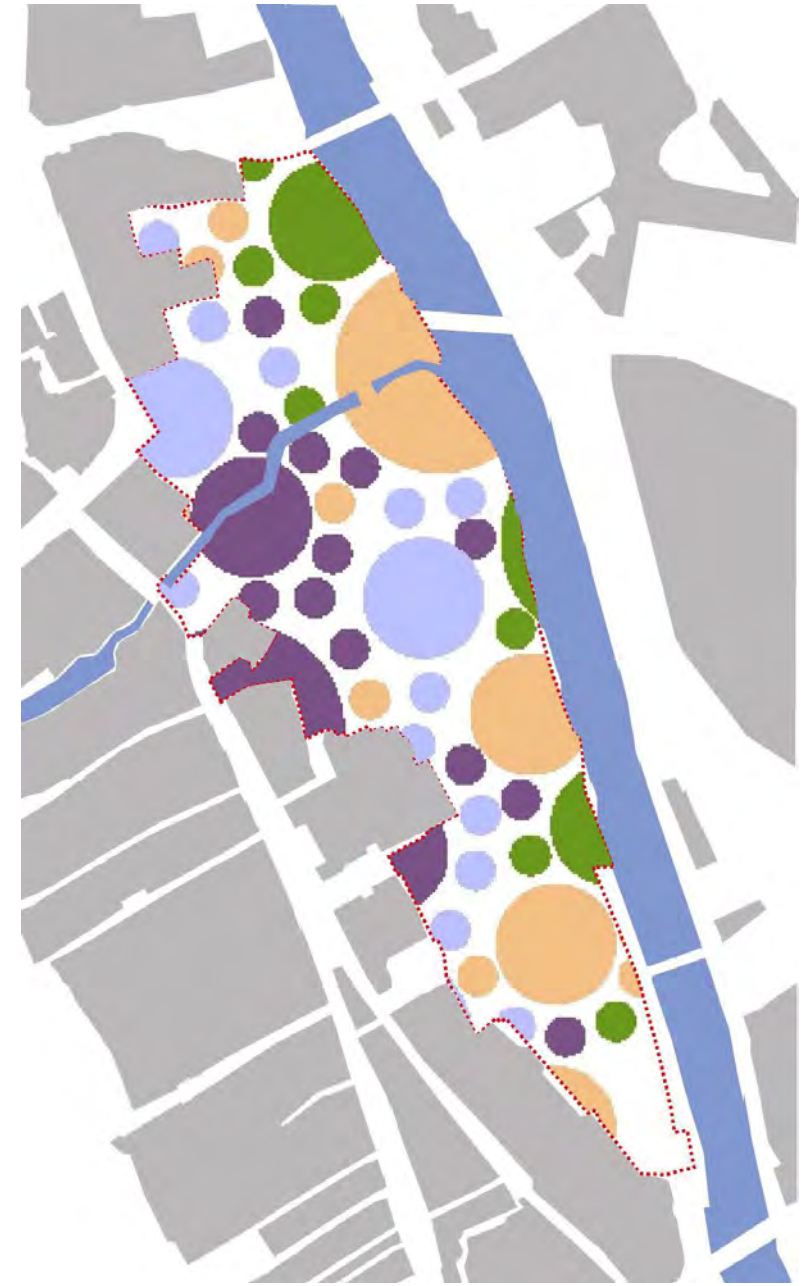
- Extending existing street pattern & scale by
 - Sub division of blocks
 - Variety in building typologies
 - Mix of uses.

Separate Abbey Quarter Urban Design Code to:

- Complement the Masterplan
- Give additional and detailed objectives &
- Focus key aspects of development to achieve quality outcomes



Abbey Quarter
Urban Design Code
Planning Department, Kilkenny County Council
January, 2018



The Urban Design Code

A bespoke planning document

Sets out objectives, guidance and direction for the Quarter.

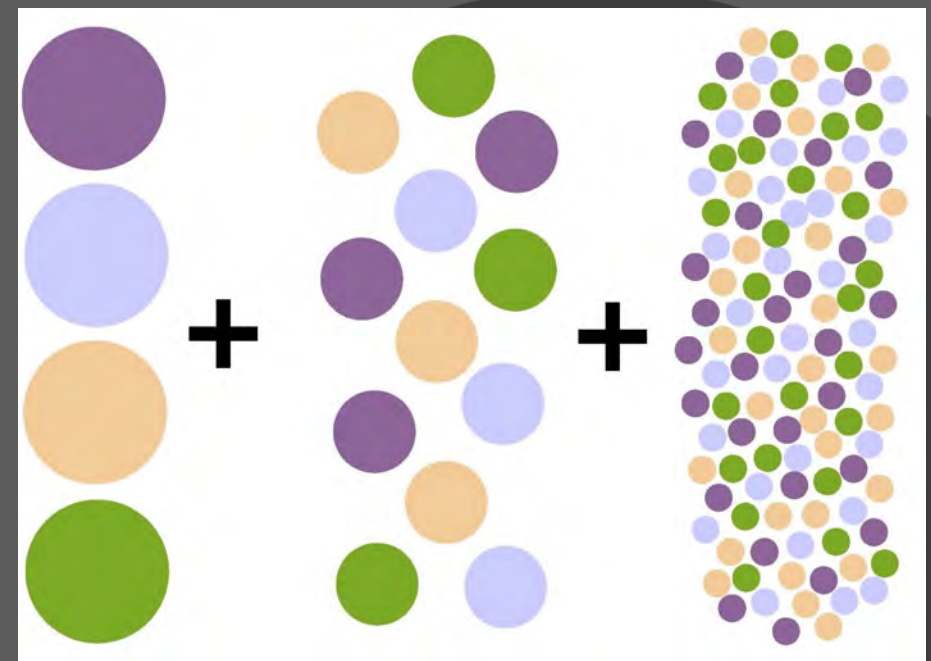
Complementary and ancillary to the Abbey Quarter Masterplan.

Commercial Advice

- Focus on Office, commercial uses
- residential not viable

Planning Advice

- Establish mixed use quarter
- Large scale uses as drivers
- good mix of medium and small scale uses
- to deliver vitality and viability for the area.
- Temporary/Meanwhile uses



A document that must be used in the decision making process.

The Land Use Mix

- minimum residential component
- strong community of residents
- Relatively large no. of small and medium size business
- enliven the mixed-use frontages
- support other uses in the area;

Broad land use category	Target
Creative and KIBS	At least 10%
Retail and services	Between 15% and 20%
Residential	Between 30% and 35%
Other uses including commercial, education, boutique hotel, social and civic uses, or, additional creative and KIBS and/or residential use.	The remainder

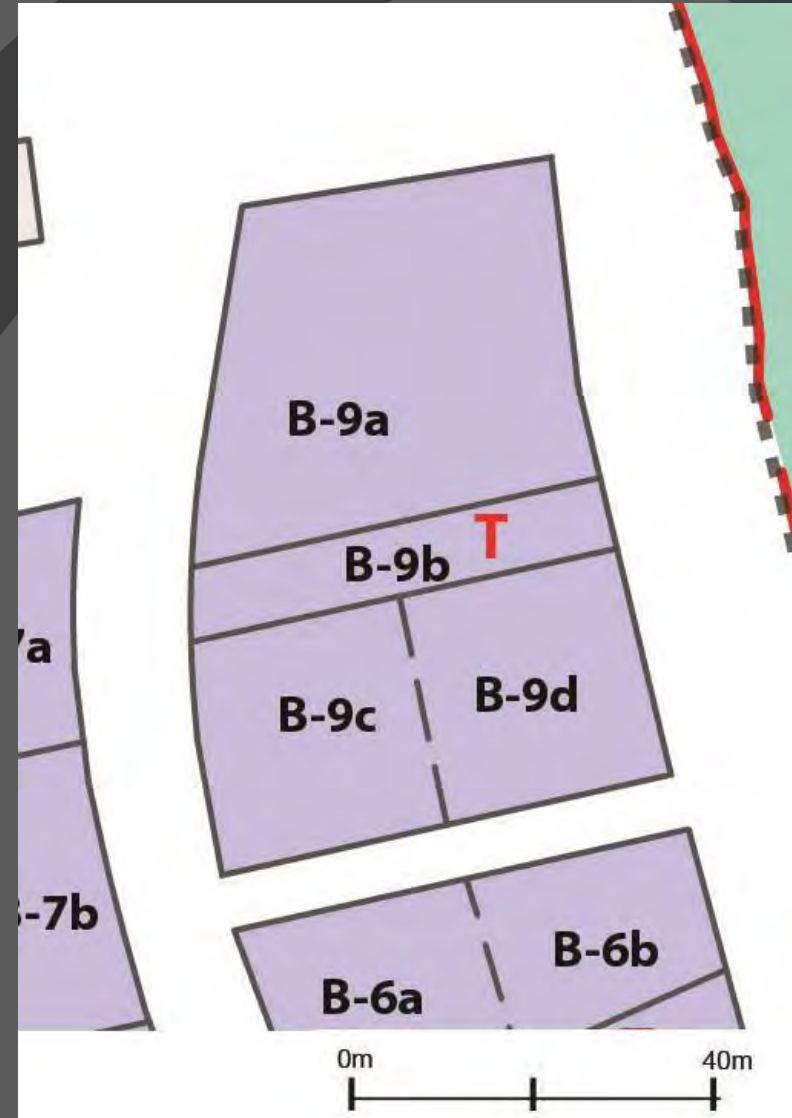
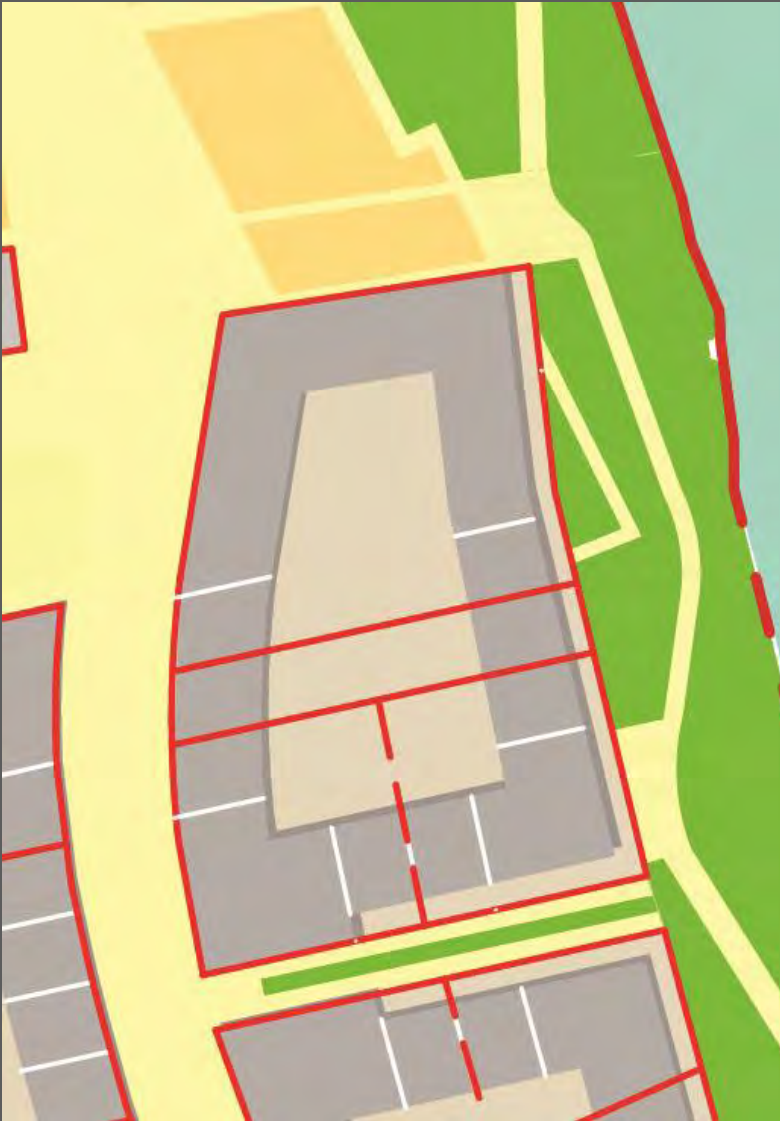
Table 2.1: Target land use mix.

Urban Form

Masterplan - Pattern of urban perimeter blocks
- reflects the character of the city centre of Kilkenny.

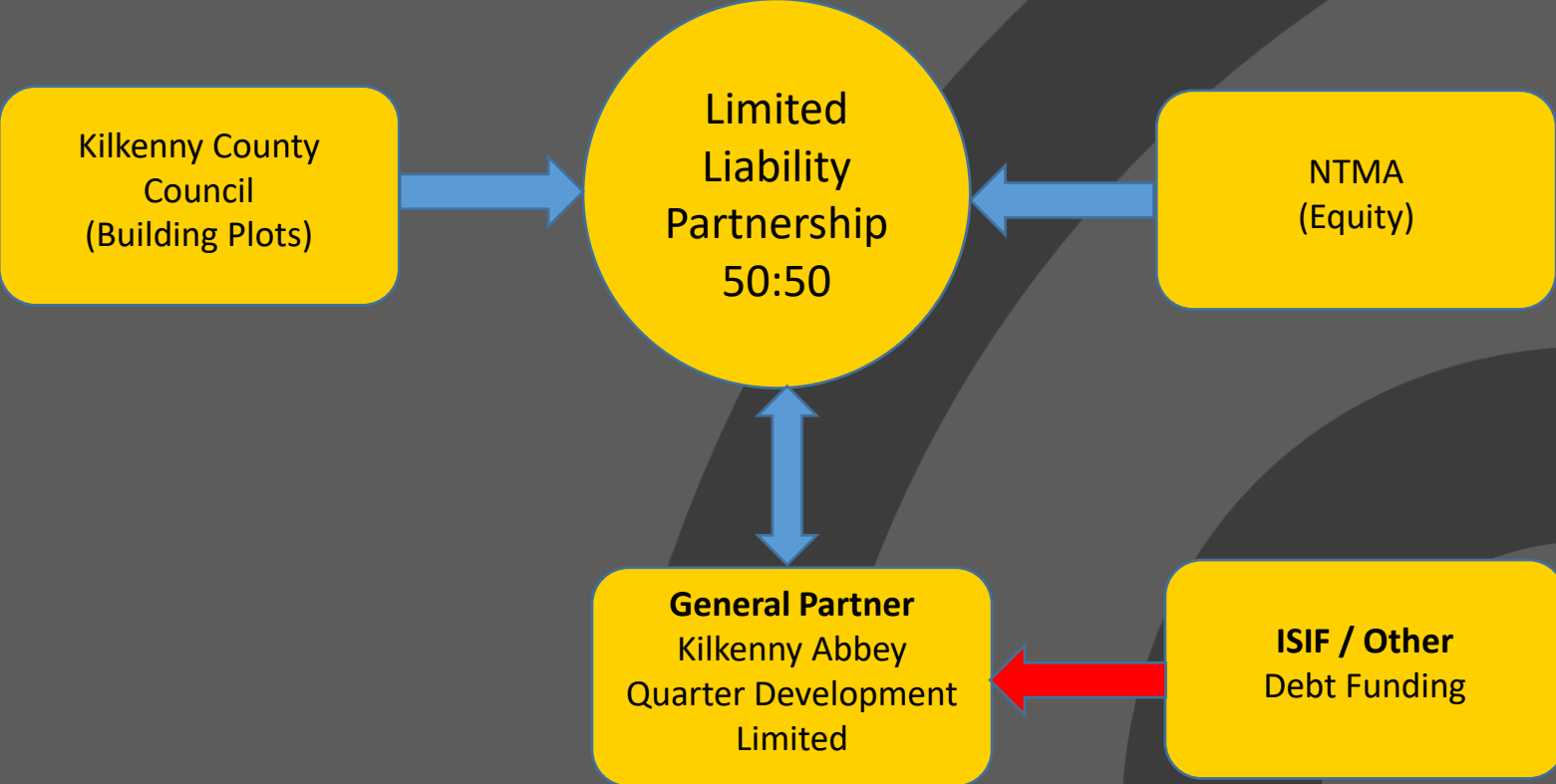
- **Activity to the street or space**
- **Allows clear definition between public spaces and private or semi-private courtyards**
- **Allows a mix of use types and sizes**

Sample Block Subdivision



THE PARTNERSHIP

KCC/NTMA PARTNERSHIP AGREEMENT



KCC/NTMA PARTNERSHIP AGREEMENT

Business of the Partnership:

“The business of developing, owning and leasing the properties ... to facilitate business, enterprise, education and research campus at the properties and with ancillary and subsidiary uses including residential, retail and other uses”.



Partnership will provide access to a source of longer term funding.



Low / Limited Risk for KCC & NTMA



Allows KCC to retain an interest in the development



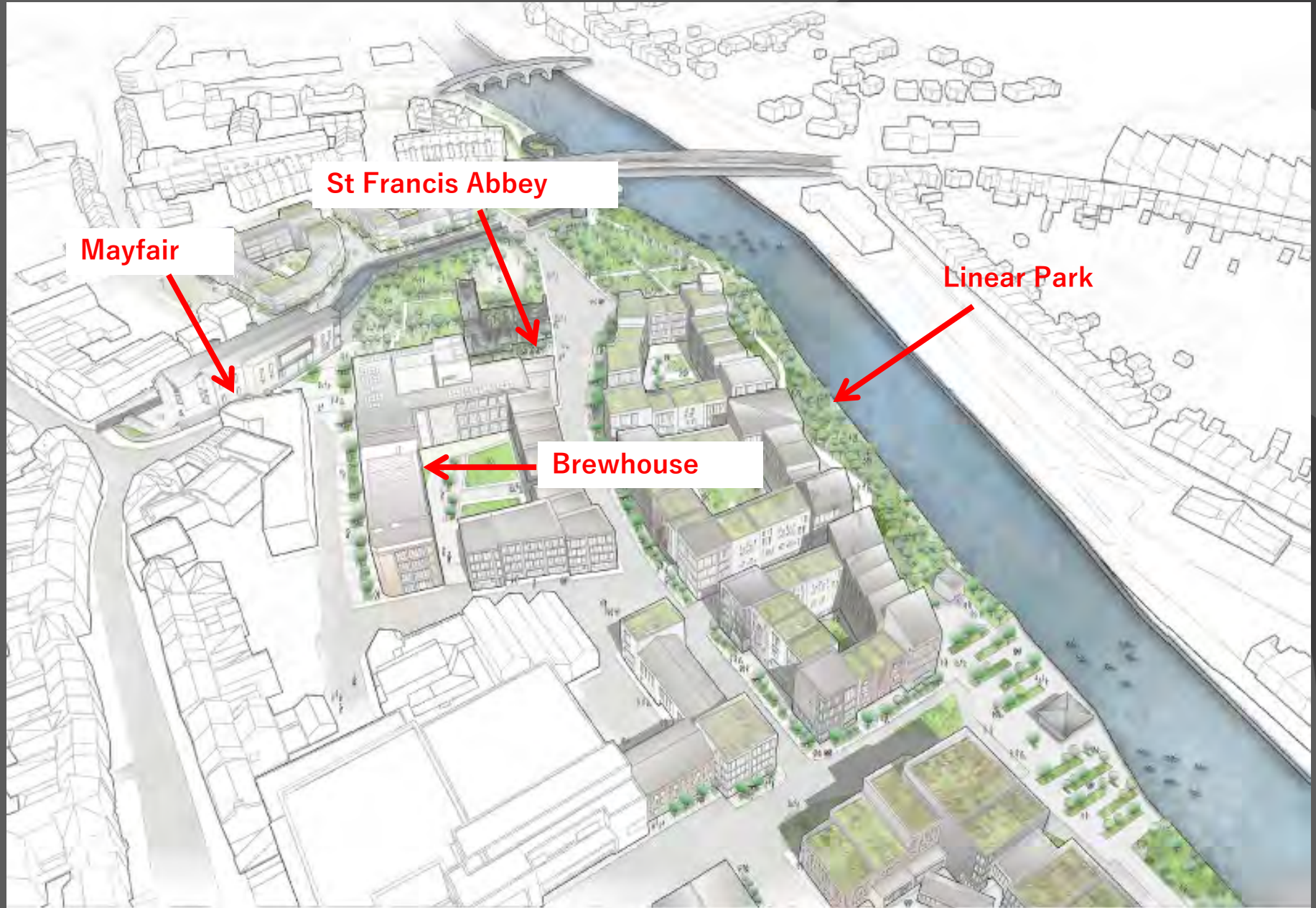
Does not tie up KCC resources

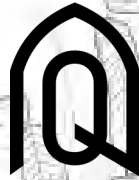


Overall Planning Framework remains a matter for the Elected Members. No change to the framework / masterplan.

Implementation

1. Brewhouse Project (incl. Horse Barrack Lane & Courtyard)
2. River Side Garden Project (incl. Skate Park)
3. Mayfair Library
4. Tea House Restoration
5. Urban Street & Park Project

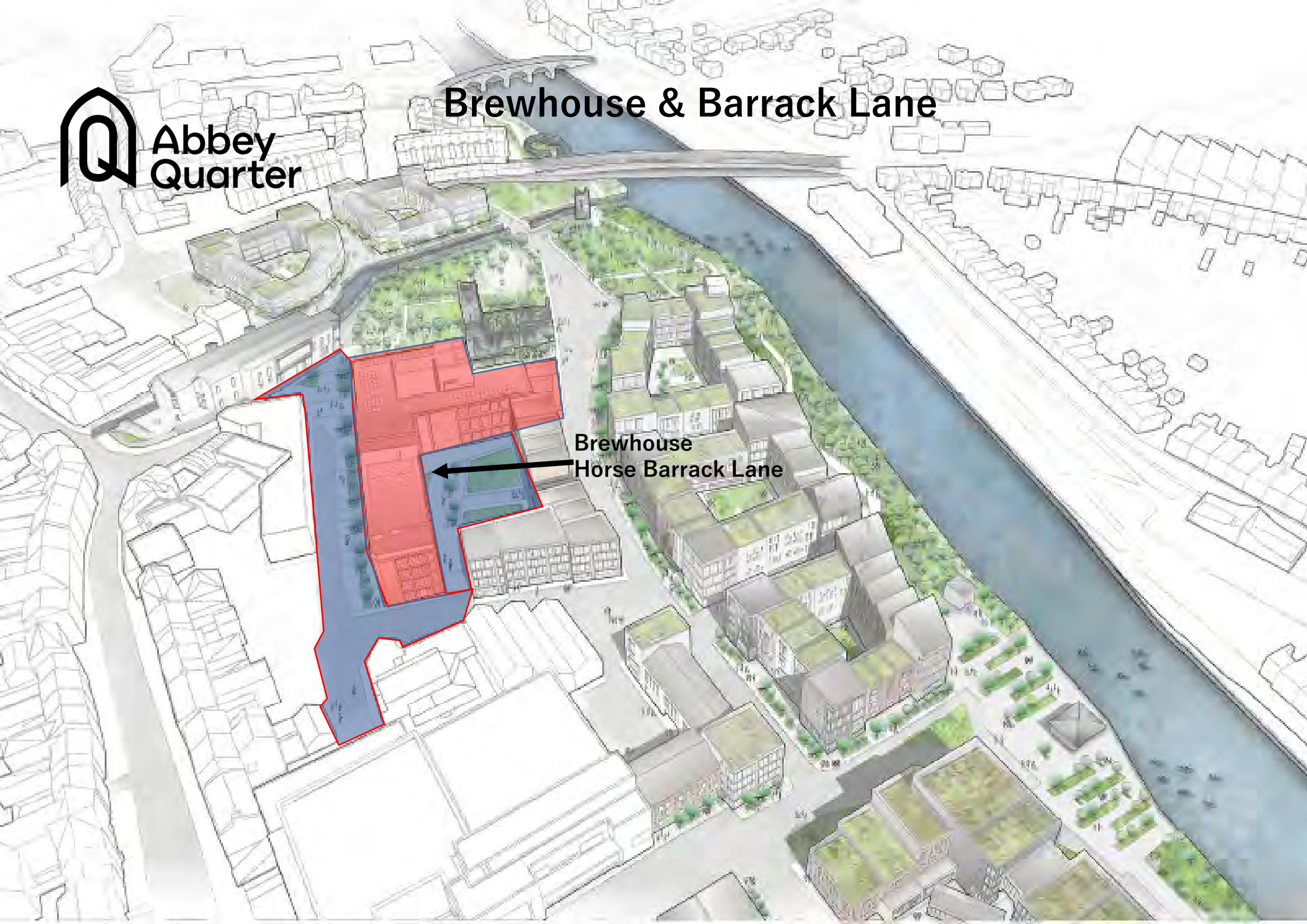




**Abbey
Quarter**

Brewhouse & Barrack Lane

**Brewhouse
Horse Barrack Lane**





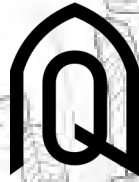


Brewhouse Project including Horse Barrack Lane & Brewhouse Courtyard

- Construction commenced on 15th July 2019
- Funding sources for Public Realm
 - European Regional Development Fund
 - Urban Regeneration and Development Fund
 - KCC
- Programme
 - Works suspended due to Covid-19- now recommenced
 - Completion expect March 2021.



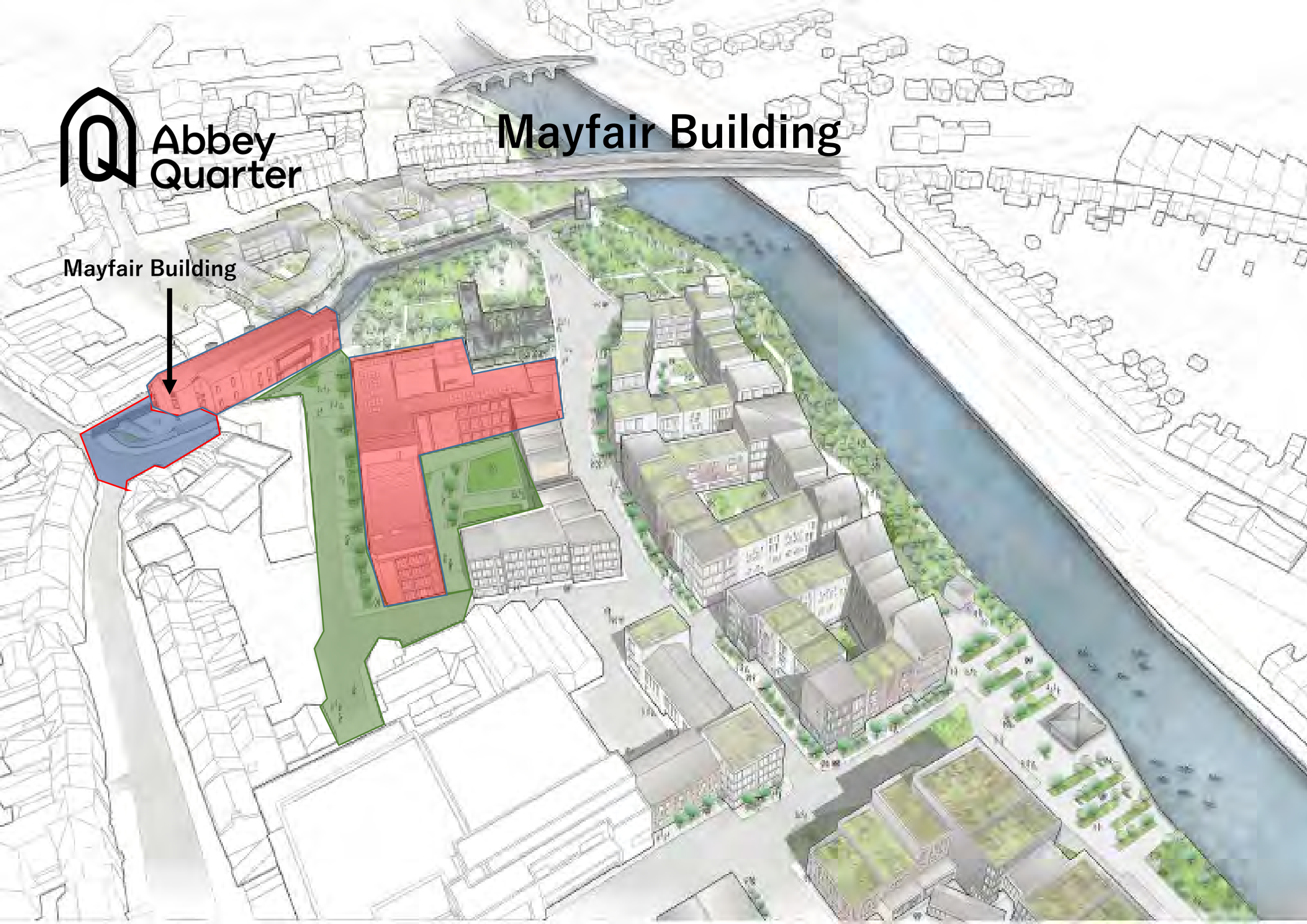




**Abbey
Quarter**

Mayfair Building

Mayfair Building



Background to Mayfair Building

- Constructed in 1943
- Mayfair Ballroom from 1943 to 1973
- Most recently used by Diageo for Offices / Welfare Facilities
- Abbey Quarter Masterplan allows for the retention and renovation of the building.-Strong social heritage
- Part VIII Planning Consent in July 2019 to renovate the Building for Library Use

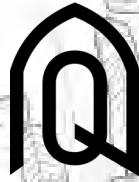








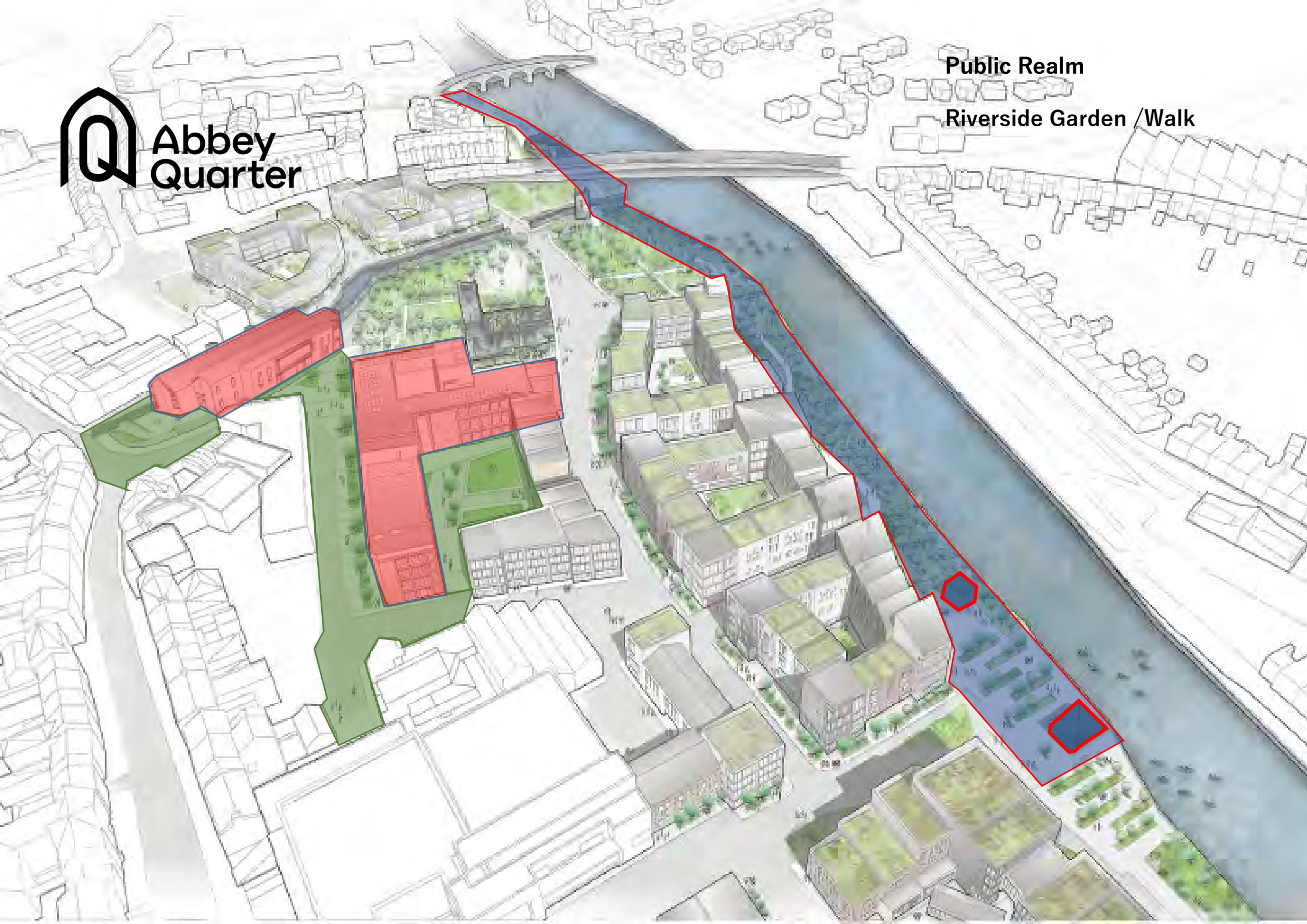




**Abbey
Quarter**

Public Realm

Riverside Garden / Walk









Riverside Garden Project

- Worked commenced on site on 13th January 2020
- Funding sources
 - European Regional Development Fund
 - Urban Regeneration and Development Fund
 - Failte Ireland
- Programme
 - Programme delayed – Covid - 19
 - Expected completion October 2020.

Next steps

- Temporary Car Park
- Deliver Urban Street
- Urban Park centred on St. Francis Abbey



Thank You

