

# Kilkenny Western Environs

Local Area Plan

May 2004



Kilkenny County Council



Kilkenny Borough Council

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### Statement on the Likely Significant Effects on the Environment of Implementing the Plan

## APPENDIX A

Summary of impacts for archaeological, architectural and industrial heritage sites within the plan area.

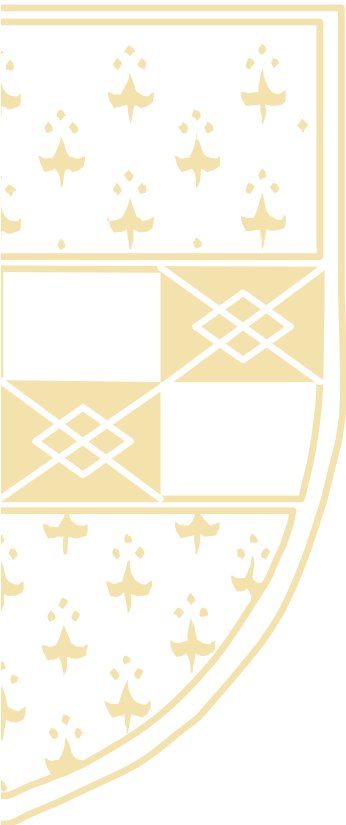
Table of Summary of impacts for archaeological sites, sites of archaeological potential, architectural heritage and industrial heritage sites within the plan area.

Map 8	Location of Areas of Potential Archaeological Interest
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# SECTION ONE

## Analysis and Consultation



## 1.00 Plan Status

This plan is a Local Area Plan prepared under the Planning and Development Acts 2000 to 2002 jointly by Kilkenny County and Borough Councils. It is the statutory development plan governing all development proposals within the plan area from the date of its adoption for a period of six years, or until it is revised or rescinded, or the *Kilkenny City and Environs Plan 2002* is reviewed, or another local area plan for the Western Environs is made.

This plan sets out a framework for the long-term development of the Western Environs. While the regular reviews of the plan required by legislation allows an opportunity to adjust and amend the plan according to changing circumstances, it is intended that the long term vision set out in this plan will give a degree of continuity and certainty to the evolution of the community. It is not envisaged that this will change radically during the course of the regular period reviews<sup>1</sup>.

## 1.01 Plan Area

The area the plan relates to is as defined on Map 1. The plan area extends to 140 hectares on the western environs of Kilkenny.

## 1.02 National Context

This plan has been prepared in the context of national policy as set out in a number of national strategies, plans, policies and guidelines. The main policy documents impacting on the future development of the plan area are:

- *National Spatial Strategy 2002-2020* (2002)
- *Sustainable Development, A Strategy for Ireland* (1997)
- *The National Development Plan 2000-2006* (2000)
- *Retail Planning Guidelines* (2000)
- *Residential Density Guidelines* (2000)
- *Childcare Guidelines for Planning Authorities* (2001)

## 1.03 Plan Context

The National Spatial Strategy calls for towns designated as hubs to have serviced and zoned land banks in anticipation of need associated with growth. The plan area has been identified as the most appropriate area in the city to accommodate the bulk of new residential development in Kilkenny over the coming years. The plan area was identified in the *Kilkenny City and Environs Plan 2002* as being the subject of a Local Area Plan.

Generally the policies and objectives of the *Kilkenny City and Environs Development Plan 2002* shall apply to the subject plan area, except where certain provisions are specifically addressed in this local area plan. The policies and objectives of this plan are intended to supplement those of the *City and Environs Development Plan 2002*.

<sup>1</sup> Two other documents have been prepared at the same time as this plan; the *Kilkenny Western Environs Urban Design Guidance Document* and the *Kilkenny Western Environs Infrastructure Guidance Document*. These documents complement this plan and should also be consulted.

The *City and Environs Development Plan 2002* will be varied as necessary to give effect to this local area plan.

This plan should be considered together with the *Kilkenny Western Environs Urban Design Guidance Document*, the *Kilkenny Western Environs Infrastructure Guidance Document* and the *Kilkenny City and Environs Development Plan 2002*.

## 1.04 Population

As of July 2003 there are 93 no. houses existing within the plan area. These houses, together with the Halting Site at Poulgour, accommodate an estimated 280 persons.

The recorded population of Kilkenny Urban and Rural DEDs in 2002 is 22,152 persons<sup>2</sup>. The *City and Environs Development Plan 2002* predicted an average annual growth rate of 0.99% to 2007, and a population for the county of 84,530 persons by 2019, an increase of 5% over the recorded 2002 population. On this basis, and assuming the current trend for 60% of the growth of the county's population taking place in the city, the population of the urban and rural area would grow to 24,620 persons by 2019. However these projections were carried out before the National Spatial Strategy (NSS) was adopted and were based on natural growth rates only. The target population for the city and environs by 2020 is 30,000 plus. The city will be required to accommodate an additional 8,000 persons.

	1971	1979	1981	1986	1991	1996	2002
<b>Kilkenny Urban</b>	9,838	10,079	9,466	8,969	8,515	8,507	8,594
<b>Kilkenny Rural</b>	4,544	7,603	8,626	9,843	10,841	11,639	13,563
<b>Kilkenny Urban and Rural Districts</b>	14,382	17,682	18,092	18,812	19,356	20,146	22,152
<b>Kilkenny County</b>	61,473	69,156	70,806	73,186	73,635	75,336	80,421

Fig. 1.1 Population of Kilkenny Urban and Rural Areas, 1971 to 2002.

Source CSO

<sup>2</sup> Source CSO Census 2002. 22,152 persons is the sum of 8,594 persons in the urban area and 13,563 persons in the Kilkenny Rural Area.



Fig. 1.1 Extract from National Spatial Strategy.

Under the National Spatial Strategy Kilkenny City is designated as a 'hub'. A 'hub' was characterised as having the following characteristics;

1. A significant urban population in the range of 20,000 – 40,000 set in an associated rural hinterland.
2. Primary and secondary educational facilities with the option of third level or outreach facilities.
3. A mix of local, medium sized and larger businesses serving local, regional and national/international markets.
4. An important local node of transportation.
5. Effective local transportation system, with facilities for pedestrians and cyclists.
6. Local and/or regional hospital.
7. Wide range of amenity, sporting and cultural facilities including public spaces and parks.
8. Effective water services and waste management arrangements.
9. Strategies for physical, social and economic development.
10. Phased zoning and servicing of land banks in anticipation of need associated with growth.
11. Industrial and local business parks.

### 1.05 Household Sizes

The average private household size for County Kilkenny has fallen from 3.27 persons in 1996 to 3.04 in 2002. The Kilkenny Housing Strategy predicts that this will continue to fall to 2.86 persons by 2006. Generally households in urban areas are smaller than those in rural areas. The average private urban household size was 2.76 persons in 2002 in Kilkenny<sup>3</sup>. Assuming average household size continues to decline as predicted in the Housing Strategy, and in line with national trends, the average household size in the Kilkenny Urban Area will be in the order of 2.6 persons by 2007, and 2.5 persons by 2010, the period of this plan.

Whereas the 1996 population of the city and environs area (18,696<sup>4</sup>) required 6,170 dwellings<sup>5</sup>, and the 2002 population required an estimated 7,465 dwellings<sup>6</sup> a target population of 30,000 to be reached by 2020 will require at least 12,500 dwellings<sup>7</sup>. A target population of 25,000 for the city and environs by 2010 will require 10,000 dwellings, or almost 2,500 more than currently exist. Assuming 50% of this growth takes place within the plan area, 1,250 dwellings will be required by 2010, accommodating 3,125 persons.

### 1.06 Demographic Profile

Another important consideration that will have a bearing on the plan is the ageing of the population. The population projections contained in the County Development Plan predict that the percentage of the population in the school going age cohorts will fall from 22.2% of the total population in 2004 to 19.9% by 2009 and 17.2% by 2019. On the other hand the percentage retired will grow from 13.5% in 2004 to 15.3% in 2009 and 20.1% by 2019. The percentage of the population of working age is predicted to remain broadly constant at 58% in that period. Again these trends are in line with national trends.

This has important implications for the provision of schools, recreational and other social facilities. While the population grows the demand for school places will not be as great as has historically been the case. On the other hand the demand for recreational, social and health facilities for the elderly will increase.

<sup>3</sup> Source: CSO, 2002 Census Results

<sup>4</sup> Source: Kilkenny County and City Plan 2002.

<sup>5</sup> On the bases of an average household size of 3.03 persons (source CSO).

<sup>6</sup> Assuming the population of the city and environs, as defined in the Development Plan, is 93% of the population of Kilkenny City and Rural Areas, as was the case in 1996, and the average household size is 2.76 persons, as recorded in the 2002 census.

<sup>7</sup> Assuming an average household size of 2.4 persons in 2020. If present trends persist, the average household size in 2020 will be smaller than 2.4 persons. However such long term projections are problematic.

### 1.07 Education, Community and Social Facilities

No community facilities exist within the plan area at present, other than the childcare facility at the halting site at Poulgour.

#### 1.07.1 Primary and Secondary Schools

Kilkenny City is served by ten primary schools, six secondary schools and three special schools.

In line with national trends (opposite) enrolment in primary schools has been falling. This will have the effect of freeing up spaces in existing schools, depressing demand for new school facilities. However it is generally considered appropriate for primary schools to be located close to the residential areas they serve. This, together with the policy of the Department of Education to reduce class sizes over time, points to the need for a new primary school to be located within the plan area once a certain population threshold has been reached.

The city is served by an unusually large number of secondary schools, reflecting its role as a service centre for the surrounding county area. In 2002 there were 3,721 pupils attending secondary schools in the city and environs, and 8,706 in the county as a whole<sup>8</sup>. Thus 43% of the secondary school population of the county attended secondary school in the city (whereas only 25% of the county's population lived in the city).

A population of 30,000 persons in the city and environs by 2020 is likely to lead to a demand for 3,100 secondary school places<sup>9</sup>. Assuming the county as a whole reaches the predicted population of 84,530 persons by 2019, and the city continues to provide 43% of the secondary school places in the county, demand for secondary school places will reach 3,740 spaces.

Given the overall fall in demand for secondary school spaces it is not envisaged that an additional secondary school will be needed in the city. However the relocation of one (or more) of the existing secondary schools in the city to a new facility in the plan area may be appropriate.

A population of 3,125 in the Western Environs plan area by 2010 is likely to lead to a demand for 625 school places (both primary and secondary), assuming 20% of the population is of school going age<sup>10</sup>. On the basis of the present national breakdown in demand for school places of 60% primary school, 40% secondary school, a demand for 375 primary school places and 250 secondary school spaces is predicted.

<sup>8</sup> Source: Dept. of Education.

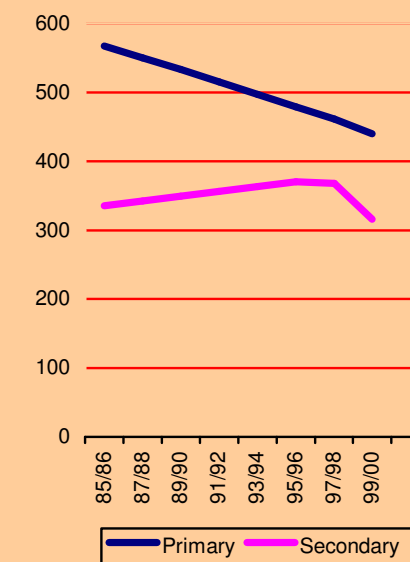
<sup>9</sup> Assuming 17.2% of the population is of school going age, as predicated in the population projections, and 40% of that demand is for secondary school spaces, in line with current trends.

<sup>10</sup> As predicted in the population projections in the *Kilkenny County Development Plan* and the *City and Environs Development Plan 2002*.

#### The Implications of Falling Household Sizes

This fall in average household size has important implications for the sustainability of local services such as schools and local shops, and the viability of an urban bus system. The average household size in Kilkenny City was 3.7 persons in 1981. At typical suburban densities of eight houses to the acre, a 1980s housing development would have accommodated 30 persons per acre. The same development today would accommodate only 22 persons, and by 2010, the period of this plan, 20 persons. Thus, if local services are to continue to be viable, densities (the number of housing units per acre) must increase.

**Fig. 1.2 National Enrolment in Primary and Secondary Schools (in 000s), 1985-2000.** Source: Dept. of Education and Science





### 1.07.2 Third Level Education

Third level educational facilities based in Kilkenny include an outreach centre based in St. Kieran's College, associated with University College Maynooth offering third level courses in humanities to degree level and an outreach centre of Carlow IT, while the Kilkenny Education Centre at Seville Lodge on the Callan Rd. offers continuing professional development courses for teachers.

### 1.07.3 Childcare Facilities

The County Childcare Strategy, prepared in accordance with the *Childcare Strategy, Guidelines for Planning Authorities* defined childcare provision as 'sessional services, childminders, full-day care, school age care, and places for persons with additional needs'. The strategy highlights the importance of quality childcare in combating social exclusion. It notes that those segments of the population most in need of childcare support are also those with greatest difficulty accessing it.

The report found the most popular childcare arrangement was for children to be cared for by childminders, either paid or unpaid. The strategy considered that under provision of childcare facilities for preschool children was in the order of 25%. However the most acute area of need is for after school care. Demand for after-school childcare is estimated to be approximately 55% above current supply.

Estimating existing demand for childcare facilities is complicated by the fact that many children may start school earlier than is ideal due to the lack of appropriate childcare facilities. Estimating likely future demand is more difficult as it depends on the numbers of children being born, the continuing supply of paid and unpaid childminders and the performance of the economy generally (and participation rates of women in the labour force in particular).

The *Childcare Strategy, Guidelines for Planning Authorities* suggest planning authorities should aim for the provision of childcare facilities on the basis of one per seventy five housing units. However the guidelines do not differentiate between different types of childcare. Based on the population projections contained in the County Development Plan it is estimated that preschool children will account for 5.6% of the total population in 2010. On this basis, and assuming a target of 90% provision of preschool childcare close to home, and an average capacity of 20 spaces per facility, the provision of one childcare facility per 150 residential units would be adequate.

The County Childcare Strategy identifies the immediate need for after school care for approximately 3,000 children in the county. It estimates that only 2,000 children are currently catered for. On the basis that there are currently approximately 13,000 school going children under 15 in the county, this equates to a demand for after-school care for approximately one in four children between 5 and 15 years old. On this basis, a population of 3,125 persons, in 1,250 dwellings, will require after-school care for approximately 160 children aged between 5 and 15 years.

### 1.07.4 Healthcare Facilities

Health care is primarily the responsibility of the South Eastern Health Board. The Board operates two General Hospitals (St. Luke's and Kilcreene Orthopaedic Hospitals) and a psychiatric hospital (St. Canice's) in Kilkenny City.

In addition the Board's community care service for Kilkenny/Carlow is headquartered at St. James Green. Community care services cover the preventive health services, general practitioner services, public health nursing, health inspection, welfare and social work services, care of the aged, welfare homes, services for the disabled.

The policy of the Department of Health and Children is to focus on the establishment of primary health care teams, working in the community, to deliver health care in a co-ordinated manner. It is envisaged that primary health care teams will include a range of health care professionals serving a local community of between 3,000 and 7,000 persons. The primary health care centre will be effectively a 'one-stop-shop' where a patient or family can access a number of health care providers in the one centre. It is envisaged that such a centre will be required in the plan area as the area develops.

### 1.07.5 Retail Facilities

No shopping facilities currently exist in the plan area. The County Development Plan (cited opposite) identifies the Western Environs Plan area (Poulgour) as being appropriate for the development of a village/neighbourhood shopping centre. While a neighbourhood centre to serve local need may be the appropriate level of retail provision in the life of this plan, it is envisaged that retail provision corresponding to a district centre will ultimately be required in the plan area to meet the retail, community and social needs of the local community.

### 1.07.6 Recreational Facilities

No recreational facility currently exists within the plan area. According to the *Kilkenny Open Space, Sports and Recreation Study* 2.4 hectares (6 acres) of open space should be provided for every 1,000 persons. On this basis, it will be necessary to provide 22.5 hectares (55.5 acres) of public open space. It is intended that the full quantum of open space, as recommended by the study, be provided within the plan area.



The 2002 City and Environs Development Plan states;

*'Poulgour Townland is in the Western Environs of Kilkenny City. In the Development plan, there are substantial lands zoned for housing. The total population will be over 5,000 in time. Within the development plan period, it is likely half of the development will take place. Given proximity to the City Centre and other existing floor space, reflecting the small size of the forecast population over the plan period, the zoning for a Neighbourhood Centre in Poulgour Townland was adopted. The nature of the development, in line with the RPGs definition is:*

*'Small groups of shops, typically comprising a newsagent, small supermarket/general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population'. The position with regard to progress on residential development at Poulgour Townland should be kept under review over the plan period to ensure that the expanding population's needs are met not solely in respect to shopping but wider community, cultural, commercial and social needs.*



## 1.08 Landscape Analysis

A number of elements were identified within the study lands that were of sufficient importance to feed into the overall public realm/landscape strategy as follows:

### 1.08.1 Landform

The gently undulating landform is a distinctive feature within the study lands with several minor ridgelines affording views over Kilkenny. The major ridgeline within the area is located to the west of the study lands at + 87 OD.

The varied topography in the heart of the study lands provides an opportunity to make a major contribution to the public realm, within the framework plan and reinforce the identity of the area.

### 1.08.2 Breagagh River

The river provides an important resource within the study lands. Its retention and enhancement provides an opportunity to become a central feature within the linear park and within the development generally.

The Breagagh River system is prone to flooding. The Kilkenny Flood Relief scheme provides for surface water run off from green field lands. A prescribed storm water management policy will be applied to surface water discharges for all new development.

### 1.08.3 Existing Trees and Hedgerows

The study area is characterised by mature hedgerows. Those adjacent to the Breagagh River, along the periphery of the plan area and, where possible within housing developments, may be incorporated into the proposed linear park and development landscaping proposals to assist in integrating the development into the surrounding landscape.

### 1.08.4 Proximity of surrounding houses

Several dwellings are located in close proximity to the site boundary and have localised views into the site. Strategic screen planting in combination with appropriate scaled buildings along the perimeter of the study lands, shall ensure that these properties are minimally impacted by the development.

### 1.08.5 Views

The lands generally rise from east to west so that panoramic views of the city are available from the north-western end of the plan area. The tower of St. Mary's Cathedral is the most important landmark on the city's skyline.

Views of the cathedral will be particularly important in establishing a 'sense of place' and must be protected. Guidance on how they can be exploited will be given in the *Kilkenny Western Environs Urban Design Guidance Document*.

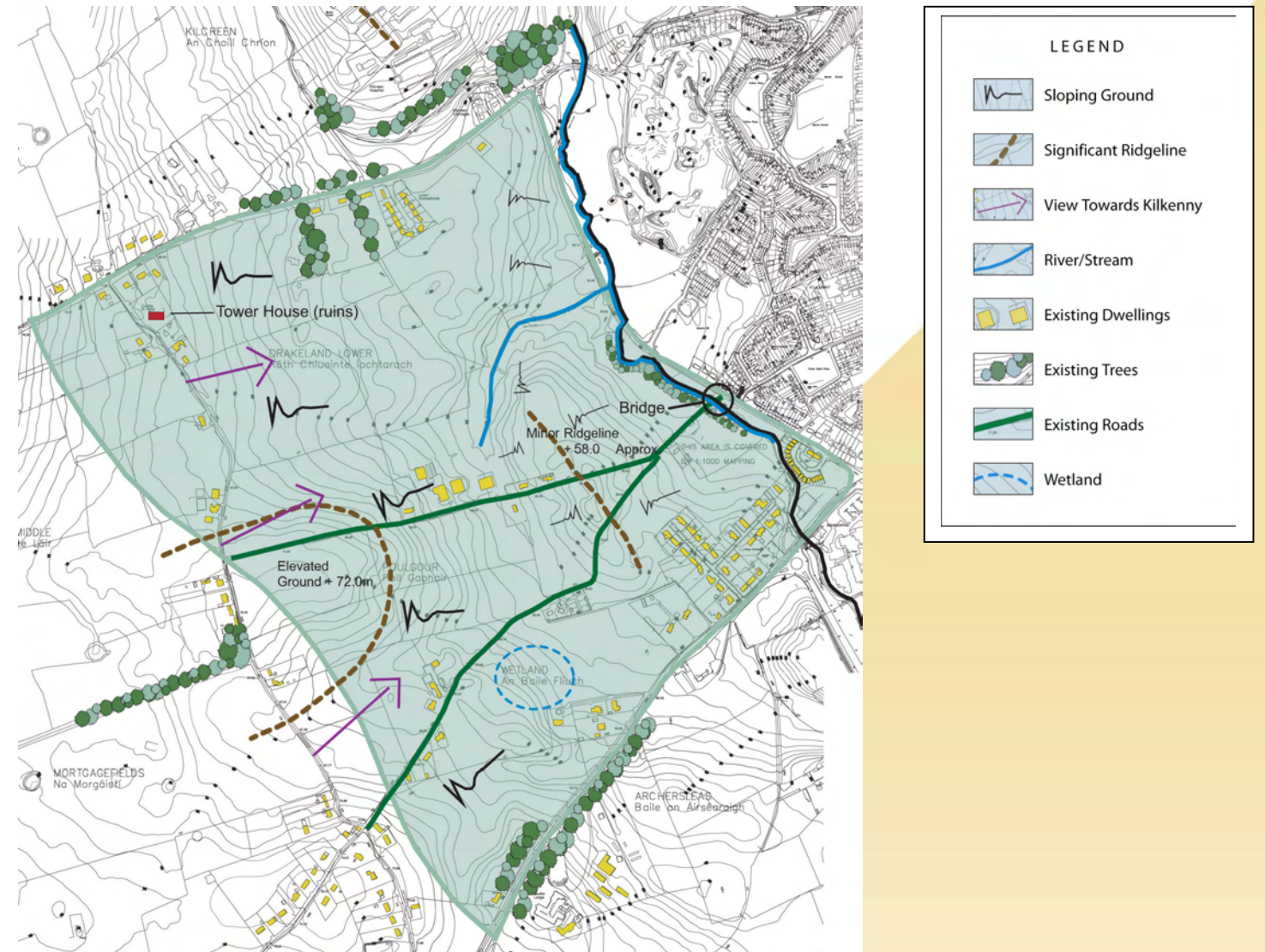


Fig. 1.3 Landscape Analysis



Fig. 1.4 The tower of St. Mary's Cathedral is a particularly prominent landmark. Development should be arranged to take advantage of views.



Fig. 1.5 Important mature trees should be protected and incorporated into development schemes.

## 1.09 Physical Infrastructure

### 1.09.1 Waste Water

Foul sewage from Kilkenny City and its environs is treated at Kilkenny County Council's wastewater treatment plant at Purcellsinch. The wastewater treatment plant, with a capacity of 107,000pe<sup>11</sup>, is working at near capacity. Its ability to support future population growth in the future is largely dependent on what measures (if any) are put in place to reduce the biochemical load on the plant from Smithwick's Brewery. The brewery currently utilises 75% of the BOD<sup>12</sup> treatment capacity of the plant.

Municipal sewers have been extended to points on the Callan, Circular and Kilmanagh Roads. Sewage falls by gravity from these points to pump stations located in the City Centre from where it is pumped to Leggetsrath from where again it falls by gravity to the Purcellsinch wastewater treatment plant.

Some of the existing sewers and pump stations will have to be upgraded and augmented to support development in the Western Environs.

### 1.09.2 Water Supply

Based on a projected residential and working population of 9,500 the Western Environs will require approximately 1,330 m<sup>3</sup> (300,000 gals) per day.

Kilkenny County Council currently abstracts approximately 8,000 m<sup>3</sup>/day from the River Nore's main channel at Troyswood. The Council has the legal right to abstract 19,085 m<sup>3</sup>/day at this location and this is the likely source to service the Western Environs. The existing plant has capacity to treat a further 2,000 m<sup>3</sup>/day without further upgrading.

Much of the pipe work in the water supply network is more than 50 years old and is likely to be leaking in places. The Kilkenny Water Supplies Strategic Review identified its water conservation programme, together with a number of other capital programmes, as being critical to the capacity to support population growth into the future. Specifically to support population growth in the Western Environs it will be necessary to:

- further reduce the unaccounted for water in the system;
- construct a 4,000 m<sup>3</sup> storage reservoir at Troyswood;
- install comprehensive telemetry and management systems on supplies.

Water mains have been brought to points on the Callan, Circular and Kilmanagh Roads. It will be necessary to augment these mains to service the Western Environs.

<sup>11</sup> Persons Equivalent

<sup>12</sup> Biochemical Oxygen Demand (BOD) refers to the amount of oxygen that would be consumed if all the organics in one litre of water were oxidized by bacteria and protozoa. It is used as a measure of water pollution.

### 1.09.3 Power

Electricity will be supplied to the Western Environs via two new circuits from the ESB's Rosehill and Talbot's Inch Stations. The ESB proposes to double the capacity of the Rosehill Station as part of its 2004 capital works programme.

There is an existing natural gas supply in the city which can be readily extended to service the Western Environs.

## 1.10 Conservation

### 1.10.1 Archaeology and the Built Environment

As part of the process of preparing this plan a survey of the plan area lands was carried out by Valerie J Keeley Ltd., Archaeological Consultants.

Details of the sites and places of archaeological potential are set out in Appendix A of this plan and illustrated on Map 8.

### 1.10.2 Ecology

The plan area is generally tilled farmland with no known habitats of particular significance. Sites within the plan area most likely to be of ecological interest are the Breaghagh River and its tributaries and the existing mature hedgerows. Some of the older structures in the plan area may host bat colonies.

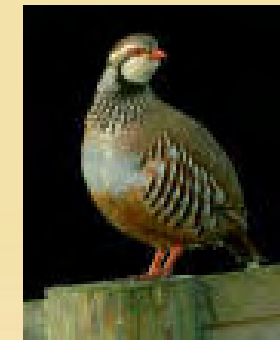
Generally, the rivers and their flood plains will be kept as open space, with habitat diversity enriched through judicious planting of appropriate species.

While the development of the plan area will necessitate the loss of some hedgerows, the planning authority will be requiring new planting of native tree and shrub species as part of new development. Thus, new habitats will be created.

### 1.11 Consultation

As part of the preparation of this plan extensive consultations were carried out with public service providers, agencies, development organisations, community groups and the general public.

The following were the main issues that emerged during the consultation process;



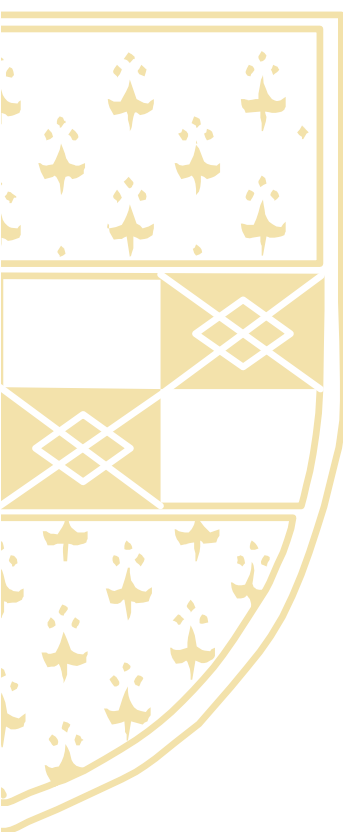


	Issue	Response
C O M M U N I T Y	Concern was raised as to where the projected population was going to come from.	The population projections are based on national policy, as expressed in the National Spatial Strategy, of developing Kilkenny as a regional hub, with a population in the region of 30,000 by 2020. However there is no timeline attached to the plan. If growth is slower than anticipated, the plan area will take longer to develop.
	The importance of creating viable communities, as opposed to dormitory suburbs, was stressed. Communities should have their own distinctive identity with a high quality urban environment.	The <i>Kilkenny Western Environs Urban Design Guidance Document</i> which will accompany this plan, will set out the design standards expected in development in the plan area.
H O U S I N G	A number of landowners and developers expressed the belief that there was considerable pent-up demand for housing in the city, as there was no other serviced zoned lands available. Frustration was expressed that some development proposals were being considered premature, even though the lands were zoned.	There may be an initial pent up demand to be satisfied in the short term. In the medium term demand is expected to be at trend.  While the Councils are anxious to ensure lands are released for development as soon as possible they are also committed to the delivery of necessary infrastructure and services in tandem with, or in advance of development.
	The issue of the protection of the amenity of existing housing in the plan area was raised during the consultation process.	The plan sets out objectives and policies for the protection of amenity of existing dwellings.
E D U C A T I O N	The need to plan for schools in tandem with housing was made. The VEC indicated that they would be interested in relocating the existing Technical School and redeveloping as a Community School in the plan area.	The Councils believe the provision of community facilities at the same time as development is vital. In particular schools have been identified as being in the heart of the community. The Councils will actively support any proposal to establish a primary, secondary or tertiary educational establishment at an appropriate location within the plan area.
	The opportunity of creating a crafts based educational institution would be of interest to the Crafts Council of Ireland.	
E M P L O Y M E N T	The opportunity to reserve a site for employment (possible IDA backed) should be taken. There are a significant number of Kilkenny people (and others) who would be interested in moving back to Kilkenny, if the opportunity arose.	This plan sets out to create employment opportunities convenient to residential areas. Kilkenny is already considered a particularly attractive town. The creation of a quality environment, fully serviced with community and recreational facilities, will act as a significant draw for employers seeking to attract highly skilled employees.

	Issue	Response
I N F R A S T R U C T U R E	Concern was expressed that the existing infrastructure in the city was not adequate to take the scale of development proposed.	The provision of adequate infrastructure has been fully costed into the plan. Development will only be permitted where the Councils are satisfied that the necessary infrastructure is in place to serve the proposal.
	Local residents were keen to make it known that it would be unacceptable to channel more traffic down the existing Circular Road as part of the Inner Relief Rd., without the proposed spur road identified in the 2002 County and City Development Plan.	The spur road to form part of the Inner relief Road for the city has been incorporated into this plan.
P L A N  D E L I V E R Y	Concern was expressed that the amenities and community facilities needed would not materialise.	The Councils believe the delivery of social, community and recreational facilities are as vital for a community as roads and sewers. Development will only be permitted where the Councils are satisfied the necessary services are in place to serve the proposal.  The plan area has been subdivided into a number of development parcels. Each development parcel will be required to deliver specified pieces of infrastructure, social and community facilities.
	The opportunity exists to create a model of sustainable development.	The plan seeks to put into practice the principles of sustainable development through various active and passive measures.  Particular emphasis will be placed on developments funded by the state. These will be expected to incorporate the latest energy saving technologies that have been proven to be commercially viable.
R E C R E A T I O N	The importance of providing adequate recreational facilities for the new community was emphasised.	The provision of recreational facilities is in accordance with the Kilkenny Recreational Needs Report, commissioned by the Councils. That report notes that the quality of facilities is often poor. This plan aims to ensure facilities to an appropriate standard are provided, and that appropriate management arrangements are in place to maintain them.

## SECTION TWO

### Vision Statement



## 2.00 Introduction

This section of the plan puts forward a vision for the future of Kilkenny Western Environs as it evolves as an integral part of Kilkenny City while at the same time retaining its own unique village identity.

### 2.01 A Unique Sense of Place

Kilkenny Western Environs will have its own unique sense of place. A village centre will be developed to act as a focal point for the new community while new neighbourhoods will develop with their own distinctive character. The *Kilkenny Western Environs Urban Design Guidance Document* accompanying this plan sets out guidance on the creation of distinctive places.

### 2.02 An Easily Accessible Village

The Councils aim to ensure that employment, educational, recreation and cultural facilities are accessible to all citizens. The needs of persons with disability, the old, the young and disadvantaged will be considered when planning new facilities.

Pedestrian and cycle routes will be designed to ensure the village is at least as easily accessed on foot or bicycle as by car. Linkages to the city centre will be developed. Through traffic will be diverted around the village while residential areas and the village centre will be designed to give primacy to the pedestrian rather than the car.

### 2.03 A Strong Sense of Community

Kilkenny cherishes its strong sense of community. This community spirit will be fostered as the Western Environs grow, through the encouragement of voluntary initiative. The Council will partner voluntary organisations and other agencies in the provision of social, cultural, recreational and other services.

The Western Environs will be a balanced community, accommodating people from diverse social, economic and cultural backgrounds, young and old

Social, cultural and recreational facilities will be provided in tandem with new residential and employment generating development.

Innovative management regimes will be put in place so as to ensure recreational and community facilities, open spaces and the public realm are maintained to the highest standards in partnership with local business and residential communities.

As the Western Environs expand new neighbourhoods, with their own community and recreational facilities, will be formed. These neighbourhoods will generally have a recreational space as their focal point. Local residents will be encouraged to take ownership of their neighbourhoods and participate directly in their management through the establishment of management companies.

Safety and security will be designed into new development from the outset.

### 2.04 A Centre of Cultural and Sporting Quality

The Councils recognise that the provision of quality recreational and cultural facilities is important for attracting new residents, and employers. High quality recreational and sporting facilities will be built into new development from the outset. Innovative management arrangements will ensure these facilities are used to the maximum extent and maintained to the highest standards.

### 2.05 A Sustainable Community

The plan has been drawn up with the principles of environmental, social and economic sustainability to the fore.

New development will be designed and located so as to make the most efficient use of existing and new infrastructure, and minimise demand for travel. Key facilities such as schools and shopping are located centrally, with pedestrian and cycle routes linking them to residential areas. The plan has been designed so as to facilitate the introduction of a public urban bus service linking the plan area to the rest of the city.

A mix of uses will be encouraged throughout the plan area so as to create lively neighbourhoods, seven days a week, eighteen hours a day.

The economically (and environmentally) sustainable use of resources will be encouraged through the careful siting and design of public facilities and the establishment of management regimes that facilitate the multiple use of community, sports and other recreational facilities.

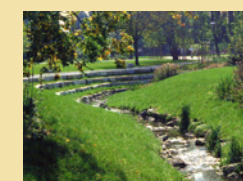
Development will be designed so as to be capable of adaptation and change as the community evolves.

The principles of waste minimisation and recycling will be designed into all development.

The use of new technologies to minimise energy demand will be encouraged throughout the plan area, particularly in publicly funded development.

In seeking to develop the area the Councils will ensure that the local natural and built heritage are nurtured and protected. Biodiversity, water quality and the area's architectural and archaeological heritage will be protected and where possible and appropriate, enhanced.

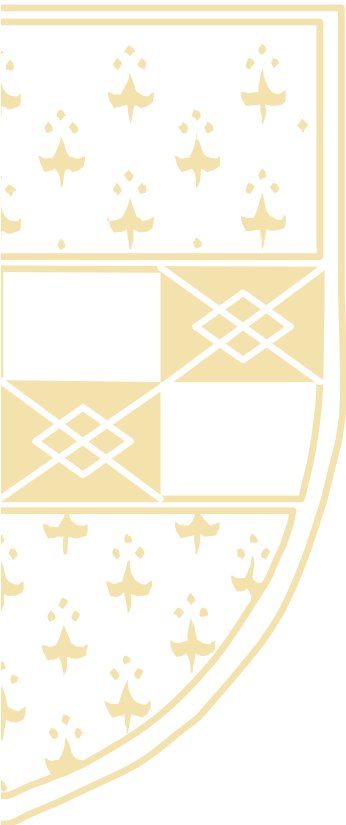
Planting in public and private areas will be required to be with a view to being low maintenance and to creating a range of habitats for native species.





## SECTION THREE

### Realising the Vision



### 3.00 Introduction

The Councils aim to realise the vision set out in Section Two of this plan through their own direct actions in their various roles as provider of physical infrastructure, housing and cultural services, through their regulatory role as planning authorities and in partnership with the local community, other local agencies and institutions.

This section of the plan sets out how the Plan's Vision will be realised.

### 3.01 Creating Communities

The Councils are committed to the delivery of a self-sustaining urban community, intimately linked to the city, but capable of providing for most of the needs of the community locally. In addition to residential development the area will provide all the recreational, social, community facilities and employment opportunities necessary to sustain a modern community.

While the environs will be dependent on the city for the provision of services such as most higher order retailing ('comparison goods' such as clothes, electrical goods etc.), all day-to-day services will be provided within the study area. Indeed in order for the Western Environs to establish its own identity, and link fully into the wider city, it is envisaged that the Environs themselves will offer some services and facilities not provided elsewhere in the city and intended to serve the city as a whole. Traffic between the city and the Environs will be two way.

A central aim of this plan is to create a strong 'sense of place'. Not only must all the social, community and recreational facilities for the convenience of residents be provided, buildings must also relate to each other in a positive and coherent manner.

Great emphasis is placed in this plan on the achievement of quality public space. One of the most important aspects of creating a 'sense of place' is by the appropriate naming of public places. New neighbourhoods, parks, roads, streets and squares must be given names appropriate to their status, and the history of the area.

### 3.02 Phasing

The plan area will be developed in an orderly fashion over an extended period. Population projections are discussed in more detail in Section One of this plan. At present growth rates it is estimated that it will take approximately twenty years for the entire plan area to be developed, assuming the bulk of growth in the city is directed into the plan area.

The National Spatial Strategy envisages a significantly faster growth rate for the city, suggesting the plan area could be built out in significantly less time. On the other hand, if additional lands become available in the city for development, or if national population or economic growth slows significantly, the build out time will be prolonged.

It is not considered appropriate to impose a specific timeframe to regulate the phasing of development. The plan has been designed to be sufficiently flexible to allow for different growth rates.

What is vital however, no matter the pace at which the area evolves, is that the appropriate physical infrastructure, social and community facilities evolve in tandem with residential development. In order to ensure that this happens the development of land within the plan area is tied to the delivery of the necessary physical and social infrastructure.

In order to facilitate the implementation of the plan, lands within the plan area have been sub-divided into 'development parcels'. Development proposals for land within each development parcel will be considered premature until certain specified pieces of infrastructure, recreation and social facilities are in place. These are set out in table 4.1 in Section Four of this plan.

While each 'development parcel' will deliver certain community facilities and will, to some extent be self-sustaining, these parcels have been designed to be mutually reinforcing and complementary.



Fig. 3.01 Development Parcels Map.

#### Policy No. 3.01

It is the policy of the Councils to adopt a policy of naming new neighbourhoods and public places.

The more important public places will be named by the Councils, in consultation with the public.

#### Policy No. 3.02

It is the policy of the Councils to only grant planning permission to development proposals where the planning authority is satisfied that the necessary physical infrastructure, social, community and recreational facilities are in place, or will be delivered as part of the development proposal.

Table 4.1 sets out the physical infrastructure, social, community and recreational facilities that will generally be considered necessary for the development of each development parcel.

### 3.03 Social, Economic and Cultural Development Strategy

Section One of this plan gave estimates of the social, economic and recreational facilities considered appropriate for given population thresholds.

These estimates are based on future population projections and the extrapolation of current trends and should be treated with some caution. Over the twenty years or so roll out period for this plan it may be that demand for childcare facilities and school places will be greater or less than predicted. Recreational needs may change. Employment patterns will certainly change.

While the Councils will insist that adequate social, community and recreational facilities are in place, in addition to the necessary infrastructure, before new development is completed, they also recognise that these services must be provided in a cost effective and efficient manner.

The key to the cost effective and sustainable delivery of social and community services is flexibility. Buildings and other facilities must be designed to be adaptable and flexible. The multiple use of facilities will enhance their economic viability. Management regimes must be capable of responding to the changing needs of the community.

#### 3.03.1 Schools

The heart of the new community will be its educational facilities. The need for at least one new primary school to serve the new local population was identified in Section One of this plan. The desirability of a new community school emerged during the consultation process.

This plan proposes the creation of a school campus in the village centre. The location of this campus is identified on Map 2. The campus will accommodate a new primary school, a second level<sup>1</sup> school and recreational facilities.

While each school will be a standalone institution, retaining its own identity, its own entrance, classrooms, play area etc. it is envisaged that they will share common recreational facilities.

The schools will be designed and managed in such a way as to cater for the after-school care needs of local children.

Recreational and other facilities will be located, designed and managed so as to be available for use by the wider community after school hours and out of term (without compromising the operation of either of the schools).

Thus it is envisaged that the campus will contain, in addition to the schools themselves,

- playing pitches (2 no. full size or 4 no. 'under 13' pitches),
- an indoor sports hall,
- an assembly hall/performance space,
- associated toilets, dressing rooms and car parking.

These facilities are to be shared between the schools and made available to the wider community at reasonable cost. The campus may also contain other recreational/sports facilities.

The schools will be models of environmentally sustainable development. The Councils believe that education on environmental sustainability should begin as early as possible. Schools are ideal showcases for environmentally friendly technology and practices. Details of the types of environmentally friendly measures the Councils will expect to be seriously considered in any school development proposal are set out in Par. 3.08 of this Section.

<sup>1</sup> This school may be a new Community School, incorporating the existing City Vocational School.

Guidance on the design of this campus is given in the *Kilkenny Western Environs Urban Design Guidance Document* to accompany this plan.

The schools need not be developed at the same time. However, whichever is developed first, it must be located, designed and managed with the future needs of the other in mind.

The recreational facilities associated with the school (listed above) will be part funded through development levies and may be developed in advance of any schools being built. They will be located and designed with the needs of future school development in mind.

Generally the Councils believe a primary school will be needed within the plan area once 1,000 no. new dwellings have been completed in the plan area.

As the plan area develops over time the need may arise for an additional primary school with associated open space provision (1 no. full size playing pitch or 2 no. 'under 13' pitches). This school may be located on lands designated as a 'reserved site', adjacent to the public park.

#### 3.03.2 Pre-school childcare facilities

The requirements for pre-school children are different to those of school age children. Generally the planning authority will require a crèche or other preschool facility to be provided in association with the development of every 150 no. dwellings. As demand for pre-school facilities in residential areas tends to subside in time, these facilities should be capable of being converted into other uses in time. Pending the provision of after-school care facilities in the schools, the planning authority may also require provision for appropriate after-school childcare as part of residential development proposals.

All developers must demonstrate the availability of a pre-school facility within a 500m walk of each dwelling, and adequate after-school care facilities, as part of their planning application for residential development. This walk must be designed so as to be safe and comfortable for parents with young children.

#### Policy No. 3.03a

It is the policy of the Councils to ensure adequate school facilities are in place to serve new residential development.

The unavailability of places in conveniently located schools may be sufficient reason for the planning authority to consider additional proposed residential development premature.

#### Policy No. 3.03b

It is the policy of the Councils to require adequate pre-school childcare facilities to be provided in tandem with new residential development.



### 3.03.3 Third Level and Life Long Learning Facilities.

The Councils recognise that if Kilkenny is to fulfil its potential as a regional hub in a knowledge based economy it must develop state of the art educational facilities responsive to the needs of the community. Increasingly education will be a life long process.

The Councils believe an opportunity exists to establish a third level facility in the plan area. Such a facility may draw on the traditional strengths of the city in engineering, crafts and design and would ideally be linked to an existing third level institution, perhaps as an outreach facility of Carlow or Waterford Institutes of Technology. The Crafts Council of Ireland, based in the city, may also be a possible partner in the project. The Councils consider that potential may exist, for example, to develop the already established industrial design and engineering courses in Carlow IT in tandem with the Crafts Council of Ireland's design courses.

Opportunities may also exist to build on the city's strong food and beverage production tradition and to further develop the city's existing outreach and continuing education facilities. Such a facility should be located on the 'reserved site', identified on Map 2.

#### Policy No. 3.03c

It is the policy of the Councils to explore the potential of establishing a third level educational facility in partnership with other agencies, institutions and the private sector.

A site has been reserved within the plan area for such a facility and/or an additional primary school.

#### Policy No. 3.03d

It is the policy of the Councils to facilitate the provision of adequate community health care facilities, in tandem with new residential development, in partnership with the South Eastern Health Board.

### 3.03.4 Health Care Facilities

The primary responsibility for the provision of health care rests with the South Eastern Health Board. The Councils will work in partnership with the board in the provision of health care facilities and in ensuring adequate health care facilities are in place to meet the needs of the local population.

The Councils support the Board's policy of care in the community and will generally support the provision of residential care and day care facilities in residential areas.

It is envisaged that a primary health care centre will be required as the plan area is developed. This should be located in the village centre.

As the population ages the proportion of persons with disability is likely to increase. The planning authorities will require that all public areas be designed with the needs of persons with disabilities in mind.

Pavements must have a minimum unobstructed width of 1.2m and gradients must be as gentle as possible to facilitate wheelchairs. Generally 4% of parking spaces must be reserved for persons with disabilities. Developers are also reminded of their obligations under Part M of the building regulations.

### 3.03.5 Retail and Commercial

The Councils are keen to ensure the necessary retail and commercial services are available locally to support the new community. While small neighbourhood shops and work units will be encouraged throughout the site, it is envisaged that the bulk of retail and commercial development will be located in the Village Centre Zone. Details of how it is envisaged this zone will develop are outlined in Par. 3.06.2 of this plan and in the *Kilkenny Western Environs Urban Design Guidance Document*, which will accompany this plan.

The village centre will function as a neighbourhood centre at first, with a limited range of outlets. Over time, as the plan area develops it will be appropriate for the village centre to expand, with a supermarket and some comparison retail outlets to meet the needs of the local community. Additional small convenience and speciality stores may be dispersed around the plan area.

All retail proposals will be required to conform to the Retail Planning Guidelines and the County Retail Strategy.

### 3.03.6 Employment

Given that the plan area may ultimately accommodate over 3,000 persons of working age the Councils consider it appropriate, and in keeping with the principles of sustainable development, to promote the development of employment creating development within the plan area. It is envisaged that a substantial portion of the area zoned 'Reserved Site' will be developed for employment generating uses such as offices, light manufacturing and crafts based industries. Additional employment facilities may be located in the 'Village Centre' zone.

The development of enterprises associated with the proposed third level institution would be particularly welcome.

The Councils would also consider this area to be suitable for a decentralised government office or agency, an IDA or Enterprise Ireland backed industry. They will work with these agencies and the County Enterprise Board in promoting employment generating uses in this area.

More generally the Councils will support the concept of working from home and the development of small offices and workshops in the area zoned 'Primarily Residential', subject to the protection of neighbouring residential amenity.

#### Policy No. 3.03e

It is the policy of the Councils to implement the policies of the Kilkenny City and Environs Development Plan 2002 regarding retailing.

#### Policy No. 3.03f

It is the policy of the Councils to promote the development of employment generating development in the plan area partnership with the County Enterprise Board, Enterprise Ireland, IDA Ireland and other local agencies such as the Kilkenny Chamber of Commerce and Industry and KIDCO.

### 3.03.7 Housing

The primary use of land in the plan area will be residential. Generally the housing policies of the *Kilkenny City and Environs Development Plan 2002* shall apply to the plan area.

In designing housing schemes within the plan area regard must also be had to the standards set out in par. 3.06.1 of this plan and the *Kilkenny Western Environs Urban Design Guidance Document* that will accompany this plan. Regard will also be had to 'Creating Places, Improving the Quality of Housing Layout in Northern Ireland', published by the Northern Ireland Department of the Environment.

Generally a range of different house types should be provided in any development. While conventional three and four bedroom family homes will continue to be in demand, developers should be conscious that, as household sizes decline, a larger number of one and two person households will emerge. The number of elderly in the community, with their own particular housing requirements, will also increase. The planning authority will normally look for a range of two, three and four bedroom housing units in every scheme. (Larger and smaller units will also be permitted).

A six bay halting site exists in Poulgour Townland. The resident Travelling community keep a number of horses on lands adjacent to their homes. The Councils believe that while keeping horses may be appropriate in a rural area, it is inappropriate in an urban area.

While the halting site is well maintained, it does not meet current best practice in Traveller Accommodation. Over time the Councils intend to upgrade accommodation for the Traveller Community so that those members of the community not wishing to integrate into the wider community are housed in group housing schemes of appropriate standards. Accordingly the Council will aim to upgrade the existing halting site to a group housing scheme, in consultation with the residents.

Alternative locations may be considered for group housing following consultations with all stakeholders involved.

### 3.03.8 Community and Civic Buildings

The proposed development must have a civic building to act as a focal point for the community. This building will be located in an appropriately prominent location in the village centre and will accommodate a public library. Other local authority and state services may also be provided in this building.

### 3.03.9 Cemetery

The Councils recognise that the provision of a cemetery will be required for the community within the plan area. Accordingly a site near Drakelands Castle has been identified as being appropriate for use as a cemetery, subject to more detailed site investigations.

## 3.04 Movement and Transportation Strategy

Safe, fast and convenient access is essential for the functioning of any urban area. Kilkenny Western Environs has the advantage that, being largely undeveloped, the opportunity exists to plan for future roads that will allow the town to continue to function as it expands. Many of the roads and transportation objectives in this plan may not be delivered within the six year life of this Local Area Plan. However it is essential that routes are protected and a coherent movement strategy put in place now so that new roads can be built at appropriate locations when needed, and new development is located and designed so as to minimise traffic conflicts and maximise efficiency from the outset.

When drawing up a Transportation and Movement Strategy it is useful to consider the needs of different travellers separately. (However compromise solutions are often needed where conflicts arise between the needs of different users.) The basic philosophy behind the proposed network of roads and streets set out in this plan is to

direct non-essential traffic away from the village centre and residential areas. Within the village centre and within residential areas primacy will be given to the pedestrian.

### 3.04.1 Pedestrians and Cyclists

Pedestrians and cyclists need safe, short and convenient routes. These routes must be well lit and well surfaced. For safety they should be separated from fast moving traffic (shared surfaces may be appropriate in specific locations such as residential areas, where the pedestrian clearly has priority) and overlooked by as many houses and other premises as possible. Poorly lit routes through backland areas tend to become focal points for anti-social behaviour. Safe routes to schools, recreation and community facilities from residential areas must be identified.

Cyclists need adequate parking facilities while persons with disabilities or wheeling buggies etc. need unobstructed footpaths with well-located pedestrian crossings and dished pavements.

### 3.04.2 Motorists

Motorists need a safe and clear road network with adequate parking convenient to their destination. Unlike pedestrians and cyclists the length of the route is not critical, as long as congestion is avoided. Generally through traffic will be diverted around the central village area, away from congested and residential areas. Within residential areas, low ambient speeds should be designed into the scheme at the outset.

Service vehicles (including delivery vans, refuse collection vehicles etc.) and industrial traffic must be catered for. Parking and loading bays should be conveniently located and of adequate size. Where possible this traffic should be directed away from the town centre, residential areas and schools. For safety reasons road layouts should be designed so as to minimise reversing movements on public roads.

### 3.04.3 Public Transport

While Kilkenny City does not currently have a public transport service some form of bus service may become viable in the future as the town grows. New development should be designed with this in mind. The viability of a local urban bus service will be greatly enhanced if bus routes are designed into the scheme from the outset.

### 3.04.4 Inner Relief Road

The proposed Inner Relief Road has a dual role as a distributor road for local traffic and a relief road for the city as a whole. It must also be designed so as to minimise severance between the Western Environs and the established City Centre, allowing safe and comfortable crossing of the road by pedestrians (including persons with disability) and cyclists at a number of points along its route.

Volumes and patterns of traffic along the route and seeking to cross the route will change over time, as the plan area, and the city as a whole, develops.

The successful resolution of these multiple and sometimes conflicting criteria will require careful initial design and ongoing monitoring of its performance.

In order to allow for development of the area to proceed in a flexible manner, protect the function of the IRR as a relief road and minimise severance it is envisaged that restrictions on the movement of traffic may have to be placed at various locations, including junctions 11 and 26 shown on map 4.

The detail of these restrictions will be addressed at the detailed design stage of the individual proposals for the relevant development blocks and will be subject to ongoing monitoring and review. The *Kilkenny Western Environs Urban Design Guidance Document* and the *Kilkenny Western Environs Infrastructure Guidance Document* will contain guidance on this issue.

### Kilkenny Housing Strategy

As provided for in section 94(4)(c) of the Act, the local authorities will as a general policy reserve 18.7% of land zoned for residential, or for a mix of residential and other uses for the purpose of providing social and affordable housing on land.

In all planning applications regard will be had to the particular circumstances (existing housing mix, location, planning requirements, etc) in determining the breakdown between social and affordable housing provision of the development in question.

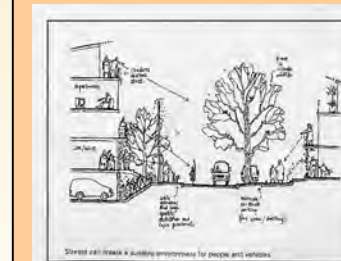
### A road is not a street.

Conventional practice is to consider a road as a means to transport people and goods from a point 'A' to a point 'B' as safely and conveniently as possible. An urban street is more than that.

A street is a public space where activity along the edges and connections across the street are at least as important as movement along the street.

A street must have:

- **A name.** The street must be clearly identifiable, with a name that means something to the local community.
- **A sense of place.** The street is defined by the buildings that edge it. They must create a sense of enclosure. The character of the street will be determined by the nature of uses along it, the proportion of heights to width, orientation and perhaps most importantly, the level of activity opening directly onto the street (whether doors, windows, balconies etc.)





**Policy No. 3.04a**  
It is the policy of the Councils to actively promote the establishment of a town bus service to serve the existing city and the new Western Environs.

New development must be designed with such a service in mind.

**Policy No. 3.04b**  
It is the policy of the Councils to encourage sustainable modes of transport.

### 3.05 Land Use and Urban Form Strategy

While the medieval historic core of Kilkenny City retains a strong urban form and 'sense of place', twentieth century development in the city has been more fragmented and diffused. Development has tended to take place in a piecemeal fashion with little regard to creating a sense of place. Often the provision of essential community services and infrastructure lags behind the provision of houses, resulting in a reduced quality of life for residents.

Par. 3.06 of this plan sets out standards for development in the various zones identified in the plan. The *Kilkenny Western Environs Urban Design Guidance Document*, which will accompany this plan, will illustrate how these standards may be met<sup>2</sup>.

The aim is to ensure quality public spaces, and pleasant and secure residential areas, are created as the town evolves and the village centre expands. The 21<sup>st</sup> century expansion of the Western Environs will equal the urban design quality and sense of place achieved in the medieval, 18<sup>th</sup> and 19<sup>th</sup> century city.

A number of new streets and public spaces are proposed. These streets will not simply be conduits for traffic but will be public places with their own distinctive identity.

Reference is also made to The Northern Ireland design standards set out in 'Creating Places'<sup>3</sup>. These design standards are considered to be the most appropriate standards for new residential development in the Western Environs.

**Policy No. 3.05**  
It is the policy of the Councils to ensure new development is designed in accordance with the *Kilkenny Western Environs Urban Design Guidance Document*, which will accompany this plan.

### 3.06 Land Use Zoning

The plan area is sub-divided into four land use zones. Generally these zonings correspond to the equivalent zonings in the *County and City Development Plan 2002* and the same development control standards will apply (the 'Village Centre' zoning in this plan is considered the same as the 'neighbourhood' zoning in the *Kilkenny City*

<sup>2</sup> The design guidance is intended to ensure that there is some overall coherence to development within the Western Environs, that basic sustainable development criteria are addressed and to assist in the fostering in the 'sense of place'. A number of building typologies are proposed. The purpose of these typologies is to offer guidance to developers on some of the more innovative building types considered necessary if the vision put forward in this plan is to be realised. Design guidance on building massing, elevational treatment, materials etc. is also given.

<sup>3</sup> Creating Places, Improving the Quality of Housing Layout in Northern Ireland, May 2000, available at: [www.doeni.gov.uk/planning/Guidance/guides.htm](http://www.doeni.gov.uk/planning/Guidance/guides.htm)

and *Environs Plan*, however parking standards in the 'Village Centre' zone will be the equivalent of those required in the city centre. The 'reserved site' does not correspond to any zoning in the City and Environs Plan).

#### 3.06.1 Primarily Residential Zoning

The bulk of the plan area is classified as 'Primarily Residential'. This area will be developed for residential use in accordance with the various policies and design principles established in this plan. The *Kilkenny Western Environs Urban Design Guidance Document* that will accompany this plan illustrates how these can be complied with.

Development standards for private open space and parking for residential development set out in the *Kilkenny City and Environs Development Plan 2002* shall apply to development proposals.

The Councils consider that single land uses in large areas should generally be avoided and will accept non-residential development proposals that do not negatively impact on neighbouring (or future neighbouring) residential amenity.

The infrastructure and recreational framework for development in these areas is set out in Maps 4-7 of this plan and in the *Kilkenny Western Environs Infrastructure Guidance Document*. Roads, streets and other infrastructure, recreational and community facilities must be designed and located in accordance with these maps and with the standards set out elsewhere in this plan.

Particular care must be taken to ensure that the amenity of existing residential development in the plan area is not compromised. Generally new housing should be set back a minimum 15m from the boundary of all housing within the plan area existing at the time of the adoption of this plan. A balance must be found between protecting the amenities of existing properties and the creation of new urban forms. Where new developments adjoin existing residences on the periphery of the area the use of screen planting and/or walling in combination with similarly scaled buildings will ensure that existing residences are minimally impacted by new development. New developments should seek to protect the amenity of existing residences.

No public rights of way or rights of usage will be extinguished without following the prescribed procedures or without prior consultation.

New residential development must accord with the following design principles;

**A Sense of Place** The proposed development must be designed to create a sense of place, with buildings arranged to create and contain public spaces. The roads should be designed to fit the space, rather than the layout determined by the roads. Advantage should be taken of existing site features and topography.

**Permeability** Access to services and facilities must be thought through at the outset. Pedestrian and cycle access to childcare facilities, public transport, schools, local shops and recreational facilities should be as direct as possible, not necessarily always following the line of roads. Road layouts must be designed so as to avoid 'rat runs' through residential areas. Layout should also be designed to minimise the need for reversing movements, especially of service vehicles such as refuse collection vehicles. Childcare facilities and other community facilities should be located so as to be easily accessible, with minimum negative impacts on surrounding residential amenity. Thus, for example a crèche or neighbourhood shop will be located close to the entrance to an estate, with provision for a setdown/pickup area for parents /customers (and staff parking).

**Security** The security of residents must be designed into the scheme. All pedestrian routes must be overlooked by housing, preferably by having houses front onto routes. These routes should be designed so as not to have 'blind corners' where the way through is not apparent at the outset. Public open space must be supervised by having housing fronting onto it. Public lighting must be designed to ensure there are no 'dark alleys' or other un-illuminated public areas.

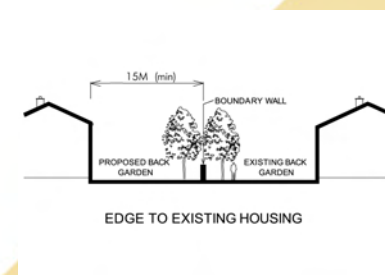


Fig. 3.02 Relationship between new development and existing housing

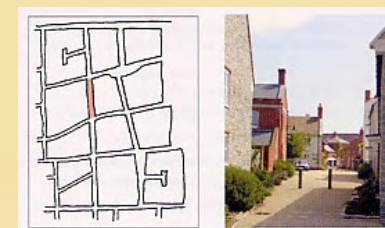


Fig. 3.03 Pedestrian and cyclist through routes must be designed into the scheme, adequately lit and overlooked by housing for passive supervision.

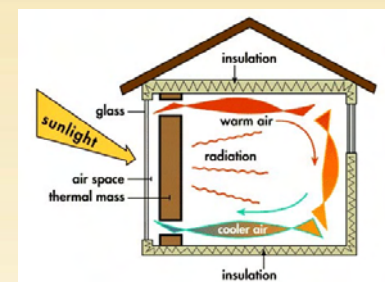


Fig. 3.04 Building should be orientated and designed to take advantage of passive solar gain.

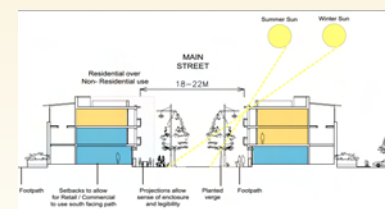


Fig. 3.05 Section through Main St.



Housing should overlook car-parking areas and bus stops. Designers are advised to liaise with the Garda Crime Prevention Officer, SE Garda Region, Garda Station, Roches Rd. Wexford at the early stages of designing a scheme.

**Sustainability** Buildings should be orientated to maximise solar gain. Generally housing oriented in an east west direction maximises sunlight penetration and minimises heat loss through the northern elevation. Where possible living rooms should face south or west. Planting should be chosen so as to create habitats for native birds and other wildlife. All houses should have composting facilities provided in rear gardens. Provision should also be made for three 'wheelie bins' to facilitate waste separation at source. More detailed advice and information on sustainable development can be found on the Department of the Environment's information service website, [www.enfo.ie](http://www.enfo.ie) and Sustainable Energy Ireland's website [www.irish-energy.ie](http://www.irish-energy.ie)

**Flexibility** Where possible residential schemes should incorporate a number of other uses so as to ensure there is life in the area throughout the day. Uses such as nursing homes, guesthouses and live/work units, where a house and business premises are combined, are compatible with residential development. Housing should be designed so as to be flexible, allowing for extensions to be built at a later stage. Larger housing units designed to be split into separate residential units or workspaces will be acceptable to the planning authority if such an option is designed into the building at the outset (with the appropriate provision of car parking, privacy, open space and access). Alternatively, in certain locations low density residential development, with sites arranged so that additional housing units can be developed at a later stage, may be acceptable.

### 3.06.2 Village Centre Zoning

The central area is classified as 'Village Centre'. It is intended that this area will emerge as a mixed use zone, with an intensity of development appropriate for a town centre.

A wide range of different uses will be encouraged here. Generally the planning authority will seek a portion of all developments to be non-residential and a portion to be residential. Retail, own door offices and other commercial uses will be encouraged. The design guidance set out in the *Kilkenny Western Environs Urban Design Guidance Document* will be critical for the successful development of this zone. Development must be designed and sited so as to form quality streets and public spaces.

Flexibility and adaptability is particularly important in the village centre. Buildings should allow for uses to change in different parts of the building over time. Thus the planning authority will look for floor to ceiling heights that allow a range of uses, especially on ground floors and on corners. Building depths, the location of fire escapes and access arrangements that allow for access to units at different times should allow conversion between different uses such as residential, office and retail without compromising the amenity of neighbours (within the building and externally).

The plan will conform to the county retail strategy.

**Site Coverage and Plot Ratio** Generally site coverage<sup>4</sup> of between 50-80% and a plot ratio<sup>5</sup> of between 1 and 2 will be expected in this zone. These standards are intended to ensure a minimum intensity of development takes place within this zone, while at the same time ensuring sites are not over developed. They are indicative only.

**Building Heights** Buildings will normally be not less than two storeys and not more than three with where possible, active ground floor uses fronting directly onto streets. Landmark buildings, identified on Map 2 may be (and generally

<sup>4</sup> Site coverage is determined by dividing the ground floor area of the buildings on a site (footprint of the building) by the site area. Generally car parking and other hard landscaped areas are excluded.

<sup>5</sup> Plot ratio is derived by dividing the gross floor area of the building(s), including plant and storage but excluding outdoor car parking, by the site area.

should be) more than three storeys. In exceptional circumstances, single storey buildings will be acceptable (more detail of the appropriate location, use and design treatment of landmark buildings will be set out in the *Kilkenny Western Environs Urban Design Guidance Document*, to accompany this plan). The Main Street and Village Square will be the most important elements in the Village Centre. Generally ground floor development along the Main St. should be retail or other active use<sup>6</sup>. Retail development off the Main St. in any development parcel will only be considered where the Main St. frontage is already satisfactorily developed with active ground floor uses. Buildings along Main St. will be not less than 7m from ground to parapet/eaves level.

The village square will be addressed by a landmark building, preferably with an important civic role. Other development fronting onto this square must have active ground floor uses fronting directly onto the space and be not less than 7m above ground level to parapet/eaves level.

**Car and Bicycle Parking** Car and bicycle parking standards in the Village Centre will be applied to the city centre in the *Kilkenny City and Environs Development Plan 2002* (one space per residential unit and as per Table 10.11 for non-residential uses). In order to promote the efficient use of car parking spaces, public access to non-residential car-parking during the day will be encouraged. It will be an objective of the Councils to provide two public car parks in the town centre, one to the north and one to the south of the main street.

While some on-street parallel parking will be acceptable, the bulk of car parking provision must be located to the rear of development. As in residential areas, car and bicycle parking should be overlooked by residential and/or offices for security reasons.

**Open Space Provision** Private open space must be provided for in residential development in accordance with the *Kilkenny City and Environs Development Plan 2002*.

**Refuse Storage** Adequate provision must be made for the storage of refuse for all commercial development. As with residential development, sufficient space for the separation of waste at source must be provided. Refuse storage areas must be designed and located so as to minimise unpleasant odours.

### 3.06.3 Amenity and Open Space

The third land use zone is 'Amenity and Open Space'. This zoning encompasses lands identified for the public parks and recreational activities. It is envisaged that ownership will be transferred to the Councils and managed as amenity spaces for the community.

Open space must be located and designed so as to be as accessible and usable as possible. Development should front onto these spaces so as to promote their passive supervision.

Not all open space required within the plan area is zoned as such. Reference should be made to the 'Urban Structure and Open Space Strategy' Map (Map 3) in the plan for the full range of parks and open spaces, including those to be provided in residential areas by developers in tandem with development. While the location and form of the main parks are mandatory, the precise location, size and layout of local parks will depend on the design of the development scheme within which they are set.

### 3.06.4 Reserved Site

A portion of lands in the west end of the village centre has been reserved for strategic development of significance to the plan area as a whole. Such development may be

<sup>6</sup> Active ground floor uses will generally be considered to be retail, pub, restaurant, hotel, café and other uses likely to generate interest and activity at street level.



Fig. 3.06 Illustration of proposed Square.



Fig. 3.07 Public spaces should have development fronting onto it, to define the space and promote passive supervision.

a third level educational establishment, an enterprise/employment centre, an additional school or any combination of the above. Proposals for development in this zone will be considered on their merits.

### 3.07 Recreation and Public Realm Strategy

One of the primary aims of the early phases of development will be to create a framework within which the future building programme can be developed. The overall public realm vision centres around three complementary principles:

- The retention and augmentation of existing landscape features.
- To provide a high quality setting at an early stage of development within which future built elements can be located. This also includes treatment to key boundaries at early stages to provide screening for future development areas.
- To provide a range of high quality public spaces and amenity facilities of various sizes, with full access not only to those living and working within the plan area, but by all the citizens of the city.

It is therefore paramount that, in providing new open space within the plan area, the design of the spaces is of a high standard and has clear function/purpose and adequate resources for management/maintenance of the spaces are provided.

It is intended that the full quantum of open space provision as required in the *Kilkenny Open Space, Sports and Recreation Study* is provided within the plan area, with a strong emphasis on 'quality' open space. In this regard, it is recommended that where 'active' high quality recreation facilities are being provided, they are made available to as many user groups as possible, which will allow capital and management costs to be shared (e.g. provision of high quality playing pitches as part of the school sites, for use by the pupils as well as local clubs/general public during non-school hours, with appropriate changing facilities and car-parking).

Successful public spaces are created by careful planning/siting of the built elements. In this regard, careful consideration was given in the plan to the location and size of the spaces to provide a series of linked spaces of various sizes. The spaces have also been located throughout the plan area to provide a focal point for neighbourhoods.

Two strategic public open spaces have been identified on maps 1,2 & 3; a 6.0 hectare park with recreation facilities and a linear park containing the Breagagh River. It is envisaged that ownership of these parks will be transferred to and managed by the Councils, either directly or under contract. These public parks are considered essential to local communities and are an integral part of the plan. They will become available on a phased basis as lands are developed. The development of some development parcels may be considered premature before some or all of these parks are laid out to the satisfaction of the planning authority (see Table 4.1).

In addition, a number of local parks for use by the residents within their neighbourhood (within a 5 minute walk) are proposed. It is envisaged that these will be managed and maintained privately.

#### 3.07.1 Village Square (0.5ha. approx.)

The village centre will be the focal point for the community, accommodating the school campus, shops and other commercial activity. A public square will be located at the heart of the village centre, addressed by a landmark building of appropriate civic or community importance. This public space will act as a strong focus within the village centre<sup>7</sup>. The space shall be designed to a very high standard with emphasis on formal use and activities to promote civic pride. Details of design criteria for this square are set out in par. 3.06.2 of this plan. Further guidance is given in the *Kilkenny Western Environs Urban Design Guidance Document* accompanying this plan.

<sup>7</sup> Guidance on the design of this square will be given in the *Kilkenny Western Environs Urban Design Guidance Document*

Consideration will be given to the potential for a management company to maintain the square and surrounding streets within the village core, in a partnership between local businesses, residents and the local authority.

#### 3.07.2 Public Park (6.0 hectares)

This park (P4 & P5 on Map 1) will be enclosed by 2 and 3 storey dwellings, fronting onto the park to create a sense of scale and containment and to create a well-defined public space. The park will contain the following elements:

- Multi-purpose playing pitch/pitches,
- An all-weather multi-purpose pitch for sports including tennis/five a side football and basketball. It is envisaged that this facility would be floodlit for evening use.
- A leisure centre with changing rooms associated with the playing pitch/multi-purpose all-weather pitch and includes refreshment facilities (possibly a café/bar) and car parking.
- A high quality play area,
- Areas for sitting and walking.

Other sports and recreational facilities may also be incorporated into it, in accordance with the requirements of the local community.

#### 3.07.3 Linear Park (4.0 hectares approx.)

This space (P1, P2 & P3 on Map 1) is designed with the Breagagh River as the primary focus and contains walks and informal play areas. Designated areas within the park will also be used for storm water attenuation during times of flood. The landscape design will promote the creation of habitats for native flora and fauna. Two and three storey buildings will enclose this park, to ensure a sense of scale and containment and to allow for self-policing by local residents.

While management of these parks (3.07.1-3) will be the responsibility of the local authority, some or all of the maintenance and management responsibility may be contracted out to the private sector. The Councils will consider the potential of a design, build and operate arrangement or some other form of public private partnership. The Councils will consider the potential of generating revenue within the parks and leisure facility through, for example, the hiring of the all-weather floodlit pitch and operation of a café/bar.

#### 3.07.4 Local Parks (7.0 hectares in total, provided as 0.5 – 1.0 ha. parks throughout the plan area)

These smaller spaces, enclosed by residential development, will be located throughout the residential areas for use by the local residents as a place to stay, sit and enjoy. The Councils will expect such open space to be designed to a high standard and shall incorporate seating areas, paths and informal play areas as well as provision of quality street furniture including, lighting, sculpture as well as a small play area.

Developers will be required to present recreational strategies as part of their development proposals including how the spaces will be managed into the future. The designs for the parks shall be prepared by a qualified professional and approved by the local authority. The Councils may require detailed cost plans indicating the capital cost of providing the recreational facility<sup>8</sup>.

It is envisaged that these spaces and recreational facilities will be managed by properly constituted private management companies, on behalf of the local community. It will normally be a condition of planning permissions that the developer establishes a management company to manage the public open space within the development.

<sup>8</sup> A capital cost in the region of €1,300 per dwelling at 2003 prices, invested in the direct provision of public space and/or recreational facilities associated with residential development (not including land costs), in addition to the normal development levies, is considered reasonable.

#### The Kilkenny Open Space, Sports and Recreation Study

identifies that 2.4 hectares (6 acres) of open space (excluding private open space) must be provided for every 1,000 persons. On this basis it will be necessary to provide approximately 22.5 hectares (55.5 acres) of public open space within the plan area. It is intended that the above facilities will be provided throughout the plan area.

However, the study also identifies:

- A quantity of open space greater than that required by the present standard in the Development Plan i.e. greater than the 'six acre standard',
- There is no quality play provision,
- There is a need for a hierarchy of open space provision to ensure a clear function/purpose for each open space provided,
- There is no dedicated department to develop and manage open space within the Kilkenny Local Authorities.

The Open Space Strategy within this plan is based on 'quality' provision. Where 'active' high quality recreation facilities are being provided, they should be made available to as many user groups as possible, to share capital and management costs.





### Policy No. 3.07

It is the policy of the Councils to ensure adequate recreational facilities are provided to meet the needs of all citizens convenient to, and concomitant with, new residential development.

## 3.08 Sustainability Strategy

### 3.08.1 Densities

National policy is to encourage higher density development on serviced zoned lands. Given the continuing fall in average household sizes, an increase in the number of dwellings per acre is necessary to maintain the viability of existing services such as local shops, sports clubs and community facilities.

Higher density development has already been successfully achieved in Kilkenny, with a number of apartment developments in the town centre and town house developments in the suburbs. The key to the success of such developments is the quality of the design, materials and open space. The Council will welcome such development but will insist on quality in design and delivery.

While national policy is to encourage higher residential densities on serviced zoned lands, and this plan supports this objective, lower density development may also be appropriate in certain circumstances, especially on lands more remote from the village centre. Imaginative development proposals where residential units incorporate a work place (live/work units), facilitating home working, will be welcomed<sup>9</sup>.

Development capable of being 'densified' at a later stage will also be considered. Detached houses on large sites may be designed in such a way that an additional housing unit (or work unit) may be developed on the site at a later stage<sup>10</sup>. Such an arrangement allows a neighbourhood to evolve organically.

Generally the Councils will aim for average net densities<sup>11</sup> of 32 dwellings/hectare (13/acre) across the plan area. The density range for each particular development parcel is set out in table 4.1.

In order to ensure a town bus service is viable minimum average densities of 13 dwellings per acre along a corridor 800m wide are needed.

### 3.08.2 Adaptability

A vital aspect of achieving sustainable development and vital communities is that neighbourhoods are allowed to evolve and grow. Single use zones, where only one activity such as residential or retail use exists, will not generally be acceptable. While a dominant use such as residential is identified, other uses such as small work units and shops will also be encouraged in this zone, subject to residential amenity being preserved.

Buildings designed and located so as to be capable of adaptation to a range of other uses will be encouraged. Larger residential units may be designed so as to be capable of conversion into smaller units at some stage in the future, either as flats or business units (and vice versa).

### 3.08.3 Orientation

The orientation and design of buildings to take maximum advantage of passive solar gain and shelter from prevailing winds can play a significant part in reducing the

<sup>9</sup> The *Kilkenny Western Environs Urban Design Guidance Document* that will accompany this plan will give guidance on how this might be achieved.

<sup>10</sup> As with all development proposals one of the key considerations of the planning authority will be the likely negative impact they may have on neighbouring residential amenity.

<sup>11</sup> Net densities are defined as the number of units per acre including roads and open space immediately associated with the development, but excluding major distributor roads, schools, commercial development and larger public parks and open space.

energy demands of a building. While conflicts can emerge between designing a building for maximum solar gain and other considerations, such as creating a sense of place or providing passive supervision of a public space, the planning authority will encourage the design of buildings so as to minimise energy demands.

### 3.08.4 Landscape

The design of public open space offers opportunities to create a diverse range of habitats to support native flora and fauna.

### 3.08.5 Technology

Many new technologies designed to reduce energy consumption in buildings are now becoming commercially viable. The Councils will encourage their use generally in all development and will seek their use particularly in buildings financed by the state. The Councils will expect designers of social housing, schools and other public buildings to investigate and use where possible technologies such as heat pumps and solar panels.

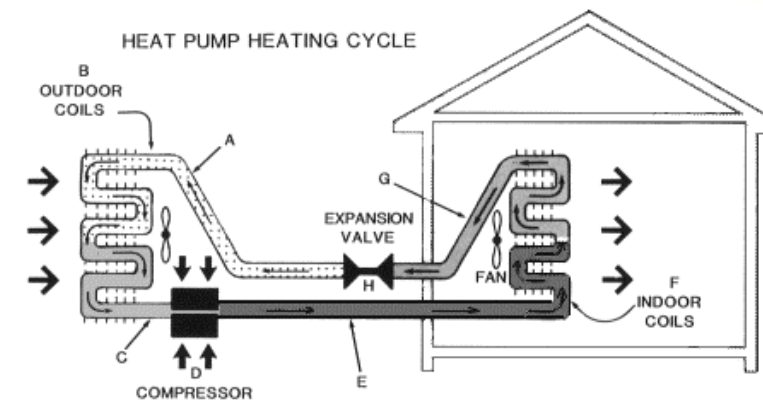


Fig. 3.08 Proven technology such as heat pumps, which extract heat from the ground for use in heating (or cooling) buildings, should be explored in new building, particularly for public buildings. The outdoor coils may be located in public open spaces such as the school campus and Breaghagh Linear Park



Figs. 3.09, 3.10, 3.11 Sketch designs of the recreational facilities in the schools campus. The multiple use of high quality facilities ensures an efficient use of scarce resources, maximising both economic and environmental sustainability.

### Public Transport Catchments.

A bus route will only be viable if there are enough people within a 400m radius (or approx. 5 min. walk) of each stop.

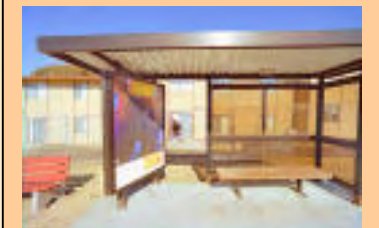
If bus stops are provided at 250m intervals a density of 80 persons per hectare (32/acre) along a corridor 400m wide each side of the route will provide 1,600 persons per stop. Generally densities below this will not be attractive to bus operators.

Bus routes need to be direct, rather than forming a contorted series of loops and dead ends.

The arrangement of land uses so that journeys are busy both ways (rather than full buses departing residential areas in the morning, and returning empty), increases the viability of the route.

This plan has been designed with these principles in mind. A bus route and potential bus stop locations are identified on map 2.

When designing development within 400m of these stops clear and direct walking routes must be identified on proposed schemes. The bus stop should be well lit and overlooked by houses. Active uses, such as shops should be located close to bus stops.





### 3.09 Infrastructure and Servicing Strategy

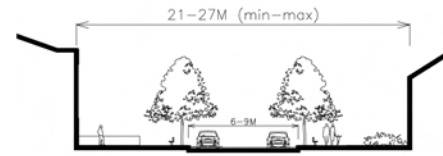


Fig. 3.13 Distribution Access Road

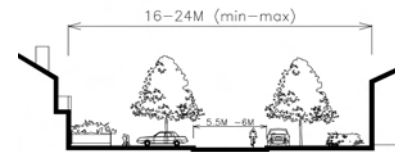


Fig. 3.14 Local Access Road

#### 3.09.1 Roads and Traffic

Carriageway widths should be designed to ensure that there is adequate access for the emergency services and allow sufficient lane width to remain open in the event of blockages due to broken down vehicles, road works or service vehicles or parked cars. The absence of long cul-de-sacs and the provision of through roads help service providers and other delivery operators to provide a more efficient service. Sections through typical distribution and local access roads are illustrated in figs. 3.13 and 3.14. Further details of roads standards will be given in the *Kilkenny Western Environs Infrastructure Guidance Document*.

Each individual development will have to take particular care to ensure pedestrian and cyclist safety, both actual and perceived, by using standard traffic calming features to ensure that speeds greater than 20mph are not reached.

These measures include:

- Village gateways
- Raised junction platforms.
- Small radii corners with over-runable strips
- Surface treatments
- On-street parking
- Horizontal shifts
- Appropriate 'optical width'

#### 3.09.2 Water Supply

The proposed network to serve the plan area is illustrated on map 5. Further details of standards and requirements will be set out in the *Kilkenny Western Environs Infrastructure Guidance Document*, that will accompany this plan. The re-use of grey water within development will be encouraged.

#### 3.09.3 Waste Water (Foul)

Separate foul and surface water drainage will be required throughout the plan area. The proposed sewer network is illustrated on map 7. Further details of standards and requirements will be set out in the *Kilkenny Western Environs Infrastructure Guidance Document*, to accompany this plan.

The Councils will actively encourage the separation of wastes at source to reduce the overall load on the municipal wastewater treatment plant at Purcellsinch.

#### 3.09.4 Surface Water Drainage

The Western Environs lands drain to the river Breaghagh. The Kilkenny Flood Relief Scheme provides for surface water runoff from green field lands. It is therefore essential that a prescribed storm water management policy be applied to surface

water discharges to sewers and adjacent watercourses for all new development in the plan area.

The policy to be adopted for the Western Environs will be that set out in Dublin City Council's publication "*Stormwater Management Policy for Developers*".

A network of surface water sewers will be constructed to carry surface water runoff to the Breaghagh. These sewers have been sized for green field lands. Therefore all developments will be required to incorporate source control techniques into their surface water drainage systems. Control of surface water runoff may be achieved by a reduction of flows entering surface water sewers or watercourses or by the attenuation of flows before entry to the surface water system so that the capacity of the system is utilised and the need for further capacity is avoided. Run off from site will be limited to pre-development levels.

A range of source control or sustainable urban drainage systems (SUDS), both "hard engineered" and "soft", will be permitted. The use of permeable paving will not normally be acceptable.

#### Hard Engineered

- individual plot storage;
- vortex flow controls in flat roof rainwater outlets;
- underground detention basin constructed from geoplastic matrix with high structural integrity capable of withstanding vehicular loads.

#### Soft Engineered

- ponds
- swales
- constructed wetlands
- filter drains
- green roofs

Swales, ponds and constructed wetlands will be considered in the determination of the open space provision of any particular development. Overflow from the attenuation measures is to be retained within the site area up to the 100 year event.

#### 3.09.5 Drainage Impact Assessments

All planning applications for the Western Environs must incorporate a drainage strategy for the proposed development. The drainage strategy should include but not necessarily be limited to the following:

- An indication of the types sustainable urban drainage techniques to be used, taking into account possible future development;
- Design calculations showing the attenuation required to ensure that post-development runoff volume does not exceed that for the critical rainfall events;
- Evidence of sub-soil porosity where infiltration techniques are to be used;
- Pre and post-development surface water runoff calculations;
- An assessment of flood risk where this is deemed appropriate;
- Proposals for integrating the drainage into the general landscape and the open space requirements for the development;
- A description of the design safety features to render the proposed attenuation systems safe;
- Demonstration of good environmental and ecological practices;
- Indicate proposed sediment control techniques are to be used;
- Identify the maintenance requirements of the proposed system;
- Drainage system and the proposed management regime to oversee the maintenance;
- Indicate flow measurement and telemetric provisions to be used;
- A method statement detailing how contaminated water arising during construction will be disposed of.

#### Tracking

Tracking is the provision of the required carriageway width for vehicle movement within the overall width of the street.

Instead of taking the road engineering requirements as the starting point for a layout design, the arrangement of buildings and enclosures should be considered first.

The demands they generate should then be checked against the road engineering needs. With this approach buildings can be laid out to suit an urban form, with pavements and kerbs helping to define and emphasise spaces. The space between kerbs will consequently vary. It will be used to contain all the functions of the street, including parking, loading and the movement of vehicles. The areas needed for the movement of vehicles can be checked against the widths quoted opposite. With this approach the kerb line need not follow the lines of the vehicle tracking. Care must be given to the combination of sight lines, parking and pedestrian crossing points.



Arrange buildings to form enclosure, design the footpath to reinforce this, then plot vehicle tracking path, to check carriageway is sufficient.

### 3.09.6 Solid Waste

The disposal of solid wastes in the Kilkenny Local Authorities area is governed by the South East Regional Waste Management Plan. This plan is based on the principles of waste prevention, minimisation, reuse, recycling, energy recovery and the environmentally responsible disposal of residual waste, in that order.

The Councils will require recycling 'bring' facilities to be located strategically around the plan area so that every household has convenient access to them. Facilities for the recycling of glass, paper, clothes and beverage cans must be provided within the plan area. Additional facilities may also be required. They should be located so as to minimise negative impacts on residential amenity and be easily accessible to collection vehicles. Generally these facilities need to be cleaned regularly. The planning authority may require a bring facility to be provided as part of a large development such as a supermarket.

Provision should be made for the separation of waste at source in the design of all development. This should entail the providing space for three separate 'wheelie bins' for each dwelling. The shared provision of waste storage facilities in residential and commercial development, managed by a private management company, may also be acceptable to the planning authority.

Home composters should also be provided in the rear gardens of all houses and the school(s).

### 3.09.7 Information Technology

In order to facilitate working from home, entertainment and education, all development within the study area must have access to broadband technology. Cabling for broadband and television must be provided underground to serve all residential and commercial development.

### 3.09.8 Energy

All residential and commercial development must be connected to the national electricity and gas networks.

#### Policy No. 3.09a

It is the Councils' policy to promote SUDS as the preferred solution for drainage of surface water run-off, including roof water, for all proposed development.

#### Policy No. 3.09b

It is the Councils' policy to require appropriate waste storage provision in all development to facilitate the separation of waste at source.

### 3.10 Conservation Strategy

A number of sites of potential archaeological interest are identified in Appendix A of this plan. The planning authority will normally require any development likely to impact on these sites to be carried out under the supervision of a licensed archaeologist.

The planning authority may require a bat survey to be carried out where works to existing structures over ten years old is proposed, in advance of planning permission being granted.

The Planning Authority will normally require a site survey identifying significant trees and other features on the site. It may require a tree survey where significant trees or other vegetation exists, the protection of that vegetation during construction and its incorporation into the design of the scheme.

#### Policy No. 3.10

It is the Councils' policy to require works likely to impact on a site of potential archaeological significance to be carried out under the supervision of a licensed archaeologist.

#### Policy No. 3.11

It is the Councils' policy to require all development to contribute to the cost of providing public infrastructure and community facilities through the payment of development levies in accordance with Section 48 of the Planning and Development Act 2000.

### 3.11 Development Levies

Developments within the plan area will be required to fund the provision of the complete infrastructure for the area in accordance with Section 48 and/or 49 of the Planning and Development Act 2000.

The entire infrastructure for the area, as defined in Table 4.1 of the Plan, will be funded by the developments taking place within the area.

The *Kilkenny Western Environs Infrastructure Guidance Document* will address the issue of estimated costs, and set out the details of the infrastructure required for each development parcel.

The amount of infrastructure associated with each development parcel is outlined in Table 4.1 of this plan. Certain pieces of infrastructure identified in that table must be in place before each land parcel can be developed. Developers must either contribute towards the cost of their provision, through the development levy or carry out the works directly themselves by agreement with the Councils. In the latter case the cost of the carrying out of these works can be offset against development levies.

### 3.12 Cash Deposits and Bonds

Developers will be required to lodge a cash deposit or insurance bond for the satisfactory completion of residential and other developments and their ancillary service, prior to their being taken in charge.

#### Surface Water Drainage

Development reduces surface permeability by replacing vegetated ground with roofs, roads and paved areas and through compaction of ground by vehicular movements. This reduces the amount of water infiltrating into the ground and increases surface run-off. The alteration of natural flow patterns (in both total quantity and in peak flow) can lead to problems elsewhere within the river catchment, particularly flooding downstream. Increased flow rates from hard surfaces can also cause erosion, decrease percolation into the soil, lead to low ambient flows in watercourses and damage stream and streamside habitats. Flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface run-off from development sites through the use of sustainable drainage systems.

Sustainable Urban Drainage Systems (SUDS) not only reduce the amount of diffuse pollution but also improve the environmental quality of development to the benefit of the local community.

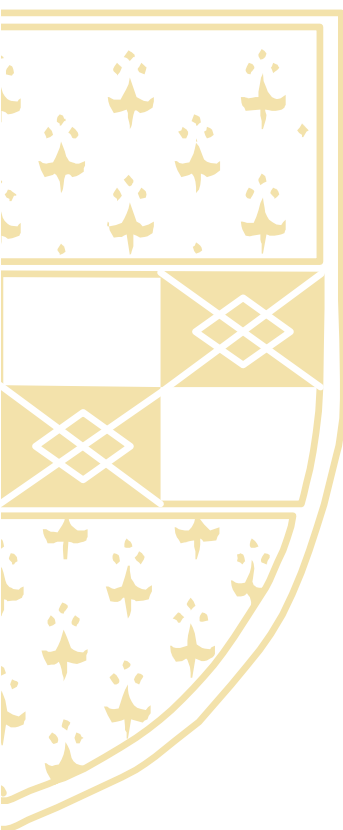
SUDS aims to deal in an integrated way with the issues of water quantity, quality and amenity. It works on the following principles:

- managing surface water run-off on-site as near to source as possible;
- slowing down run-off;
- treating it naturally; and
- releasing good quality surface water to watercourses or groundwater.

The overall objective is to return excess surface water to the natural water cycle with minimal adverse impact on people and the environment. The means by which this can be achieved can be designed as an attractive integral amenity feature within the development and can achieve significant ecological enhancement compared to conventional drainage options.

## SECTION FOUR

### Specific Objectives for Development Parcels





#### 4.01 Implementation of Plan

This plan sets out ambitious targets for the creation of socially, economically and environmentally sustainable communities in the Western Environs of Kilkenny. The delivery of the plan is complicated by the fact that the lands within the plan area are in multiple ownership. While the Councils respect the right of landowners to seek to develop (or not develop) their lands according to their own wishes, they have a duty to ensure public resources are utilised in an efficient and sustainable manner in the interests of the common good. Wherever possible the Councils will seek the cooperation of landowners in the implementation of this plan and will encourage landowners to cooperate with each other. Where necessary the Councils will use such powers as are available to them to acquire land or way leaves compulsorily. The Councils will not tolerate 'Ransom strips', or the frustration of attempts to develop lands in accordance with this plan.

In order to ensure that the area develops in an orderly and coherent manner, and to facilitate the plan's implementation, the plan area<sup>12</sup> has been divided into development parcels, ranging in area from 3.9 to 14.1 hectares<sup>13</sup>.

#### 4.02 Development Parcel Boundaries

The boundaries of development parcels have been carefully selected according to land ownership patterns (as of October 2003, the date of preparing the plan), physical and topographical constraints and the proposed development package envisaged for each parcel.

Thus, most development parcels are in single ownership and are bounded by existing or proposed physical features such as roads. The smaller parcels are largely intended for residential development and represent an area of land that could reasonably be developed in a single tranche (although this will not necessarily be required). The larger parcels will be required to deliver a large element of non-residential uses, such as parks, schools or commercial development, in addition to residential development.

#### 4.03 Premature Development

Some parcels are capable of immediate connection to public sewers and other infrastructure while others are not yet currently serviced. It is envisaged that those parcels that are serviced, or capable of being serviced with minimal investment, will be developed before those requiring heavy investment in infrastructure. Proposals for development where the necessary infrastructure, recreational and community facilities are not in place will be considered to be premature.

The village centre proposed in Parcels G, H, J, K and L will form the heart of this new urban area. While it is recognised that many of the facilities and services proposed in this village centre will not be viable until there is a minimum population base within the area, it is vital that the centre starts to develop before most of the housing is in place. The development of Blocks A, B, C, F, G, K and N will therefore be considered premature until at least one of Blocks H, J or L is completed to the satisfaction of the planning authority.

Table 4.1 sets out the development criteria for each parcel. In order to ensure development takes place in an orderly manner table 4.1 sets out certain minimum pieces of infrastructure, social and community facilities that must be in place before development will be permitted within each parcel<sup>14</sup>. The table also sets out the mix of uses, minimum and maximum quanta of development acceptable in each parcel.

<sup>12</sup> 114 hectares of developable land

<sup>13</sup> With an average size of 8.85 hectares

<sup>14</sup> In certain circumstances planning permission will be granted where the planning authority is satisfied that the required infrastructure and facilities will be in place on completion of the proposed development. However, occupancy may not be permitted until the infrastructure and community facilities are in place.

While parcels may be developed on a phased basis, the minimum infrastructure, social and community facilities stipulated in table 4.1 must be delivered to the satisfaction of the planning authority in the first phase of any development proposed within a particular parcel. Thus as the lands are developed on a phased basis, the appropriate social and community facilities considered necessary to sustain the associated residential population will be delivered as part of a package. Likewise proposals to develop parcels will be considered premature if the necessary physical infrastructure is not in place prior to, or concomitant with the development.

The planning authority will normally require advanced planting to be carried out for the entire development parcel once development commences within this parcel. Advanced planting allows planting to mature in advance of development taking place.

Equally, the amalgamation of two or more parcels into a single development proposal will be acceptable to the planning authority. In such circumstances the minimum infrastructure, social and community facilities stipulated in Table 4.1 for each of the parcels must be delivered to the satisfaction of the planning authority.

While land ownership patterns may change, and nothing in this plan will prevent land ownerships within a development parcel from being sub-divided, or portions of a parcel being sold off, developers should be aware that the development of land may be constrained by a requirement to deliver a piece of infrastructure or service within the parcel but not within their ownership.

**Table 4.1 Development Criteria**

<b>Parcel Name</b>	<b>Area in Hectares (gross)</b>	<b>Character of Area</b>	<b>The following Infrastructure must be in place before this parcel can develop</b>	<b>The following non-residential facilities must be in place within the plan area before housing can be developed in this parcel</b>	<b>This Parcel Must Contain</b>	<b>This Parcel May Contain</b>
<b>Block A</b>	10.40	Lower Density Residential	<ol style="list-style-type: none"> <li>Upgrade of Kilmanagh Road between Point '29' and Point '36'</li> <li>Inner Relief Road between Point '22' and Point 29'</li> <li>Inner Relief Road between Point '22' and Point 3'</li> <li>Upgrade of the Callan Rd. from Point '3' to Point '5'.</li> <li>Upgrade of existing road between Point '27 and Point '35'</li> <li>Water mains from Point '33' to Point '36'</li> <li>Water mains from Point '27' to Point 16'</li> <li>Foul water sewers from point '35' to outfall at point '42'</li> <li>Surface water sewers from point '35' to outfall at point '42'</li> <li>Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>	<p>A primary school.</p> <p>Open space area P5, with title transferred to the local authority, laid out and landscaped to the satisfaction of the planning authorities.</p> <p>Open Space P1 or P2, with surface water attenuation swales.</p>	<p>Residential development at a mean density of 29-32 residential units/hectare (11-13/acre)</p> <p>A crèche or other pre-school facility</p> <p>Open Space LP16, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p> <p>Provision for a cemetery (to be agreed with the Council)</p>	<p>Bed and breakfast/guesthouse</p> <p>Clinic or surgery</p> <p>Community facilities</p> <p>Convenience store(s) of not more than 100 m sq. gross floor area.</p> <p>Crèche and/or playgroup</p> <p>Halting site/group housing scheme</p> <p>Hotel, public house, restaurant, café</p> <p>Live/work units and small workshops</p> <p>Public service installation</p> <p>Retirement and/or nursing home</p>
<b>Block B</b>	6.75	Lower/Medium Density Residential	<ol style="list-style-type: none"> <li>Upgrade of Kilmanagh Road between Point '29' and Point '28'</li> <li>Inner Relief Road between Point '29' and Point 3' or distributor road from point '24' to point '18', from point '18' to point '21' and Inner Relief Rd. from point '21' to point '3'.</li> <li>Upgrade of the Callan Rd. from Point '3' to Point '5'.</li> <li>Distributor Road between Point '28 and Point '24'</li> <li>Water mains from Point '33' to Point '27'</li> <li>Water mains from Point '35' to Point '24'</li> <li>Water mains from Point '24' to Point '28'</li> <li>Water mains from Point '35' to Point '27'</li> <li>Foul water sewers from point '27' to outfall at point '42'.</li> <li>Surface water sewers from point '27' to outfall at point '42'.</li> <li>Surface water sewers from point '28' to outfall at point '24'.</li> <li>Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>	<p>A primary school.</p> <p>Open space area P5, with title transferred to the local authority, laid out and landscaped to the satisfaction of the planning authorities.</p> <p>Open Space P1 or P2, with surface water attenuation swales</p>	<p>Residential development at a mean density of 29-36 residential units/hectare (11-14.5/acre)</p> <p>A crèche or other pre-school facility</p> <p>Open Space P15, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority</p> <p>Provision for a cemetery (subject to agreement with the County Council).</p>	<p>Bed and breakfast/guesthouse</p> <p>Clinic or surgery</p> <p>Community facilities</p> <p>Convenience store(s) of not more than 100 m sq. gross floor area.</p> <p>Crèche and/or playgroup</p> <p>Halting site/group housing scheme</p> <p>Hotel, public house, restaurant, café</p> <p>Live/work units and small workshops</p> <p>Public service installation</p> <p>Retirement and/or nursing home</p>
<b>Block C</b>	4.80	Medium Density Residential	<ol style="list-style-type: none"> <li>Upgrade of Kilmanagh Road between Point '29' and Point '28'</li> <li>Inner Relief Road between Point '29' and Point 3' or distributor road from point '24' to point '18', from point '18' to point '21' and Inner Relief Rd. from point '21' to point '3'.</li> <li>Upgrade of the Callan Rd. from Point '3' to Point '5'.</li> <li>Distributor Road between Point '24' and Point '34'</li> <li>Distributor Road between Point '24' and Point '28'</li> <li>Water mains from Point '33' to Point '28'</li> <li>Water mains from Point '24' to Point '25'</li> <li>Water mains from Point '25' to Point '41'</li> <li>Water mains from Point '24' to Point '28'</li> <li>Foul water sewers from point '28' to outfall at point '29'</li> <li>Surface water sewers from point '28' to outfall at point '42'</li> <li>Surface water sewers from point '24' to outfall at point '31'</li> <li>Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>	<p>A primary school.</p> <p>Open space area P5, with title transferred to the local authority, laid out and landscaped to the satisfaction of the planning authorities.</p> <p>Open Space P1 or P2, with surface water attenuation swales</p>	<p>Residential development at a mean density of 33-36 residential units/hectare (13-14.5/acre)</p> <p>A crèche or other pre-school facility</p> <p>Open Space LP14, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p>	<p>Bed and breakfast/guesthouse</p> <p>Clinic or surgery</p> <p>Community facilities</p> <p>Convenience store(s) of not more than 100 m sq. gross floor area.</p> <p>Crèche and/or playgroup</p> <p>Halting site/group housing scheme</p> <p>Hotel, public house, restaurant, café</p> <p>Live/work units and small workshops</p> <p>Public service installation</p> <p>Retirement and/or nursing home</p>
<b>Block D</b>	6.50	Medium Density Residential	<ol style="list-style-type: none"> <li>Upgrade of Kilmanagh Road between Point '29' and Point '33'</li> <li>Distributor Road between Point '34 and Point '26'</li> <li>Inner Relief Road between Point '22' and Point 29'</li> </ol>	<p>Open space area P5, with title transferred to the local authority, laid out and landscaped to the satisfaction of the planning authorities.</p>	<p>Residential development at a mean density of 33-36 residential units/hectare (13-16/acre)</p> <p>A crèche or other pre-school facility</p>	<p>Bed and breakfast/guesthouse</p> <p>Clinic or surgery</p> <p>Community facilities</p> <p>Convenience store(s) of not more</p>

Parcel Name	Area in Hectares (gross)	Character of Area	The following Infrastructure must be in place before this parcel can develop	The following non-residential facilities must be in place within the plan area before housing can be developed in this parcel	This Parcel Must Contain	This Parcel May Contain
			<ol style="list-style-type: none"> <li>Inner Relief Road between Point '22' and Point '3'</li> <li>Upgrade of the Callan Rd. from Point '3' to Point '5'.</li> <li>Water mains from Point '26' to Point '25'</li> <li>Water mains from Point '25' to Point '41'</li> <li>Foul water sewers from point '34' to outfall at point '42'</li> <li>Surface water sewers from point '34' to outfall at point '31'</li> <li>Watermains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>	Open Space P1 or P2, with surface water attenuation swales	Open Space P13, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.	<ul style="list-style-type: none"> <li>than 100 m sq. gross floor area.</li> <li>Crèche and/or playgroup</li> <li>Halting site/group housing scheme</li> <li>Hotel, public house, restaurant, café</li> <li>Live/work units and small workshops</li> <li>Public service installation</li> <li>Retirement and/or nursing home</li> </ul>
<b>Block E</b>	3.90	Higher Density Residential	<ol style="list-style-type: none"> <li>Upgrade of Kilmanagh Road between Point '29' and Point '39'</li> <li>Inner Relief Road/Circular Rd. between Point '22' and Point '29'</li> <li>Inner Relief Road/Circular Rd. between Point '22' and Point '3'</li> <li>Distributor Road between Point '37' and Point '26'</li> <li>Upgrade of the Callan Rd. from Point '3' to Point '5'.</li> <li>Water mains from Point '26' to Point '37'</li> <li>Foul water sewers from point '37' to outfall at point '42'.</li> <li>Surface water sewers from point '37' to outfall at point '31'.</li> <li>Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>		<p>Residential development at a mean density of 36-40 residential units/hectare (14.5-16/acre)</p> <p>A crèche or other pre-school facility</p> <p>Open Space LP12, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p>	<ul style="list-style-type: none"> <li>Bed and breakfast/guesthouse</li> <li>Clinic or surgery</li> <li>Community facilities</li> <li>Convenience store(s) of not more than 100 m sq. gross floor area.</li> <li>Crèche and/or playgroup</li> <li>Halting site/group housing scheme</li> <li>Hotel, public house, restaurant, café</li> <li>Live/work units and small workshops</li> <li>Public service installation</li> <li>Retirement and/or nursing home</li> </ul>
<b>Block F</b>	12.50	Medium/Higher Density Residential/Parkland	<ol style="list-style-type: none"> <li>Inner Relief Road to city centre</li> <li>Distributor road between Point '21' and Point '18'</li> <li>Distributor road between Point '24' and Point '18'</li> <li>Inner Relief Road between Point '21' and Point '3'</li> <li>Distributor Road between Point '17' and Point '23'</li> <li>Upgrade of the Callan Rd. from Point '3' to Point '5'.</li> <li>Water mains from Point '17' to Point '23'</li> <li>Water mains from Point '27' to Point '16'</li> <li>Water mains from Point '16' to Point '18'</li> <li>Water mains from Point '18' to Point '28'</li> <li>Water mains from Point '24' to Point '35'</li> <li>Foul water sewers from points '17', '18' and '23' to outfall at point '42'.</li> <li>Surface water sewers from points '17', '18' and '23' to outfall at point '30'.</li> <li>Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>	<p>The school campus site</p> <p>Open space area P5, with title transferred to the local authority, laid out and landscaped to the satisfaction of the planning authorities.</p> <p>Open Space P3 and P1 or P2, with surface water attenuation swales</p>	<p>Residential development at a mean density of 33-40 residential units/hectare (13-16/acre)</p> <p>A crèche or other pre-school facility</p> <p>Open Space P11, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p>	<ul style="list-style-type: none"> <li>Bed and breakfast/guesthouse</li> <li>Clinic or surgery</li> <li>Community facilities</li> <li>Convenience store(s) of not more than 100 m sq. gross floor area.</li> <li>Crèche and/or playgroup</li> <li>Halting site/group housing scheme</li> <li>Hotel, public house, restaurant, café</li> <li>Live/work units and small workshops</li> <li>Public service installation</li> <li>Retirement and/or nursing home</li> </ul>
<b>Block G</b>	14.10	Medium/Higher Density Residential	<ol style="list-style-type: none"> <li>Inner Relief Road to city centre</li> <li>Distributor road between Point '21' and Point '18'</li> <li>Distributor road between Point '24' and Point '18'</li> <li>Distributor road between Point '25' and Point '20'</li> <li>Inner Relief Road between Point '21' and Point '3'</li> <li>Upgrade of the Callan Rd. from Point '3' to Point '5'.</li> <li>Water mains from Point '26' to Point '24'</li> <li>Water mains from Point '24' to Point '18'</li> <li>Water mains from Point '18' to Point '43'</li> </ol>	<p>The school campus site.</p> <p>Open space area P5, with title transferred to the local authority, laid out and landscaped to the satisfaction of the planning authorities.</p> <p>Open Space P3 and P1 or P2, with surface water attenuation swales</p>	<p>Residential development at a mean density of 33-40 residential units/hectare (13-16/acre) in the residential zone. (Not less than 50% residential use by area within the Village Centre zone)</p> <p>Market Square</p> <p>Public building (library and/or Council office)</p>	<ul style="list-style-type: none"> <li>Bank(s) or financial institution(s)</li> <li>Bed and breakfast/guesthouse</li> <li>Café</li> <li>Community facilities</li> <li>Crèche and/or playgroup</li> <li>Cultural and/or educational use/library</li> <li>Halting site/group housing scheme</li> <li>Hotel, hostel, Live/work units</li> </ul>

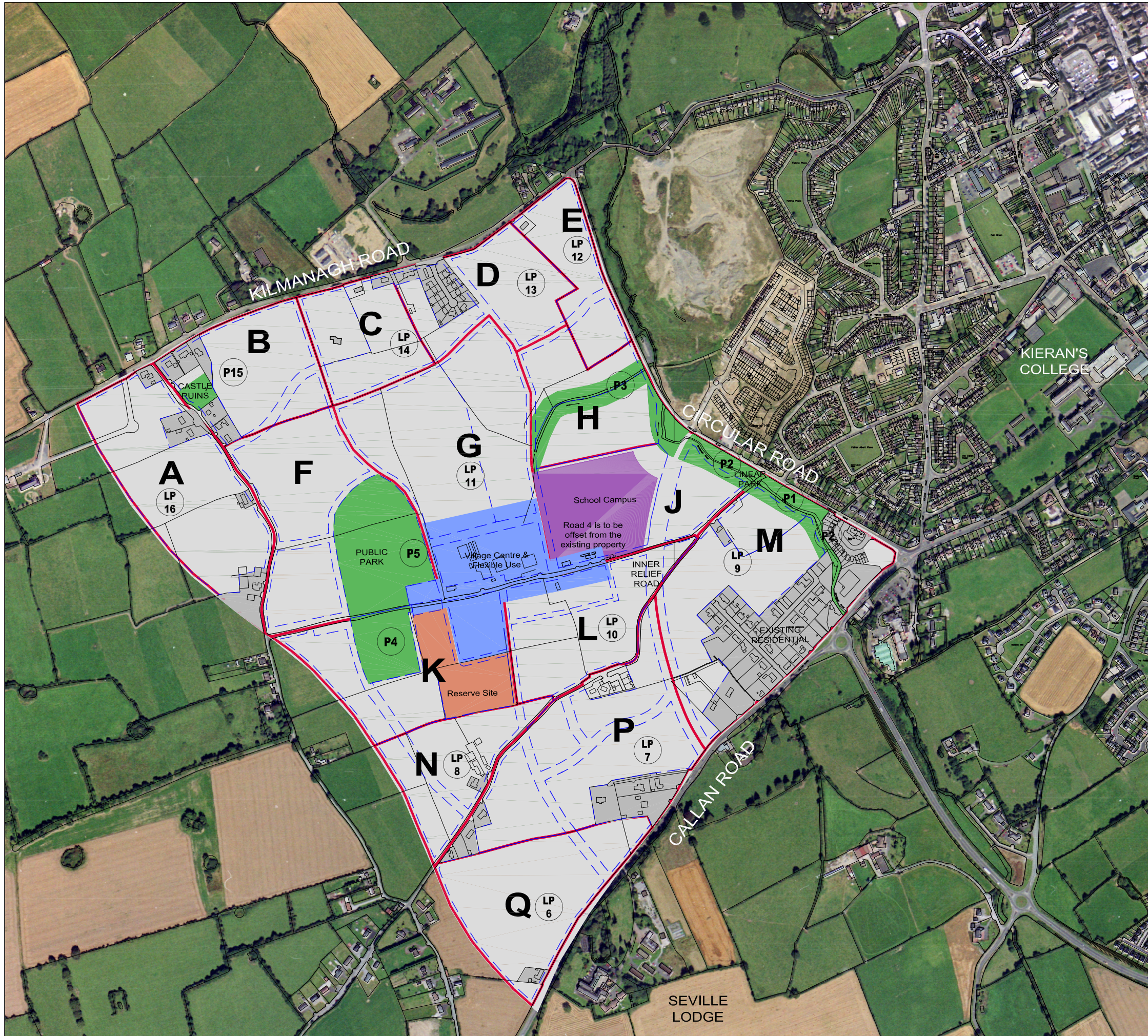


<b>Parcel Name</b>	<b>Area in Hectares (gross)</b>	<b>Character of Area</b>	<b>The following Infrastructure must be in place before this parcel can develop</b>	<b>The following non-residential facilities must be in place within the plan area before housing can be developed in this parcel</b>	<b>This Parcel Must Contain</b>	<b>This Parcel May Contain</b>
			<ol style="list-style-type: none"> <li>Foul water sewers from points '18', '20' and '24' to outfall at point '42'</li> <li>Surface water sewers from points '18', '20' and '23' to outfall at point '30'.</li> <li>Surface water sewers from point '24' to outfall at point '31'.</li> <li>Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>		<p>Commercial units</p> <p>A crèche or other pre-school facility</p> <p>Open Space LP11, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p>	<p>Medical facility, clinic and/or surgery</p> <p>Offices</p> <p>Place of public assembly</p> <p>Place of public worship</p> <p>Public/civic buildings, Garda Station</p> <p>Public house, restaurant,</p> <p>Public service installation</p> <p>Residential institution</p> <p>Recreational facility/clubhouse</p> <p>Retail (convenience and comparison)</p> <p>Retirement and/or nursing home.</p> <p>Small workshops.</p>
<b>Block H</b>	7.60	Higher Density Residential	<ol style="list-style-type: none"> <li>Inner Relief Road to city centre</li> <li>Distributor road between Point '21' and Point '20'</li> <li>Distributor Road between Point '25' and Point '20'</li> <li>Inner Relief Road between Point '21' and Point 3'</li> <li>Upgrade of the Callan Rd. from Point '3' to Point '5'.</li> <li>Water mains from Point '26' to Point '25'</li> <li>Water mains from Point '25' to Point '20'</li> <li>Water mains from Point '20' to Point '43'</li> <li>Foul water sewers from point '40' to outfall at point '29'.</li> <li>Surface water sewers from point '40' and '25' to outfall at point '30'.</li> <li>Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>	<p>The school campus site</p> <p>Open space area P5, with title transferred to the local authority, laid out and landscaped to the satisfaction of the planning authorities.</p> <p>Open Space P1 or P2, with surface water attenuation swales</p>	<p>Residential development at a mean density of 36-40 residential units/hectare (14.5-16/acre)</p> <p>Open Space P3</p>	<p>Convenience store(s) of not more than 100 m sq. net.</p> <p>Crèche</p> <p>Live/work units and small workshops</p> <p>Retirement home</p>
<b>Block J</b>	7.40	Higher Density Residential/Village Centre	<ol style="list-style-type: none"> <li>Inner Relief Road between Point '3' and Point '38'</li> <li>Upgrade of the Callan Rd. from Point '3' to Point '5'.</li> <li>Distributor road between Point '21' and Point 40'</li> <li>Water mains from Point '40' to Point '43'</li> <li>Foul water sewers from point '40' to outfall at point '13'.</li> <li>Surface water sewers from point '40' to outfall at point '31'.</li> <li>Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>	<p>Open space area P3 and P2, with title transferred to the local authority, laid out and landscaped to the satisfaction of the planning authorities.</p>	<p>The school campus site</p> <p>Residential development at a mean density of 36-40 residential units/hectare (14.5-16/acre) on lands zoned for residential development</p>	<p>Convenience store(s) of not more than 100 m sq. net.</p> <p>Crèche</p> <p>Live/work units and small workshops</p> <p>Retirement home</p> <p>Café</p> <p>Medical facility, clinic and/or surgery</p>
<b>Block K</b>	10.25	Medium Density Residential/Village Centre	<ol style="list-style-type: none"> <li>Inner Relief Road from Point '3' to Point '21'</li> <li>Upgrade of the Callan Rd. from Point '3' to Point '5'.</li> <li>Distributor road from Point '15' to Point '19'</li> <li>Distributor Rd. from point '18' to point '21'</li> <li>Distributor road from Point '16 to Point '19'</li> <li>Distributor road from Point '14 to Point '17'</li> <li>Water mains from Point '16' to Point '43'</li> <li>Water mains from Point '19' to Point '15'</li> <li>Water mains from Point '17' to Point '14'</li> <li>Foul water sewers from points '14' and '16' to outfall at point '13'.</li> <li>Surface water sewers from points '14' and '16' to outfall at point '32'.</li> <li>Surface water sewers from point '16' to outfall at point '30'.</li> <li>Watermains foul and surface water drains, gas, electricity,</li> </ol>		<p>Residential development at a mean density of 33-36 residential units/hectare (13-14.5/acre) on lands zoned residential development.</p> <p>Not less than 20% residential use by area within the Village Centre zone)</p> <p>Medical Centre</p> <p>Supermarket of not more than 2,000 m sq. nett</p> <p>Post Office</p> <p>Open space area P4, with title transferred to th local authority, laid out and landscaped to the satisfaction of the planning authorities</p>	<p>Bank(s) or financial institution(s)</p> <p>Bed and breakfast/guesthouse</p> <p>Café</p> <p>Community facilities</p> <p>Crèche and/or playgroup</p> <p>Cultural and/or educational use/library</p> <p>Halting site/group housing scheme</p> <p>Hotel, hostel, Live/work units</p> <p>Medical facility, clinic and/or surgery</p> <p>Offices</p> <p>Place of public assembly</p> <p>Place of public worship</p> <p>Public/civic buildings, Garda Station</p> <p>Public house, restaurant,</p> <p>Public service installation</p> <p>Residential institution</p> <p>Recreational facility/clubhouse</p> <p>Retail (convenience and comparison)</p>

Parcel Name	Area in Hectares (gross)	Character of Area	The following Infrastructure must be in place before this parcel can develop	The following non-residential facilities must be in place within the plan area before housing can be developed in this parcel	This Parcel Must Contain	This Parcel May Contain
			tv and telecom services to serve the development.			Retirement and/or nursing home. Small workshops.
<b>Block L</b>	7.20	Higher Density Residential/Village Centre	<ol style="list-style-type: none"> <li>1. Inner Relief Road from Point '3' to Point '21'</li> <li>2. Upgrade the Callan Rd. from Point '3' to Point '5'.</li> <li>3. Distributor road from Point '15' to Point '19'</li> <li>4. Distributor road from Point '19' to Point '21'</li> <li>5. Water mains from Point '2' to Point '24'</li> <li>6. Water mains from Point '19' to Point '43'</li> <li>7. Water mains from Point '12' to Point '21'</li> <li>8. Foul water sewers from points '12' and '15' to outfall at point '29'</li> <li>9. Surface water sewers from points '40' and '15' outfall at point '30'</li> <li>10. Surface water sewers from point '12' to outfall at point '31'</li> <li>11. Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>	Open space area P4, with title transferred to the local authority, laid out and landscaped to the satisfaction of the planning authorities.	<p>Residential development at a mean density of 36-40 residential units/hectare (14.5-16/acre) in the residential zone.</p> <p>Not less than 50% residential use by area within the Village Centre zone)</p> <p>Open Space LP10, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p>	<p>Bank(s) or financial institution(s) Bed and breakfast/guesthouse Café Community facilities Crèche and/or playgroup Cultural and/or educational use/library Halting site/group housing scheme Hotel, hostel, Live/work units Medical facility, clinic and/or surgery Offices Place of public assembly Place of public worship Public/civic buildings, Garda Station Public house, restaurant, Public service installation Residential institution Recreational facility/clubhouse Retail (convenience and comparison) Retirement and/or nursing home. Small workshops.</p>
<b>Block M</b>	15.10	Higher Density Residential	<ol style="list-style-type: none"> <li>1. Inner Relief Road from Point '3' to Point '22'</li> <li>2. Upgrade the Callan Rd. from Point '3' to Point '5'</li> <li>3. Water mains from Point '3' to Point '43'</li> <li>4. Foul water sewers from points '3' and '12' to outfall at point '13'</li> <li>5. Surface water sewers from points '3' and '12' to outfall at point '32'.</li> <li>6. Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>	Either open space area P1 or P2, with title transferred to the local authority, laid out and landscaped to the satisfaction of the planning authorities.	<p>Residential development at a mean density of 36-40 residential units/hectare (14.5-16/acre)</p> <p>A crèche or other pre-school facility</p> <p>Open Space LP9, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p>	<p>Bed and breakfast/guesthouse Clinic or surgery Community facilities Convenience store(s) of not more than 100 m sq. gross floor area. Crèche and/or playgroup Halting site/group housing scheme Hotel, public house, restaurant, café Live/work units and small workshops Public service installation Retirement and/or nursing home.</p>
<b>Block N</b>	5.25	Lower/Medium Density Residential	<ol style="list-style-type: none"> <li>1. Extension of the 30 mph speed limit to Point 1 on the Callan Road</li> <li>2. Upgrade of the Callan Rd. from Point '1' to Point '5'.</li> <li>3. Distributor road from Point '10' to Point '15'</li> <li>4. Distributor Road from Point '6' to Point '9'</li> <li>5. Water mains from Point '10' to Point '14'</li> <li>6. Water mains from Point '2' to Point '15'</li> <li>7. Water mains from Point '10' to Point '6'</li> <li>8. Foul water sewers from points '14' and '15' to outfall at point '13'</li> <li>9. Surface water sewers from points '14' and '15' to outfall at point '32'</li> <li>10. Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>		<p>Residential development at a mean density of 29-36 residential units/hectare (11.7-14.4/acre)</p> <p>A crèche or other pre-school facility.</p> <p>Open Space LP8, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p>	<p>Bed and breakfast/guesthouse Clinic or surgery Community facilities Convenience store(s) of not more than 100 m sq. gross floor area. Crèche and/or playgroup Halting site/group housing scheme Hotel, public house, restaurant, café Live/work units and small workshops Public service installation Retirement and/or nursing home.</p>

<b>Parcel Name</b>	<b>Area in Hectares (gross)</b>	<b>Character of Area</b>	<b>The following Infrastructure must be in place before this parcel can develop</b>	<b>The following non-residential facilities must be in place within the plan area before housing can be developed in this parcel</b>	<b>This Parcel Must Contain</b>	<b>This Parcel May Contain</b>
<b>Block P</b>	12.70	Medium/Higher Density Residential	<ol style="list-style-type: none"> <li>Upgrade of the Callan Rd. from Point '3' to Point '5'.</li> <li>Distributor road from point '7' to Point '10'</li> <li>Distributor road from Point '8' to Point '11'.</li> <li>Inner Relief Road from Point '3' to point '12'.</li> <li>Water mains from Point '2' to Point '8'</li> <li>Water mains from Point '3' to Point '12'</li> <li>Water mains from Point '8' to point '11'</li> <li>Foul water sewers from points '7', '10', '3' and '12' to outfall at point '13'.</li> <li>Surface water sewers from points '7', '10', '3' and '12' to outfall at point '32'.</li> <li>Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>	Either open space area P2., with title transferred to the local authority, laid out and landscaped to the satisfaction of the planning authorities.	<p>Residential development at a mean density of 33-40 residential units/hectare (13-16/acre)</p> <p>\A crèche or other pre-school facility</p> <p>Open Space LP7, laid out and landscaped incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p>	<p>Bed and breakfast/guesthouse</p> <p>Clinic or surgery</p> <p>Community facilities</p> <p>Convenience store(s) of not more than 100 m sq. gross floor area.</p> <p>Crèche and/or playgroup</p> <p>Halting site/group housing scheme</p> <p>Hotel, public house, restaurant, café</p> <p>Live/work units and small workshops</p> <p>Public service installation</p> <p>Retirement and/or nursing home.</p>
<b>Block Q</b>	8.25	Medium Density Residential	<ol style="list-style-type: none"> <li>Extension of the 30 mph speed limit to Point on the Callan Road</li> <li>Upgrade of the Callan Rd. from Point '1' to Point '5'.</li> <li>Distributor road from Point '2' to Point '7'.</li> <li>Water mains from Point '2' to point '7'</li> <li>Foul sewers from point '7' to outfall at point '5'</li> <li>Surface water sewers from point '7' to outfall at point '4'</li> <li>Water mains foul and surface water drains, gas, electricity, tv and telecom services to serve the development.</li> </ol>		<p>Residential development at a mean density of 33-36 residential units/hectare (13-14.5/acre)</p> <p>\A crèche or other pre-school facility</p> <p>Open Space LP6, laid out and landscaped (incorporating a play area) and with a management agreement in place to the satisfaction of the planning authority.</p>	<p>Bed and breakfast/guesthouse</p> <p>Clinic or surgery</p> <p>Community facilities</p> <p>Convenience store(s) of not more than 100 m sq. gross floor area.</p> <p>Crèche and/or playgroup</p> <p>Halting site/group housing scheme</p> <p>Hotel, public house, restaurant, café</p> <p>Live/work units and small workshops</p> <p>Public service installation</p> <p>Retirement and/or nursing home.</p>





# Kilkenny Western Environs

Local Area Plan

May 2004

## DRAWING LEGEND

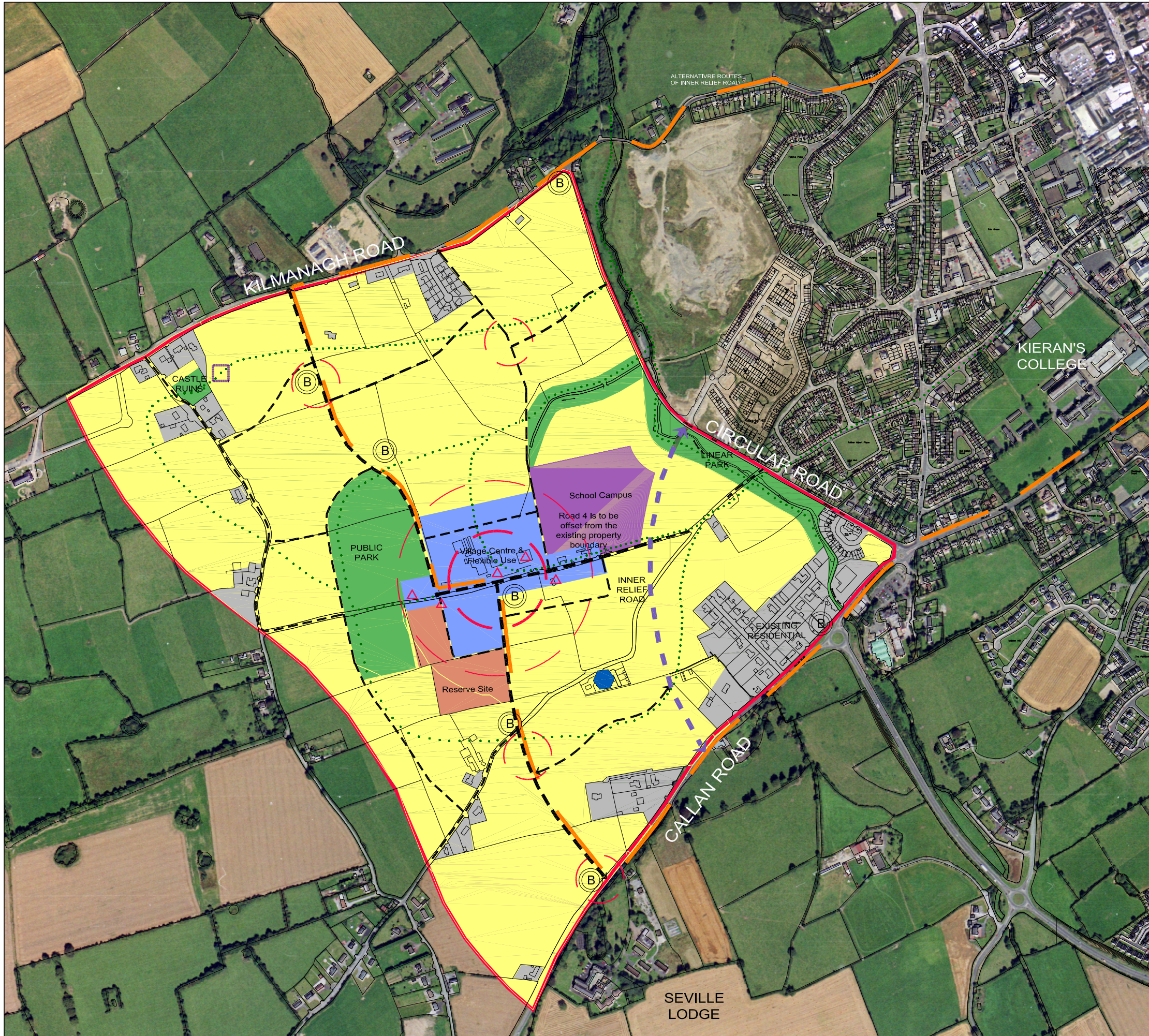
- Gross Development Parcel
- Net Development Parcel
- Developed Lands
- Primary Public Open Space
- School Campus
- Village Centre Use
- Reserved site

Map 1

Development  
Parcels

NOT TO SCALE





















# Kilkenny Western Environs

## Local Area Plan

May 2004

### DRAWING LEGEND

- Local Area Plan Boundary 
- Areas already developed 
- School Campus 
- Village Centre Zoning 
- Open Space and Amenity Zoning 
- Reserved Site Zone 
- Primarily Residential Zoning 
- Landmark Building 
- Road Hierarchy 
- Inner Relief Road 
- Bus Route 
- Bus Stop 
- Pedestrian + Cycle routes 
- Existing Traveller Accommodation 
- Possible Cemetery Location 
- Community Catchment Areas (200m, 100m & 50m radii) 

### Map 2

Zoning Specific Objectives

NOT TO SCALE





# Kilkenny Western Environs

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## DRAWING LEGEND

- Site Boundary 
- Indicative Built Edge 
- Developed Lands 
- Public Open Space 
- Local Parks 
- Pedestrian Cycle Routes 
- Bus Route 

## Map 3 Urban Block and Open Space Strategy

For Illustration Purposes Only

NOT TO SCALE





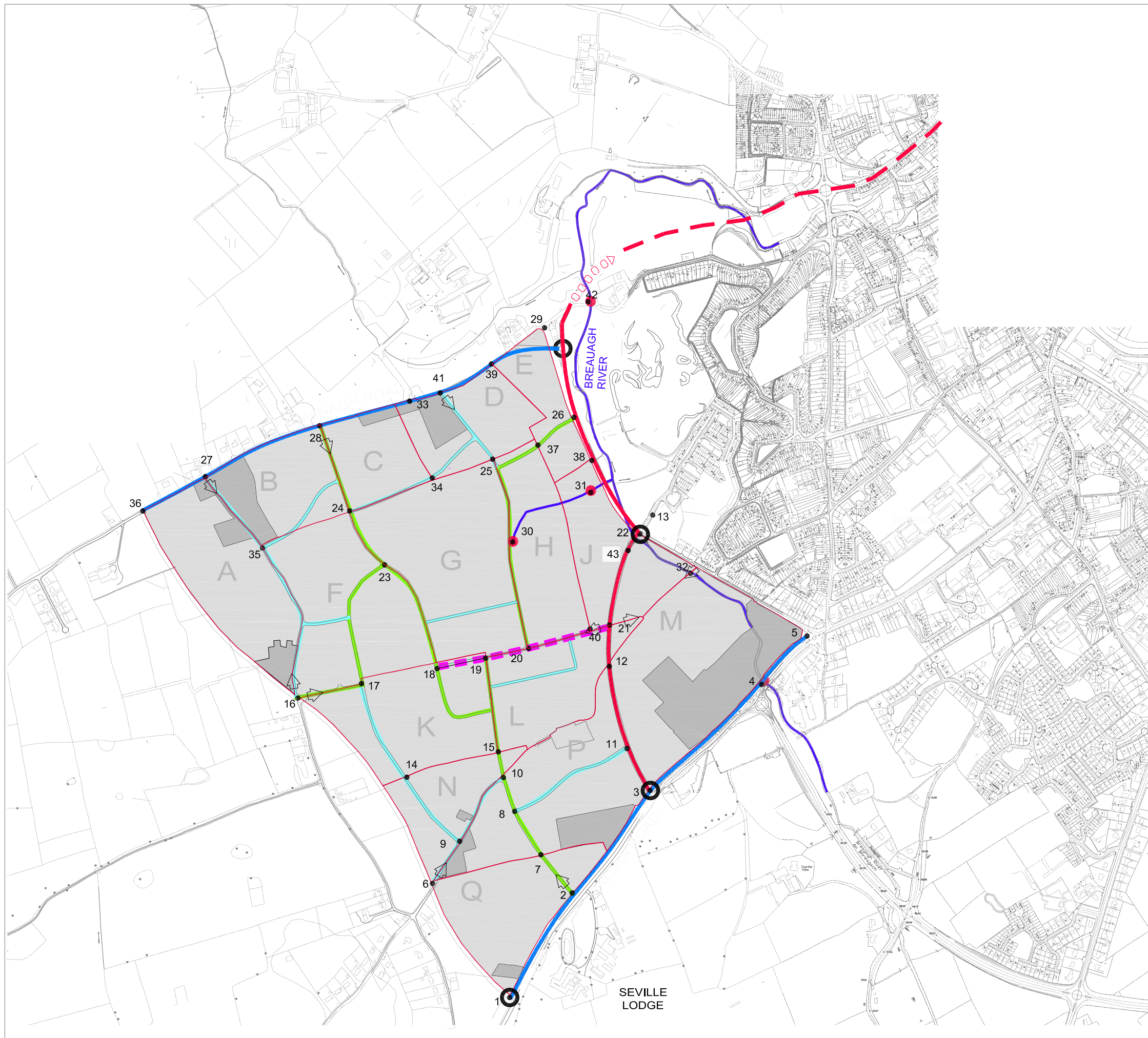
# Kilkenny Western Environs

Local Area Plan

May 2004

## DRAWING LEGEND

- Inner Relief Roads —
- Kilmanagh Road / Callan Road (30mph) —
- Distributor Roads —
- Access Roads —
- Village Main Street - - -
- Proposed Roundabout
- Access to Site
- Existing Housing



Map 4

Distribution Road Layout

NOT TO SCALE

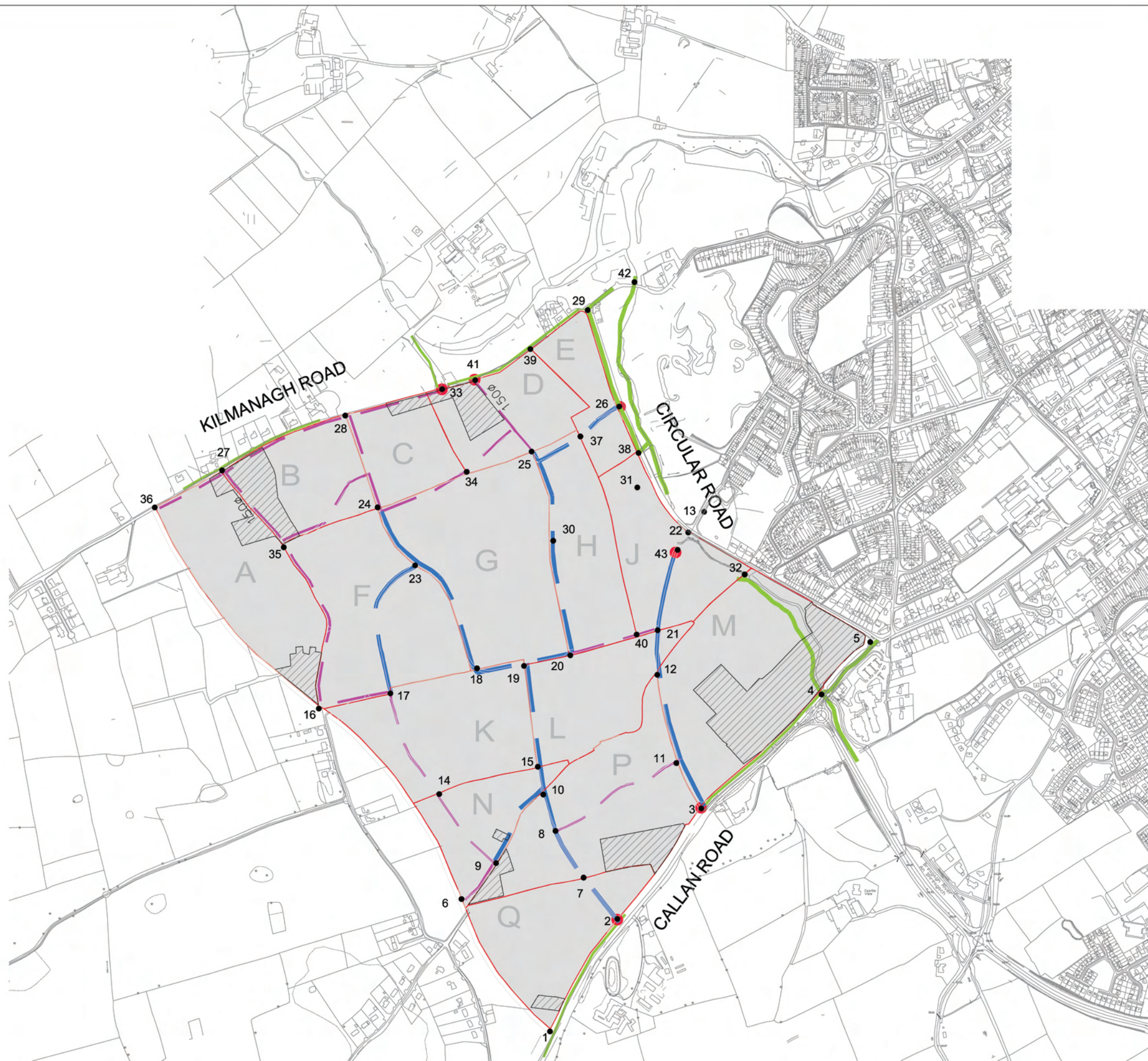











# Kilkenny Western Environs

## Local Area Plan

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### WATERMAIN - LEGEND

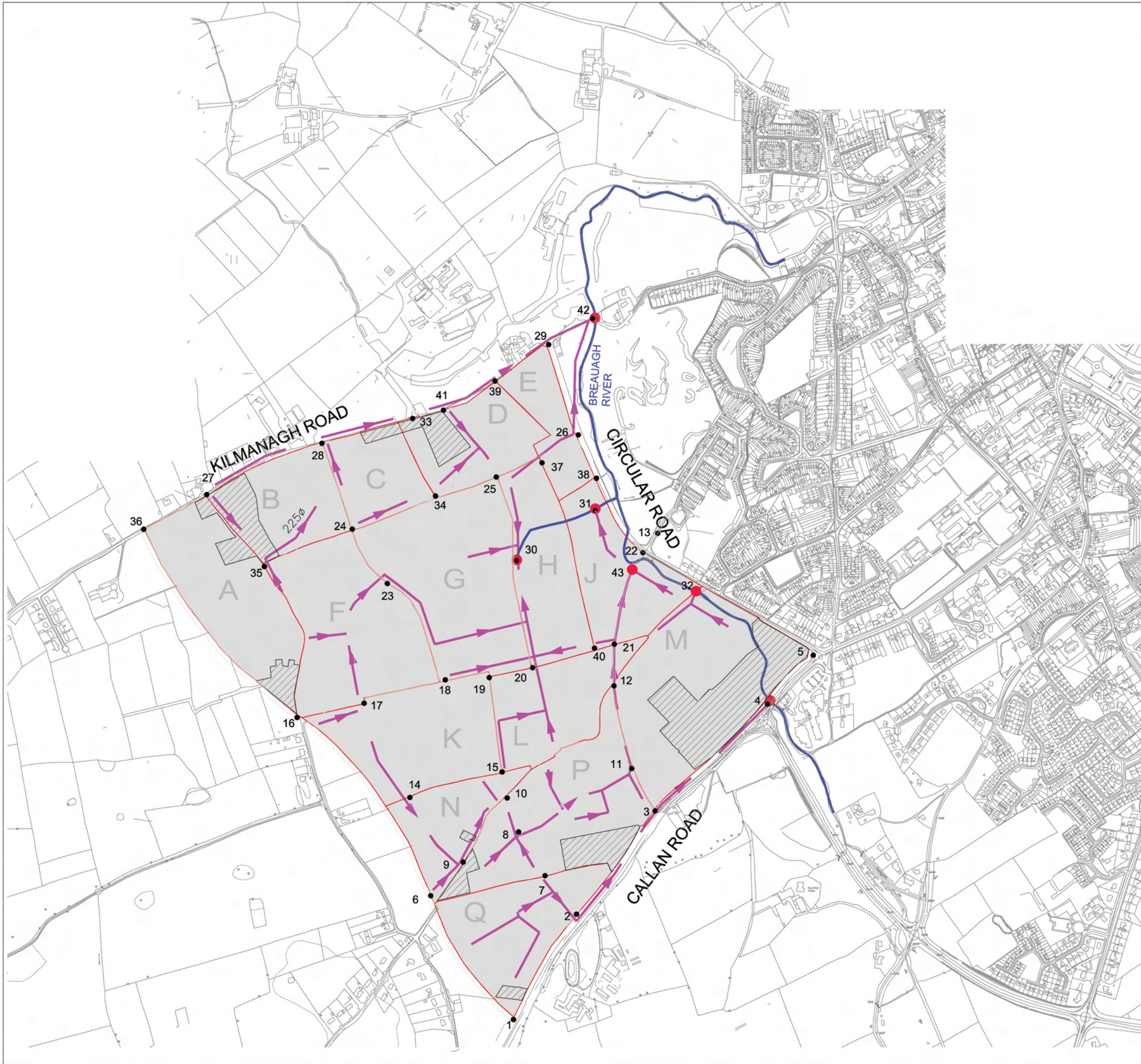
- PROPOSED WATERMAINS TRUNK & SECONDARY 
- PROPOSED SECONDARY WATERMAIN 
- EXISTING WATERMAIN 
- CONNECTION POINT FROM PROPOSED TO EXISTING 
- LAND PARCELS 
- EXISTING HOUSING 
- REFERENCE POINTS 

**Map 5**

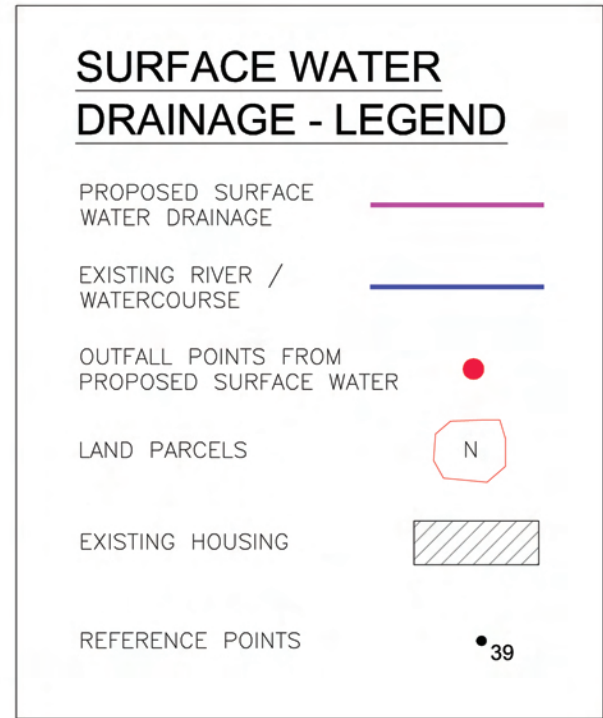
Watermain  
Layout

Scale 1:10000 @A3





**Kilkenny Western Environs**  
*Local Area Plan*  
 May 2004



**Map 6**

Surface Water Drainage Layout

Scale 1:10000 @A3













## Kilkenny Western Environs

### Local Area Plan

May 2004

#### FOUL WATER DRAINAGE - LEGEND

PROPOSED FOUL WATER DRAINAGE - 225 $\phi$	
PROPOSED FOUL WATER DRAINAGE - 300 $\phi$	
PROPOSED FOUL WATER DRAINAGE - 450 $\phi$	
EXISTING FOUL WATER DRAINAGE	
CONNECTION POINT FROM PROPOSED TO EXISTING	
LAND PARCELS	
EXISTING HOUSING	
REFERENCE POINTS	

**Map 7**

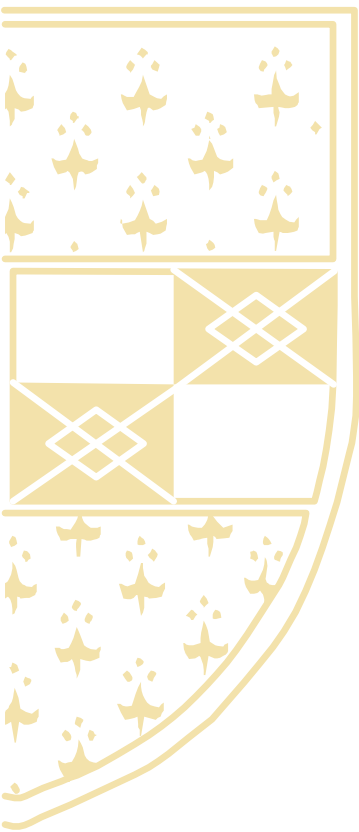
Foul Water Drainage Layout

Scale 1:10000 @A3



## SECTION FIVE

Statement on the likely Significant Impact on  
the Environment of Implementing the Plan



## 5.0 Introduction

The Planning and Development Act 2000 requires all statutory plans to contain 'information on the likely significant effects on the environment of implementing the plan'. This requirement is in fulfillment of the EU Strategic Environmental Assessment Directive, to be introduced in 2004.

Strategic Environmental Assessment (SEA) is similar to Environmental Impact Assessment (EIA) insofar as it attempts to assess in a systematic way the consequences for the environment of implementing proposals. Unlike an EIS however, an SEA attempts to assess the impact on the environment of implementing a whole plan rather than a particular project. Consequently, it must take a more strategic approach than an EIA.

Experience in Ireland (and elsewhere) of carrying out SEA is quite limited and techniques are still evolving. This Statement on the Likely Significant Effects on the Environment of Implementing the *Kilkenny Western Environs Local Area Plan* is based on methodologies developed for Heritage Appraisals. However in place of the relatively narrow scope of a heritage appraisal it was decided to assess the policies of the plan under the wider range of topics as defined by EIS regulations, namely;

- Human Beings
- Flora
- Fauna
- Soil
- Water
- Air
- Climate
- Landscape and Visual Appraisal
- Material Assets
- Cultural Heritage
- Interaction of the Foregoing

The various policies of the plan are assessed against sustainable development principles and presented as a matrix on the following page. Policies are considered on the basis of the likely significant impact they will have on the environment if implemented. The impacts are assessed as to whether they will be positive, negative, neutral or insignificant or uncertain.

Policies are considered positive if, on balance, they are likely to lead to the conservation or enrichment of the environment, negative if, on balance they are likely to lead to the degradation of the environment, neutral or insignificant if they are unlikely to have a significant impact one way or the other and uncertain if the impact depends on the nature and scale of development.

Strategic Environmental Assessment must be considered as a process rather than an end product. It entails a systematic assessment of the environmental consequences of implementing the plan carried out at the various stages of drawing up a plan.

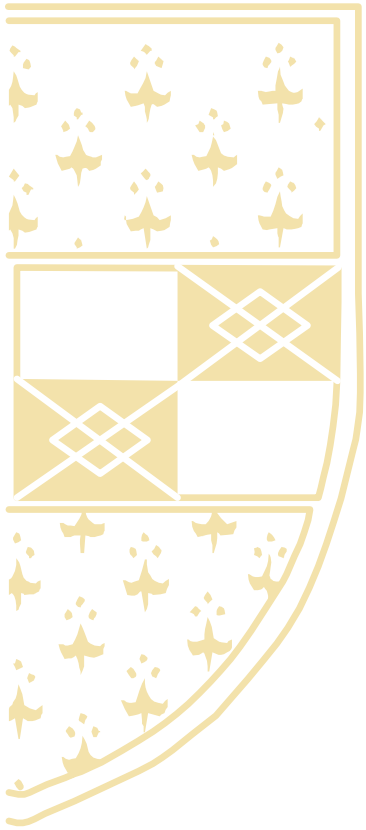
**As one of the principal reasons for drawing up and implementing a development plan is to ensure that development is environmentally sustainable it is to be expected that none of the policies is anticipated to have a significant negative impact on the environment. The SEA does however highlight those policies whose impact on the environment is uncertain, depending on how they are implemented.**

Policy Ref.	Topic	Human Beings	Flora	Fauna	Soil	Water	Air	Climate	Landscape and Visual Appraisal	Material Assets	Cultural Heritage	Interaction of Foregoing	Comments
3.01	Creating Communities	-	-	-	-	-	-	-	-	-	-	-	Policies on creating communities are unlikely to have a significant effect on the environment.
3.02	Phasing	-	-	-	-	-	-	-	-	-	-	-	Policies on phasing are designed to ensure development takes place in an orderly manner and that the necessary infrastructure is in place to cater for new development.
3.03	Social, Economic and Cultural Development	☺	-	-	-	-	-	-	-	☺	-	-	Policies on social, cultural and economic development are unlikely to have significant impacts on the environment.
3.04	Movement and Transportation	☺	-	-	-	-	☺	☺	-	☺	-	☺	Policies on transportation are designed to promote sustainable transportation modes.
3.05	Land use and Urban Form	☺	-	-	-	-	☺	-	?	☺	-	-	Policies on land use and urban form are intended to recognise that land is a scarce resource and should be used efficiently.
3.06	Land Use Zonin	☺	-	-	-	-	-	-	-	-	☺	☺	Policies on land use zoning are intended to minimise negative environmental impacts deriving from incompatible neighbouring land uses.
3.07	Recreation and Public Realm	☺	☺	☺	☺	☺	☺	☺	☺	☺	-	☺	Policies on the protection of the natural environment are designed to protect and enhance the natural environment by protecting watercourses, the landscape, mature trees and hedgerows and preventing development likely to create a serious risk of pollution.
3.08	Sustainability	☺	☺	☺	☺	☺	☺	☺	-	-	-	-	Policies on sustainability are intended to minimise energy demand and maximise the viability of public transport.
3.09	Infrastructure and Servicing	☺	☺	☺	☺	☺	☺	-	-	☺	☺	☺	Policies on the provision of infrastructure are in line with current thinking on sustainable development. Policies on the disposal of surface water and sewage treatment in particular should minimise negative environmental impacts.
3.10	Conservation	☺	☺	☺	☺	☺	☺	-	☺	☺	☺	☺	Policies on conservation are intended to protect the plan area's built and natural heritage.
3.11	Development Levies	-	-	-	-	-	-	-	-	-	-	-	The Councils' policies on development levies will have a broadly positive impact on the environment by ensuring adequate funding for necessary infrastructure
3.12	Cash Deposits and Bonds	-	-	-	-	-	-	-	-	-	-	-	The Councils' policy on Cash Deposits and Bonds is unlikely to have a significant impact on the environment, other than to ensure minimum standards are complied with.

Table 5.1 Likely Significant Impact on the Environment of implementing the policies of the plan: ☺ = positive, X = negative, - = neutral or insignificant, ? = uncertain

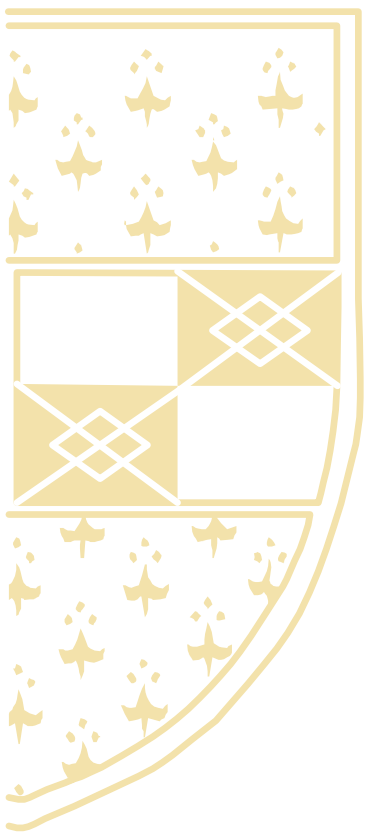


# APPENDIX A



Summary of impacts for archaeological sites, sites of archaeological potential, architectural heritage and industrial heritage sites within the plan area.

SITE NO.	RMP No.	TOWNLAND	NGR	SITE TYPE	PROXIMITY TO PROPOSED DEVELOPMENT	IMPACT OF PROPOSED DEVELOPMENT	RECOMMENDATIONS
<b>ARCHAEOLOGICAL SITES</b>							
1	KK019-020(01) KK019-020(02) KK019-020(03)	Drakeland Lower	24863 15532	Castle Bawn Mill	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigations.
2	KK019-033	Drakeland Middle	24849 15462	Enclosure	c.200m	No impact	No specific ameliorative measures recommended.
3	KK019-019	Dicksborough	24837 15568	Enclosure	c.300m	No impact	No specific ameliorative measures recommended.
4	KK019-021(01) KK019-021(02) KK019-021(03) KK019-021(04)	Kilcreen (Shillelogher borough)	24899 15579	Castle Bawn Dwelling(s) Mansion	c.200m	No impact	No specific ameliorative measures recommended.
5	KK019-025  KK019-025(01) KK019-025(02) KK019-025(03) KK019-025(04)	Jamesgreen	25028 15547	Ecclesiastical Remains: Church Graveyard Holy Well Cell	c.475m	No impact	No specific ameliorative measures recommended.
6	KK019-074	Kilcreen	No precise location	Cemetery	-	No impact	No specific ameliorative measures recommended
<b>SITES OF ARCHAEOLOGICAL POTENTIAL</b>							
7	-	Wetland/ Poulgour/ Marnell's Meadows	-	River Bregagh	Within the area proposed for development	Direct impact	Pre-disturbance bankside inspection and survey.
8	-	Wetland	-	Feature marked on 1 <sup>st</sup> edition OS map, and crop mark	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigations.
9	-	Wetland	-	Feature marked on 1 <sup>st</sup> edition OS map, and crop mark	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigations.
<b>ARCHITECTURAL HERITAGE SITES</b>							
AH1	-	Drakeland Lower	-	Structure marked on 1 <sup>st</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation.
AH2	-	Drakeland Middle	-	Structures marked on 1 <sup>st</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation.
AH3	-	Drakeland Middle	-	Structures marked on 1 <sup>st</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation.
AH4	-	Drakeland Lower	-	Structures marked on 1 <sup>st</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation.
AH5	-	Drakeland Lower	-	Structures marked on 1 <sup>st</sup> edition OS map. Associated walls and stone gate pillars	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation of structures. Recommend photographic and written survey of walls and gate pillars.
AH6	-	Drakeland Lower	-	Structure marked on 1 <sup>st</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation.
AH7	-	Poulgour	-	Structure marked on 1 <sup>st</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation.
AH8	-	Poulgour	-	Cottage marked on 1 <sup>st</sup> edition OS map and two outbuildings	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend detailed architectural survey.
AH9	-	Poulgour	-	Structure marked on 3 <sup>rd</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend detailed architectural survey.



SITE NO.	RMP No.	TOWNLAND	NGR	SITE TYPE	PROXIMITY TO PROPOSED DEVELOPMENT	IMPACT OF PROPOSED DEVELOPMENT	RECOMMENDATIONS
AH10	-	Poulgour	-	Structure marked on 3 <sup>rd</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation.
AH11	-	Wetland	-	Structure marked on 1 <sup>st</sup> edition OS map. Associated wall and stone gate pillars.	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation of structures. Recommend photographic and written survey of walls and gate pillars.
AH12	-	Wetland	-	Structure marked on 1 <sup>st</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation.
AH13	-	Poulgour	-	Structures marked on 1 <sup>st</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation.
AH14 & AH14a	-	Poulgour	-	Structure (AH14) marked on 1 <sup>st</sup> edition OS map and associated wall and stone gate pillars. Structure (AH14a) identified during field inspection.	Within the area proposed for development	Direct impact	Recommend avoidance of site AH14. Should this not be possible recommend investigation. Recommend photographic and written survey of walls and gate pillars.  Recommend avoidance of site AH14a. Should this not be possible recommend detailed architectural survey.
AH15	-	Drakeland Middle	-	Structures marked on 1 <sup>st</sup> edition OS map	c.8m	Direct impact on environs of site	Recommend any impact on site be avoided. Fencing off and protection of structures and estate wall during works.
AH16	-	Wetland	-	Structures marked on 1 <sup>st</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation.
AH17	-	Wetland	-	Structure marked on 1 <sup>st</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation.
AH18	-	Wetland	-	Structures marked on 1 <sup>st</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend investigation.
AH19	-	Margaret's Fields	-	Structures marked on 1 <sup>st</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend detailed architectural survey
AH20	-	Mortgagefields	-	Cottage	c.8m	Direct impact on environs of site	Recommend any impact on site be avoided. Fencing off and protection of structures and estate wall during works.
AH21	-	Drakeland Lower/ Drakeland Middle/ Poulgour/ Wetland/ Margaret's Fields	-	Structure marked on 1 <sup>st</sup> edition OS map	Within the area proposed for development	Direct impact	Recommend any impact on stone walls throughout area be avoided. Should this not be possible recommend detailed photographic and written survey and re-instatement to same specifications.
<b>INDUSTRIAL HERITAGE SITES</b>							
IA1	-	Drakeland Lower	-	Water pump	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend photographic and written survey and re-instatement.
IA2	-	Poulgour	-	Culvert (site of)	Within the area proposed for development	Direct impact	No specific ameliorative measures recommended.
IA3	-	Poulgour/ Robertshill	-	Bridge (site of)	Within the area proposed for development	Direct impact	No specific ameliorative measures recommended.
IA4	-	Wetland/ Poulgour/ Marnells Meadows	-	Bridge	Within the area proposed for development	Direct impact	Recommend avoidance of site. Should this not be possible recommend photographic and written survey and re-instatement
IA5	-	Wetland/ Archersleas	-	Bridge (site of)	Within the area proposed for development	Direct impact	No specific ameliorative measures recommended.





## Kilkenny Western Environs

*Local Area Plan*

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**Map 8**

Areas Of  
Archaeological Potential

Scale 1:10000 @A3