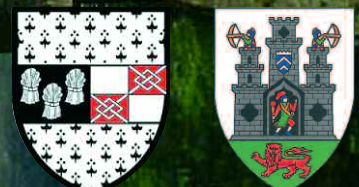


Kilkenny City & Environs Development Plan 2008 - 2014



Adopted 16th June 2008

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1 Strategic Context

1.1 Introduction

Kilkenny is known as the medieval capital of Ireland and is characterised by beautifully restored old buildings and winding slipways. It is an ancient city with a vibrant outlook. It retains a unique character and has become one of Ireland's most cherished urban environments.

This Development Plan continues the tradition of previous Development Plans in seeking to balance the needs for redevelopment, expansion and growth in the environs with strong policies for the conservation and protection of the natural and built environment while ensuring a quality life for its inhabitants. It is the main public statement of planning policies for the development of Kilkenny City & Environs as seen by both local authorities. It seeks to provide a vision and direction for the City & Environs to continue to evolve, and to give the statutory context for guiding development, in the interests of the proper planning and sustainable development of the area.

This Development Plan is prepared jointly by Kilkenny Borough Council and Kilkenny County Council (hereafter referred to as the Councils) and continues the tradition of planning the City and Environs as a single entity. The Plan is accompanied by an Environmental Report prepared in accordance with the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004) and the Planning & Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004)

1.2 Plan Title

This Development Plan shall be titled 'The Kilkenny City & Environs Development Plan 2008-2014'. Kilkenny Borough Council is the Planning Authority for the administrative area within the Borough boundary. Kilkenny County Council is the planning authority for the Environs area outside the borough boundary.

1.3 Legal Status

This Plan is prepared in accordance with the requirements of Part II, Chapter 1, of the Planning and Development Acts 2000-2004. The Planning and Development Act requires that a planning authority makes a development plan every six years

1.4 Plan Composition

The Plan consists of a written statement and accompanying maps and includes policies, strategies and actions for the City and Environs. The first nine chapters contain policies and actions in relation to specific policy areas. It must be noted that each chapter is not a stand-alone chapter, but should be read in conjunction with all other chapters and policies. In assessing any development in the City, the overall context will be informed by all relevant policies, including the settlement strategy, housing, community, economic, heritage and infrastructure considerations, underpinned by the City Vision and Strategic Goals. Therefore,

no one policy takes precedence over another, but rather all policies converge, founded as they are on the goal of sustainable development.

All policies should also be read in conjunction with Chapter 10: Requirements for New Development.

1.5 Sustainability

The World Commission on Environment and Development (the Bruntland Commission) agreed the following definition of Sustainable Development:

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

POLICY

- **SC1 To integrate the principles of sustainability in all policies and they will inform all the actions of the Councils for the period of the Plan.**

1.6 Policy Context

The preparation of a Development Plan is influenced by a series of international and national reports, guidelines and perspectives. The E.U. through the issue of official policy directives and financial support exercises a major influence in relation to the socio-economic development of the country, the region and Kilkenny city and county.

1.6.1 National Spatial Strategy

The *National Spatial Strategy* (NSS) was published in December 2002. The Strategy is a twenty-year planning framework designed to achieve a better balance of social, economic, physical development and population growth between centres. The Strategy seeks to renew, consolidate and develop existing urban centres keeping them as physically compact and public transport-friendly as possible to minimise urban sprawl while also achieving a high quality of design in new development. The NSS also sets a national context for spatial planning to inform regional planning guidelines and strategies including the statutory Development Plans.

Under the NSS, critical mass in the South East Region will be enhanced through Waterford performing as a gateway, supported by Kilkenny and Wexford as hubs. These three together form a nationally strategic ‘growth triangle’. Kilkenny City is designated as a Hub with a projected target population of 30,000+ by the year 2020.

1.6.2 National Development Plan 2007-2013

The NDP sets out a strong framework for the promotion of regional development with a particular focus on investment in the implementation of the National Spatial Strategy (NSS). Strong urban centres are directly related to regional growth and development, affecting employment, incomes and quality of life throughout the regions. The investment framework and strategy of the NDP will assist and enhance physical and spatial planning.

1.6.3 Ministerial Guidelines and Directives

This includes Guidelines on Housing Strategies, Retail Planning, Childcare Facilities, Development Plans, Residential Density, Architectural Conservation, Landscapes, Sustainable Rural Housing and Strategic Environmental Assessment. The Council will have regard to all future amendments and new Guidelines published during the plan period and will vary the Plan as appropriate.

At a regional level the main guidelines and strategies to be considered are:

1.6.4 South East Regional Planning Guidelines

The Regional Planning Guidelines, developed by the Regional Authority, represent a planning framework for the period 2004-2020 designed to achieve a better spatial balance of social, economic and physical development throughout the region. It is intended that the Guidelines will strengthen local authority development plans.

The Regional Planning Guidelines expand on the NSS and identify critical enabling investment priorities for the region. The RPGs also establish a settlement typology identifying six classifications of population centres based on size and function, in line with the NSS.

1.6.5 Strategy for Economic, Social and Cultural Development

The Kilkenny County Development Board produced a ten year strategy for the economic, social and cultural development of the City and County for 2002 to 2012. This document sets the framework within which Kilkenny County Development Board will operate over the period 2002 to 2012.

The mission of this strategy is to empower the Kilkenny community to take more control over the issues that impact on their daily lives and to recognise the positive mutual dependency and synergy between County and City, to encourage a broadening vision beyond the confines of single agencies and organisations and to encourage full public consultation and a spirit of true partnership. It also sets out to underpin all actions with an ethos of equity and access for all and to consolidate and increase the cultural and economic wealth of the County.

POLICY

- **SC2 To ensure that the policies and objectives of this plan support the County Development Board strategy.**

1.6.6 The Aalborg Charter

Kilkenny Borough Council is a signatory to the Aalborg Charter. The Aalborg Charter is a commitment towards sustainable development of cities and towns and covers ten areas as follows:

- 1 Governance,
- 2 Local Management towards sustainability,
- 3 Natural Common Goods,
- 4 Responsible Consumption and Lifestyle Choices,
- 5 Planning and Design,

- 6 Better mobility, less traffic,
- 7 Local action for health,
- 8 Vibrant and sustainable local economy,
- 9 Social equity and justice, and
- 10 Local to Global.

The Aalborg Charter was approved by the participants at the European Conference on Sustainable Cities and Towns held in Aalborg, Denmark in May 1994 under joint sponsorship by the European Commission and the City of Aalborg and organised by the International Council for Local Environmental Initiatives (ICLEI).

By signing the Charter, European cities, towns and counties committed themselves to enter into Local Agenda 21 processes and develop long-term action plans towards sustainability. The full text of the charter is contained in Appendix C.

1.7 City and Environs Vision and Strategic Goals

Kilkenny Borough and County Councils will seek to develop the city as a centre of excellence for creativity in all sectors whilst ensuring the continued protection and enhancement of the city's magnificent built and natural heritage, its thriving cultural and artistic base and its strong and dynamic services economy. This will ensure that the city will be a vibrant and attractive place for people to visit, work and live in as it fulfils its role as a Hub for the South East Region.

Strategic Goals

- To promote the sustainable development of the city so as to enable it to fulfill its role as a Hub within the South East Region
- To provide the highest quality living environments possible to all the citizens of Kilkenny City and Environs members of our community.
- To guide the location and pattern of development whilst ensuring that a relatively compact urban form is maintained.
- To promote balanced and sustainable economic development and employment by ensuring that a diverse range of economic sectors are developed.
- To develop an integrated transport strategy for the City & Environs linked to land use objectives, which facilitates access to a range of transport modes.
- To protect, conserve and enhance the built and natural heritage of Kilkenny City & Environs for future generations.
- To promote the regeneration of the city centre, in particular the sites identified in the City Centre Local Area Plan, and to protect and promote the city centre as the commercial and cultural focus for Kilkenny City & Environs.

- To advance the redevelopment of the Bateman Quay site in accordance with the principles of the City Centre Local Area Plan.
- To provide for the development of sustainable communities through the preparation of Local Area Plans for the expansion of the City & Environs.
- To promote Western Environs Local Area Plan and the Loughmacask Local Area Plan areas as major new neighbourhoods for the expansion of Kilkenny City & Environs.
- To make provision for a hierarchy of parks, open spaces and outdoor recreation areas and to use the river corridors of the River Nore, Breagagh and Pocke to provide open space for the City & Environs.

1.8 Mission statement

Kilkenny Borough and County Councils aim to work in partnership with the people of Kilkenny and relevant agencies to deliver quality services and to promote sustainable economic, social and cultural development for current and future generations.

1.9 Monitoring and review

The purpose of monitoring and evaluation is to assess the effectiveness or otherwise of policies and objectives in terms of achieving stated aims. Section 15(2) of the Act states that the manager shall, not later than two years after the making of a Development Plan, give a report to the members of the authority on the progress achieved in securing the objectives and section 95(3)(a) of the Act expressly requires that the two year report includes a review of progress on the housing strategy.

Following adoption of the Plan key information requirements will be identified focusing on those policies and objectives central to the aims and strategy of the Plan. These information requirements identified will be evaluated on an annual basis during the plan period.

2 Demographic and Socio-Economic Trends

2.1 Introduction

According to the 2006 Census, the City's population increased by 1,444 between 2002 and 2006. This represents a 6.9% increase from the Census 2002 and was lower than the national average of 8.1%.

Net migration into Ireland has been strong since the mid to late 1990s, averaging 22,500 per annum between 1997 and 2001. This was largely driven by the return of many Irish nationals who had emigrated in the previous decade. Since 2002 this trend has intensified, helped to a large degree by the entrance of Eastern European states into the EU. Since 2002, total net migration into the State has averaged an annual 45,000.

The performance of the economy, in achieving high and sustained job creation relative to much of Europe has acted as the most significant attractor of EU migrants. More recently however, a reduced level of out-migration has been an additional factor adding to net migration.

According to the CSO more than half (54 per cent) of immigrants were aged 25-44 while a further 28 per cent were aged 15-24. Approximately 1 in 10 of the immigrants were children under the age of 15.

2.2 Kilkenny Trends

Kilkenny has enjoyed considerable economic growth in recent years. The County has developed and retained firms in growth sectors such as financial services and healthcare. This has helped to attract employment and population growth into the City and County. The major focus for expansion has been in the Environs of Kilkenny City and the Environs of Waterford City within County Kilkenny.

For the City and Environs, the Census figures show that the population of the Borough area increased by small amount, with the major expansion of the population taking place in the environs of the city. This is to be expected and it shows that the local authorities have reversed the trend of a decreasing population within the Borough area over the last two Development Plans.

Table 2.1: Population in Kilkenny City and Environs

Electoral Division		2002 Persons	2006 Persons	% change
Kilkenny Borough	Kilkenny No. 1 Urban	4,857	5,154	6.1
	Kilkenny No. 2 Urban	3,734	3,507	-6.1
Kilkenny Borough Sub-total		8,591	8,661	0.8
Environs of Kilkenny		12,144	13,518	11.3
Total Borough and Environs		20,735	22,179	6.9

Source: CSO, 2006

2.3 Population Projections

The National Spatial Strategy aims to achieve balanced development across Ireland. The NSS has designated Kilkenny as an economic 'hub' and Waterford as an economic 'gateway' location.

The function of a hub is to:

“provide important regional bases for foreign direct investment projects, indigenous industrial and service activity and the provision of essential local facilities and amenities in areas such as public services, education and healthcare.” (National Development Plan, 2007-2025; p75)

The NSS further envisages Kilkenny City as providing a critical mass of population and skilled labour, achieving a population of 30,000+ by 2020.

The priority given to regional economic development in the National Spatial Strategy means that job growth is likely to remain a source of strong inter-regional migration flows over the medium to long term.

In addition, the expansion of nearby towns and centres such as Waterford and the Greater Dublin Area will continue to enhance Kilkenny's central location as a residential preference for commuters. This will be particularly relevant when the M7/M9 motorway connections go ahead as planned.

Projections of population are provided for Kilkenny County along with Kilkenny City and Environs. The central and low scenario projections for the years have been estimated using a cohort model¹. The output from this process gives us the future natural change in population.

Three scenarios were examined based on the following rationale:

1. High Scenario: This is based on current trends observed between 2002 to 2006 through to 2020 and assumes annual growth in population of 2.13%
2. Central (preferred) Scenario: takes the Department of the Environment and Local Government (DoEHLG) latest population projections for the South East
3. Low Scenario: the CSO's 2004/5 projections for population and labour force.

2.4 Migration Estimates

For scenario A there are no separate assumptions for net migration per annum. However, the figure of 2.13% per annum growth to 2020 ultimately envisages that strong net migration will be sustained throughout the forecast period. This is to allow for the possibility for the impact of specific developments under the NDP, such as the M7/M9 motorway that will extend the reach of Greater Dublin into the County during the Plan period.

¹ See *Kilkenny Population Study and Housing Strategy* prepared by Colin Buchanan.

For the other two scenarios B & C estimates of net migration into Kilkenny County by single year have been used drawing on two sets of official sources as below:

- CSO Population and Labour Force projections 2006-26, Nov 2004.
- Department for the Environment and Local Government, National and Regional Population Projections, Feb 2007

2.5 Results

Tables 2.2 and 2.3 and 2.4 show projected population based on the 'high' trends, 'central' DoEHLG and 'low' CSO scenarios outlined above.

Table 2.2: Population High Scenario A

High Scenario	2006	2008	2014	2020
Kilkenny County	87,558	91,328	103,639	117,609
City & Environs	22,179	23,180	26,568	30,243
Change County	-	4.3%	18.4%	34.3%
Change C&E	-	4.5%	19.8%	36.4%

Table 2.3: Population Central Scenario B

Moderate Scenario	2006	2008	2014	2020
Kilkenny County	87,558	91,629	102,157	111,005
City & Environs	22,179	23,264	26,344	29,268
Change County	-	4.6%	16.7%	26.8%
Change C&E	-	4.9%	18.8%	32.0%

Table 2.4: Population Low Scenario C

Low Scenario	2006	2008	2014	2020
Kilkenny County	87,558	90,708	98,745	104,962
City & Environs	22,179	22,974	25,406	27,837
Change County	-	3.6%	12.8%	19.9%
Change C&E	-	3.6%	14.5%	25.5%

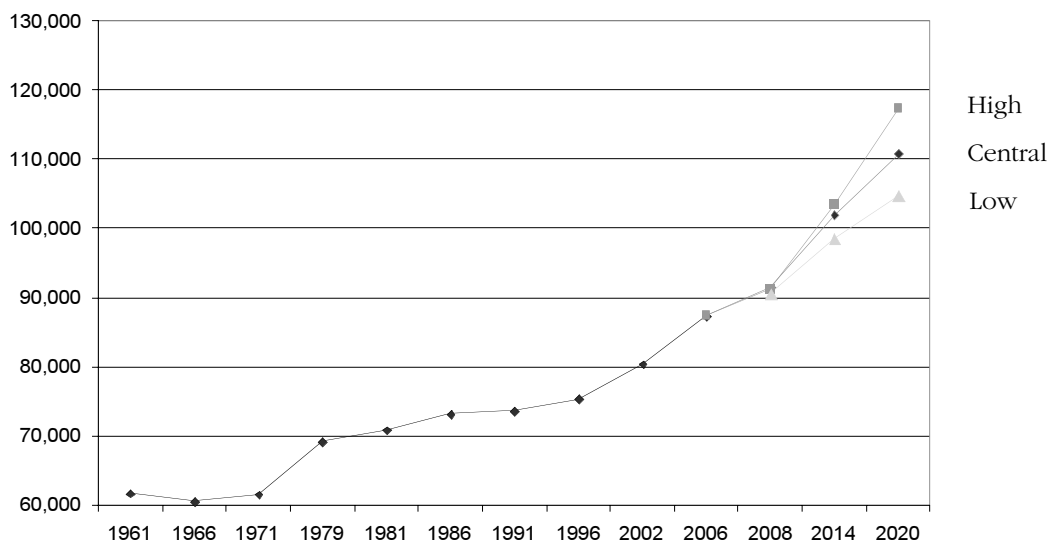
The above results envisage an increase in the County population of a minimum 17,404 (19.9%) and maximum 30,051 (34.3%) by 2020. Similarly, the City and Environs is expected to see an increase of between 5,658 (25.5%) and 8,064 (36.4%) over the same period.

Interestingly, population under the central projection shows a slightly larger increase than the high scenario to 2008. This is because the DoEHLG assumptions for migration imply that population grows at slightly above trend to 2011, before moderating to below the 2002-2006 trend growth rate.

All three scenarios, as illustrated in Figure 2.1 suggest that population will continue to climb in the County and City and Environs at a firm upward trend.

The preferred scenario is scenario B which is based on the most recent population projections from the DoEHLG and represent a more likely situation than the higher possibly unsustainable projections in Scenario A and the lower possibly unduly ‘pessimistic’ projections in Scenario C.

Figure 2.1: Population projections for County to 2020



3 Development Plan Strategy

3.1 Introduction

The underlying principle of the development of the City and Environs over the last thirty years has been a commitment to balanced growth, coherence of urban form and a good spatial distribution of services. The development strategy outlined here is intended to continue and improve upon this tradition by creating a compact, vibrant and sustainable City, in line with the City Vision as outlined in Chapter 1, and the Aalborg Charter.

Kilkenny City is the capital of the county and the principal service centre for the wider hinterland. The development of Kilkenny over the last three development plans has been primarily concentrated to the south and east of the City, influenced by the availability of services and good road connections. The City accommodates vital services for the County such as the headquarters of Kilkenny County Council, the Health Services Executive offices, the Garda, Court Services and St Luke's General Hospital. It also serves a wide hinterland in terms of community facilities, fire services, law enforcement and education.

Currently 25.4% of the population of Kilkenny County resides within Kilkenny City & Environs and consequently it is the dominant population centre in County.

3.2 Compact City

A balanced, compact form combined with efficient public transport links between employment and residential locations will facilitate easier circulation and mobility within the City and Environs. The resulting density and scale of population will support a wider range of retail, commercial, social and civic services than would be the case in a more dispersed city. The provision of a wide range of dwelling types and densities within the City and Environs will be critical in counteracting the current trend of leakage of residential development into the surrounding towns and rural areas. By providing residential accommodation within a compact city form there are substantial economies of scale to be made in terms of the costs of service provision.

A compact, balanced and focused city will place greater emphasis on the role of the central core in maintaining the vitality of the city. This approach is in complete harmony with the economic development role envisaged for Kilkenny in the NSS, not only in terms of the development of a hub, but also in terms of protecting and maintaining the rural environment which surrounds the city and in terms of reducing the demand for travel by the reduction of commuting.

For the purposes of this Plan 'city centre' is defined as the area contained within the Kilkenny City Centre Local Area Plan 2005.

3.3 Background

The Kilkenny City and Environs Study Structure Plan (1978) set out that the major expansion of the City was to occur in the Environs in phased blocks. The Structure Plan took into account the Land Use and Transportation Study which

was completed in 1977 for the City and Environs. This philosophy was continued through subsequent development plans in 1986, 1994 and 2002.

Four areas were identified for the development of neighbourhoods:

1. Loughboy/Archerstreet
2. Newpark Upper/Eastern Environs
3. Loughmacask
4. Poulgour/Wetlands/Western Environs.

These four neighbourhoods comprise sustainable extensions to the compact city, providing residential and other uses to service an expanding population, within convenient walking/cycling distance of the city centre.

These neighbourhood areas are linked by a transport strategy providing for new and improved roads, cycleways and footpaths. The potential for a public bus based transport system within the City Environs is being taken into account. (See Figure 3-1.)

1. Loughboy/Archerstreet

An Action Area Plan was prepared for the phased development of the Archerstreet/Loughboy area. The Loughboy area has been successfully built out, and incorporates a neighborhood centre containing a mix of uses including retail and community services. Development potential in this area consists mainly of infill.

2. Newpark Upper/Eastern Environs

Under the Structure Plan, the Eastern Environs was identified as containing growth potential for a new neighbourhood. An Action Area Plan was prepared in the early 1980's and during the last two Development Plan periods, this area accounted for the major expansion in population of Kilkenny City and Environs. The Eastern Environs area is now well advanced in its development, with limited potential for further significant residential development.

3. Loughmacask

A Local Area Plan for the development of 114 hectares (283 acres) of land in the Loughmacask area has been made.

4. Poulgour/Wetlands/Western Environs

During the period of the last plan a Local Area Plan was prepared for the Western Environs. This area contained 114 hectares and is bounded by the Circular Road on the east, the Kilmanagh Road to the north, the Callan Road to the south and by the line of the Outer Ring Road to the west. Planning permission has been granted for approximately 540 residential units along with two local parks and other mixed uses. There are a total of 94 hectares of development land remaining.

The Council is utilising compulsory purchase to provide essential pieces of infrastructure in the form of roads and sewers and the first phase of the major

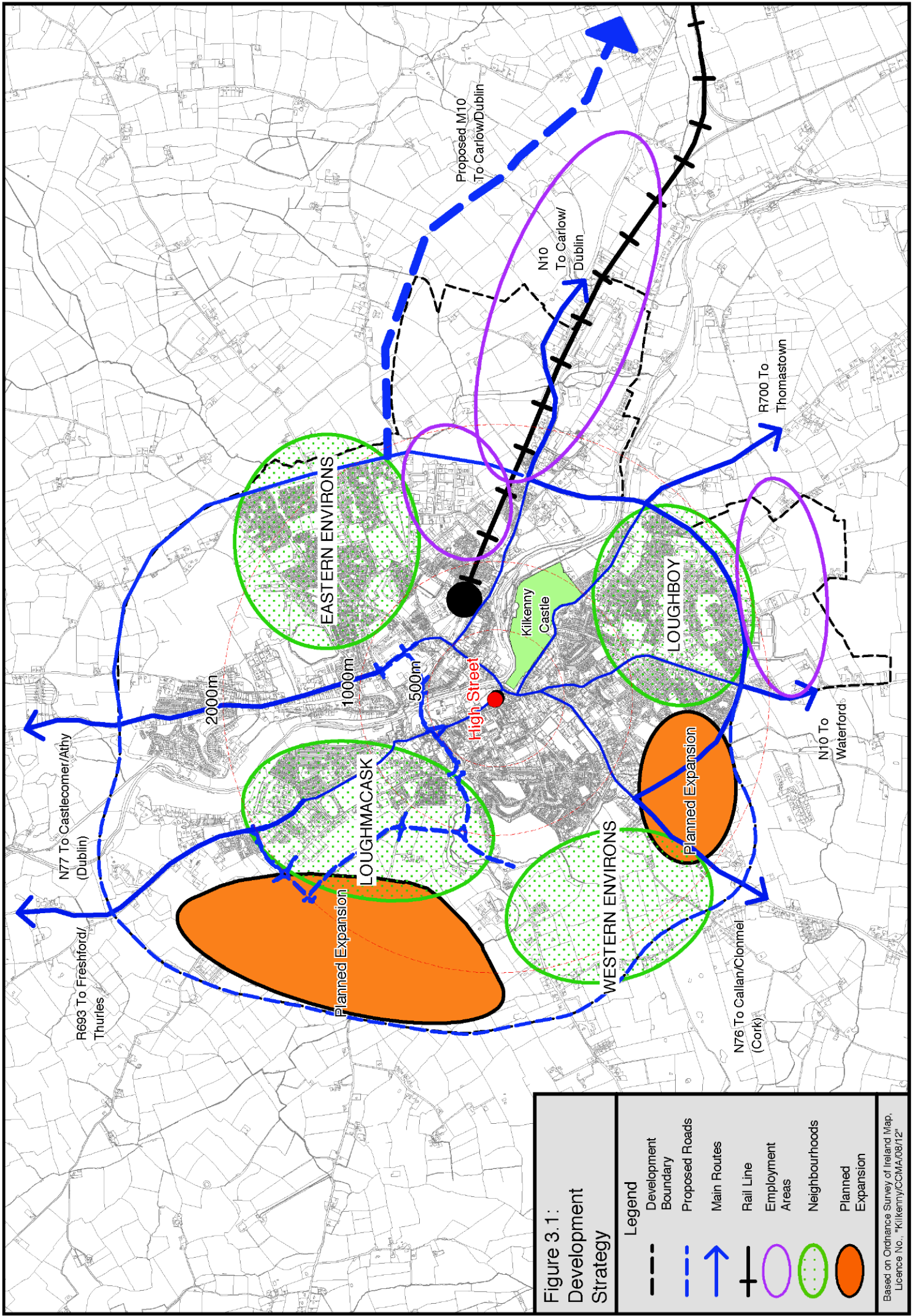


Figure 3.1:
Development
Strategy

Legend	
---	Development Boundary
- - -	Proposed Roads
→	Main Routes
+	Rail Line
○	Employment Areas
◌	Neighbourhoods
◌	Planned Expansion

Based on Ordnance Survey of Ireland Map. Licence No. "Kilkenny/CCMA/08/12"

public parks. It is envisaged that construction of this infrastructure will commence late in 2007.

3.4 Development Strategy

This strategy underpins the development of a compact urban area for Kilkenny City and Environs. The development strategy proposed is designed to reinforce the City centre as a place for work, shopping, services and living. The City centre will be supported by a series of neighbourhoods.

The lands zoned can accommodate approximately 4,080 housing units at relatively low densities of 24/ha (10 per acre) or another 5,718 units at densities up to 35/ha (14 per acre). Applying an average house occupancy of 2.5 people this equates to a potential range of additional population of between 10,200 and 14,291 persons giving a total of between 32,379 to 36,470 persons. This exceeds the target set in the NSS of 30,000+ by the year 2020².

There are a further 242 hectares of land within the plan's development boundary which are at present zoned for agriculture and which can be used into the future for further development of the City & Environs.

As part of the development strategy the major employment areas are shown on Map 3.1. These are located south of the N10 Ring Road at Smithsland, Joinersfolly Loughboy and Danville, the Hebron Road, Purcellsinch and a new Business Park zoning at Leggestrath.

These land banks are strategically located and zoned close to existing and proposed transportation corridors such the N9/N10, the Ring Road extension and the proposed N10 motorway link.

In all a total of 412 acres of green field land is available in the various business and industrial zones.

South of the N9/N10 at Smithsland, Joinersfolly, Loughboy and Danville is a strategic parcelling of lands that cater for Enterprise, Business and Technology parks for Foreign Direct Investment through the IDA and quality industrial lands catering for small and medium enterprises. In this area there is 106 acres of greenfield uncommitted land available for development. There is also a further 25 acres of zoned land where permission has been granted for 21 serviced industrial sites.

This approach enables a clustering of businesses and firms including those involved in interrelated activities thereby providing for critical mass of economic activity at one specific location.

3.5 Phasing

Over the period of the last Development Plan (2002-2008), the emphasis was on the development of the Poulgour/Wetlands (Western Environs) area. This area

² This does not take into account the lands zoned for low-density residential in the Draft Plan or lands available for mixed use development

has now commenced with the rolling out of development. The Kilkenny Western Environs Roads Infrastructure scheme has been confirmed and this will allow the provision of essential infrastructure to enable the remainder of the lands in the area to come forward for development.

During the period of this Plan (2008-2014) it is the intention of the Council to facilitate the expansion of the City through the development of the Western Environs and Loughmacask Local Area Plans.

Further Local Area Plans will be completed for the areas identified on Fig 3.1 of the Plan as areas of planned expansion for the City & Environs.

ACTION

To prepare Local Area Plans for the areas of planned expansion as identified over the lifetime of this Plan.

3.5.1.1 Future Neighbourhood Development

Three areas are identified for future neighbourhood expansion to the west of the City between the Freshford Road and the Tullaroan Road, the Tullaroan Road and the Kilmanagh Road and the lands south of the City between the Callan road and the existing Ring road.

These are identified on the zoning objectives map for the City & Environs. The preparation of one or more Local Area Plans for all of these lands will be completed during the period of this Plan.

The release of lands within the development boundary in a co-ordinated and timely manner will ensure the sustainable development of a compact urban core and will prevent pressure to expand the City through sprawl.

The strategy aims to:

- Increase the population within the Borough Council's boundary;
- Maximise the opportunity to create replacement and infill housing within the City;
- Ensure the continued vitality and viability of the City Centre;
- Achieve an efficient use of land through residential densities appropriate to its context while avoiding the problems of over-development;
- To encourage balanced development patterns and to offer locational choice within the City and Environs in a sustainable manner linked to the transportation strategy for the City & Environs.
- Ensure that the new neighbourhoods are viable for a regular bus service and public transport to and from the historic City;
- Ensure that the development of the Western Environs area and Loughmacask area are run in tandem over the period of the plan;

- To facilitate and encourage the release of zoned lands to ensure an adequate supply of housing units through the plan period.

3.6 The Development Boundary

The Development Boundary proposed for the City and Environs has been designated following detailed consideration of the following factors:

- i. The existing form of the developed areas of the City and Environs.
- ii. The road structure, and in particular the reserved line for Phase II of the Eastern By-Pass, and the proposed line of the Western by-pass route of the City.
- iii. The anticipated expansion of the City in the Western Environs during the Plan period.
- iv. The need to offer locational choice within the City and Environs in so far as practicable.
- v. The clear benefits of utilising areas of land in which infrastructural investment has been made or is planned.
- vi. The need to avoid blighting large areas of good agricultural land for which no Action Area Plan has been prepared.

The development boundary is shown by the heavy blue dashed line on the zoning objectives map.

4 Housing and Community Facilities

4.1 Housing

Building strong, inclusive communities is a key element in achieving sustainable development objectives. Sustainable communities require not only economic development, but also provision of and access to education, health and community support services, amenities and leisure services and a good quality built environment.

The Councils' role is to formulate a planning policy for housing, consider planning applications for private housing, ensure that sufficient lands are zoned to meet the projected housing demand and provide houses or facilitate the provision of social and affordable housing for those unable to house themselves. The Councils are both the housing authority and the planning authority. In these roles they have the capacity to influence the supply, location and scale of new housing within its functional area.

The Councils' core objective in relation to the provision of housing is to ensure that every household has accommodation suitable to their needs, located in a suitable environment, at a price or rent it can afford.

4.2 Housing Strategy

Part V of the Planning and Development Act 2000 requires that housing strategies be drawn up by planning authorities and integrated into their development plans.

The housing strategy shall:

- include an estimate of, and provision for, the existing need and the likely future need for housing in the area covered by the development plan. The Planning Authority shall ensure that sufficient and suitable land is zoned in its development plan for residential use (or for a mixture of residential and other uses), to meet the requirements of the housing strategy and to ensure that a scarcity of such land does not occur at any time during the period of the development plan.
- take into account the need to ensure that housing is available for persons who have different levels of income, and in particular for those in need of social or affordable housing in the area. A housing strategy shall therefore provide that as a general policy a specified percentage, not being more than 20% of the land zoned in the development plan for residential use, or for a mixture of residential and other uses, shall be reserved for social and/or affordable housing.
- ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the Planning Authority, including the special requirements of elderly persons and persons with disabilities.
- counteract undue segregation in housing between persons of different social backgrounds. The Planning Authority may indicate in respect of any residential area that there is no requirement for social/affordable housing in respect of that area, or that a lower percentage than that specified in the housing strategy may instead be required.

The needs of various groups, including the homeless, travellers and the elderly are addressed as part of the Housing Strategy.

A Housing Strategy has been prepared for the period 2008-2014 for both Kilkenny Borough and County Councils. This Strategy is incorporated into the Development Plan in Appendix A.

The principal features to emerge from the analysis presented in this housing strategy are as follows:

- A total of 7,038 new households are expected to be formed in County Kilkenny during the period 2008 to 2014.
- The existing local authority waiting list is c.1,200³.
- Over the period of the strategy 20% of land zoned for residential or a mix of residential and other land uses will be reserved for social and affordable housing.
- Kilkenny has been particularly affected by issues related to housing affordability over the period of the previous housing strategy due to relatively low per-capita disposable income, rising number of household formations and other demand factors affecting household formations.
- The availability of zoned land is not expected to act as a constraint over the course of the Development Plan 2008 – 2014.

POLICY

- **HCF1 It is an objective of the Councils to implement the housing strategy contained in Appendix A of the Development Plan.**
- **HCF2 To require 20% of the land zoned for residential use, or for a mixture of residential and other uses, be made available for the provision of social and affordable housing.**

It is the view of the Planning Department that the requirements of Part V of the Planning and Development Act, 2000 in relation to any particular site should be incorporated into any development proposal at an early stage in the development process. The Councils will therefore require housing developers to whom the 20% requirement will apply, to discuss the likely terms of Part V agreements at pre-planning consultations. Both the Councils and the developer would thus have a common understanding of the nature of the likely agreement before detailed designs are prepared for any planning application.

³Of the 1,200 on the waiting list, it is estimated that approximately 400 are on the list solely to secure rent supplement and openly state they do not wish to be considered for housing.

Conditions attached to planning permissions for residential development will require developers to enter into an agreement with the Councils in relation to the provision of social and affordable housing in accordance with the housing strategy.

The various options for compliance are set down in the Planning and Development (Amendment) Act 2002. The following preferred options are available to satisfy the requirements of the housing strategy, in decreasing order of preference –

- The transfer of the required number of completed dwellings on the site,
- The transfer of a portion of the site subject to the planning application,
- The transfer of completed dwellings elsewhere,
- The transfer of fully or partially serviced sites on the site which will enable the Council to provide the appropriate number of units thereon,
- The transfer of serviced sites at another location,
- The transfer of land at another location,
- The payment of a monetary contribution.

An agreement may provide for a combination of the above.

The Councils will continue to meet social and affordable housing needs in the city and environs in a balanced way avoiding over-concentration in any one particular area. The Councils in its house-building programme will place an emphasis on well-designed and integrated schemes appropriate to the scale and character of the area.

The Councils recognise the important role played by the voluntary sector in meeting social housing need and will support and facilitate the expansion of that role.

The Councils will seek to meet the increased demand for social and affordable housing in a number of ways as a housing authority through,

- Affordable housing/joint venture schemes,
- the local authority's house building programme,
- the sale of sites scheme,
- the Voluntary Housing Sector and the Rental subsidy scheme,
- the capital assistance scheme,
- the disabled persons grant,
- the essential repairs grant and other measures, and
- the Homeless Forum initiative.

POLICY

- **HCF3 To provide the necessary infrastructural investment to facilitate the overall level of housing output required to meet the current and anticipated levels of demand in a planned coherent fashion.**
- **HCF4 To zone adequate amounts of land for housing to provide a locational choice and allow for the probability that not all zoned land will be made available for development.**

- **HCF5 To strive for the highest quality built environment when assessing development proposals.**
- **HCF6 To encourage economy and efficiency in the use of land and services.**
- **HCF7 To promote a high standard of architecture in the siting and design of new housing developments.**
- **HCF8 To encourage a variety of house types, sizes and tenure in individual schemes and to encourage variety, interest and social mix in private and social housing developments.**
- **HCF9 To ensure that the Council's housing policy and objectives are linked with employment, environmental, and infrastructural policies and objectives with the aim of improving the quality of life and the attractiveness of the county's towns, villages and open countryside.**
- **HCF10 To assist and facilitate state and community bodies in the development of a Traveller horse project in the county.**

4.3 Residential Development

4.3.1 Housing Protection Areas

The 1994 Development Plan identified a number of Housing Protection Areas in the city within which any change of use from residential units would be strictly resisted. To ensure a vibrant city centre, it is essential to maintain and facilitate an increase in its residential population. Therefore these housing protection areas will be maintained, and are illustrated in Figure 4.1.

POLICY

- **HCF11 To strictly resist the change of use of residential units in the designated 'Housing Protection Areas'.**

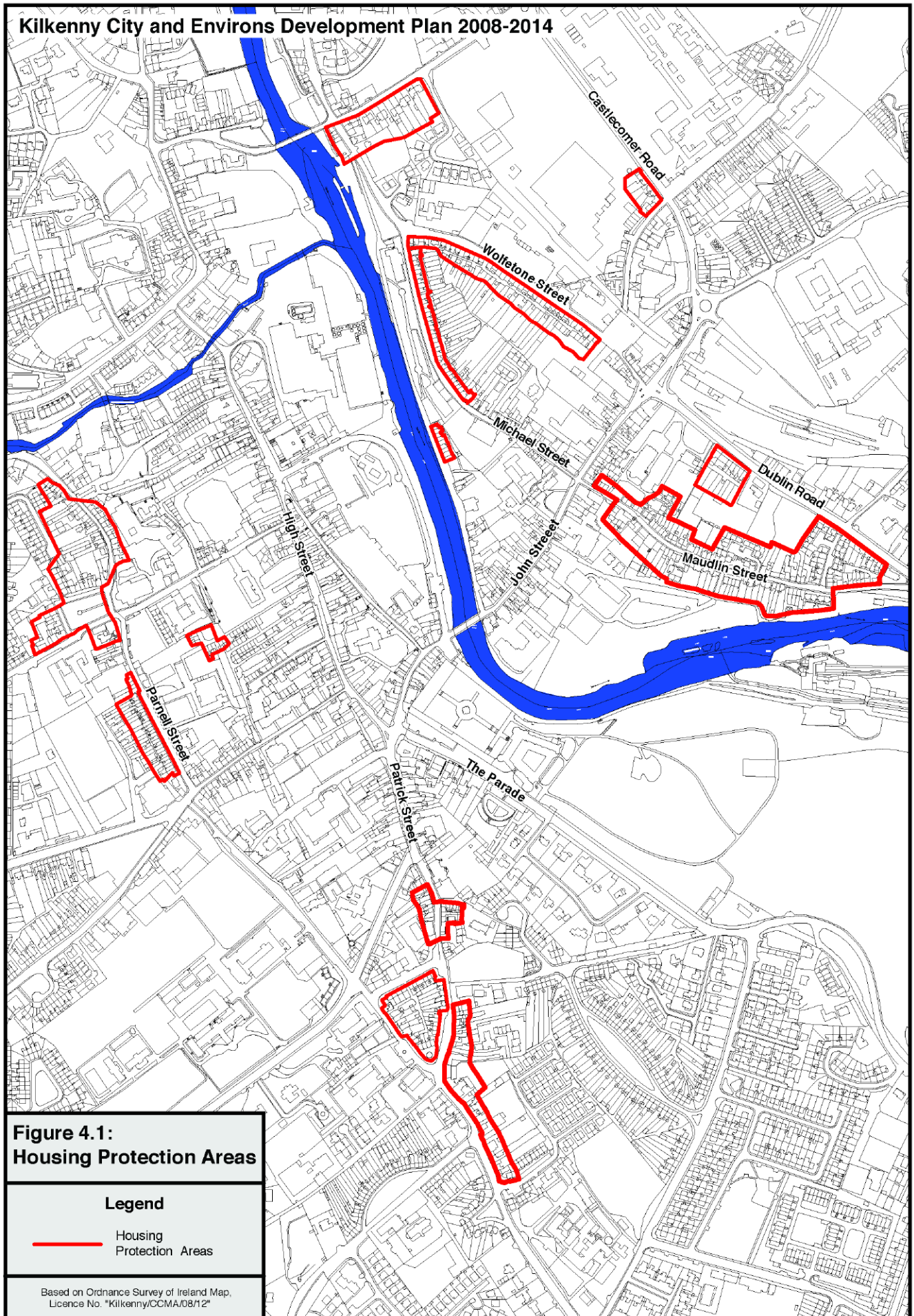
4.3.2 Quality in Design

In continuing to increase the number of houses the Councils must ensure that they achieve quality in terms of neighbourhoods and homes, and choice in terms of location and the tenures available.

Quality in this context means the development of accessible, sustainable, integrated neighbourhoods which are much less car dependant and are more easily served by public transport. Additional features of sustainable neighbourhoods include:

- compact, energy efficient and high quality urban development;
- accessibility via public transport networks and also meeting the needs of the pedestrian and cyclist; and
- provision of a good range of amenities and services within easy and safe walking distance of homes.

The provision of additional housing throughout the city offers an opportunity to deliver new development of the highest physical and environmental quality that contributes to the achievement of more sustainable communities and balanced regional development.



The sustainability of communities is dependant on a balanced pace of development. Any development must reflect its context, and associated infrastructure must be provided to ensure that a coherent sense of place and sense of community is preserved. This approach will ensure any new development will respect the scale and character of the settlement.

Over the period of the previous Development Plan the Council prepared two Local Area Plans for the Western Environs and the City Centre. During the evolution of that process, policies and objectives were devised to include linking the development of new housing with the provision of essential supporting physical and social infrastructure and services. Within each Local Area Plan, guidance is given on the achievement of high quality urban design appropriate to the particular settlement coupled with the development of a compact and sustainable settlement.

The appropriate residential density in any particular location will be determined by the following:

- i) The extent to which the design and layout follows a coherent design brief resulting in a high quality residential environment;
- ii) Compliance with qualitative and quantitative criteria set out in the subsequent Development Management Section;
- iii) Proximity to points of access to the public transport network;
- iv) Existing topographical, landscape or other features on the site, and;
- v) The capacity of the infrastructure, including social and community facilities, to absorb the demands created by the development.

The choice as to the level of residential density appropriate to a given area cannot therefore be considered in simple arithmetic terms for all development sites as a single numerical value. Rather, the identification of a given density and the question of its appropriateness should be determined by spatial planning and architectural design criteria, determined by the context of a given site and the relationship to the overall proper planning and sustainable development of that centre.

It follows from this approach that there will be no set minimum or maximum density specified in the Plan. The emphasis will be on providing quality housing environments based on innovation and a design-led approach.

POLICY

- **HCF12 Emphasise quality, innovation and a design-led approach in all housing development with proposals appropriate to each site and location.**

4.4 Community Facilities

Community facilities are essential to the well-being and functioning of populated areas. These facilities include health clinics, hospitals, schools, churches, shopping facilities, libraries, community halls, burial grounds etc.

The primary role of the Planning Authority is to reserve sufficient lands within the settlement centres to meet likely future demands for community infrastructure. A recurring problem with respect to the provision of this infrastructure is its timely provision in conjunction with new housing. The Local

Area Plans will seek to resolve this current problem by linking the provision of community facilities to increases in residential population within large residential areas by means of phasing arrangements.

The preferred option for the Planning Authority is for new and existing buildings to facilitate and provide for a range of compatible community uses. The Planning Authority will investigate opportunities for multi-purpose use to ensure that communities are best served without duplication of effort. It is important that the greatest possible use of a building is made, thereby providing community and leisure facilities close to the areas where they are needed.

POLICY

- **HCF13 Reserve sites for community facilities as appropriate and to seek to remedy deficiencies in existing developed areas.**
- **HCF14 Link the provision of community facilities to increases in residential population through phasing arrangements in the Local Area Plans to ensure the timely provision of facilities.**
- **HCF15 Locate community facilities within existing settlements and where population levels warrant a particular service.**
- **HCF16 Liaise with community groups and to assist community initiatives subject to the availability of resources.**
- **HCF17 To ensure that, where practicable, community, recreational and open space facilities are clustered, with the community facilities being located in local centres or combined with school facilities as appropriate. Community facilities should be located close to or within walking distance of housing, accessible to all sectors of the community and facilitate multi-use functions through their design and layout.**

4.5 Education

4.5.1 Childcare Facilities

The provision of childcare facilities is recognised as a strategic piece of social infrastructure required to enable people to participate more fully in society, particularly in accessing employment, education and social networks. National policy on childcare facilities is set out in *Childcare Facilities Guidelines for Planning Authorities* (2001). Government policy on childcare is to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community.

New residential areas have been identified as an important location for the provision of childcare facilities and it is considered that provision should be made for purpose built, easily accessible facilities in new developments of 75 dwellings or more.

A County Childcare Strategy has been prepared by Kilkenny County Childcare Committee. This provides the over-arching policy framework for the provision of childcare in the county. The Councils are working with Kilkenny County Childcare Committee, through its role on the CDB, to improve the quality, provision and affordability of childcare in the county.

In developing proposals for housing schemes, developers are encouraged to liaise with the County Childcare committee in advance of preparing planning applications in order to ascertain the local requirements.

POLICY

- **HCF18 Facilitate the provision of childcare facilities in a sustainable manner in appropriate locations which include the following: larger new housing estates, industrial estates and business parks, in the vicinity of schools, neighbourhood and district centres and adjacent to public transport facilities.**
- **HCF19 To require the provision of appropriate purpose built childcare facilities in association with proposals for new residential development of more than 75 dwelling units. Where appropriate the Councils will operate this requirement in a flexible manner and will encourage and facilitate cooperation between developers to jointly provide facilities, having regard to the Kilkenny County Childcare Strategy.**
- **HCF20 In so far as possible, the provision of childcare facilities should be adjacent to, or co-located with, other facilities required for other community use.**
- **HCF21 To assess, in conjunction with the Kilkenny County Childcare Committee and the County Development Board, the continuing needs around childcare and related facilities and review progress on the provision of same during the period of this Plan.**

4.5.2 Primary and Post Primary Schools

Where new schools are required, they should be located close to, or within the main residential areas so that as many children/students as possible can walk or cycle to school. The opportunity should be taken to locate the schools so that they naturally contribute to the development of a sense of community in new neighbourhoods. Where possible, these schools should be served by a dedicated and safe footpath and cycle-way network.

4.5.2.1 Dual Use of School Buildings

School and other educational premises represent a valuable resource in terms of land and buildings, which generally is only used on a partial basis. The dual use of educational facilities, where it does not conflict with the delivery of the education service (i.e. outside school hours and during school holidays) can contribute to meeting the wider needs of the community, by helping to satisfy demand for a variety of activities. The DoEHLG Guidelines on Childcare Facilities recommend the use of school premises to cater for after school care and school authorities are encouraged to examine how they can help address this demand.

Where lands and buildings can be beneficially used by the community, the Councils will promote such uses subject to available resources. Where new schools are proposed and indeed other community facilities, opportunities will be sought to ensure that they are designed in such a way as to facilitate dual use from the onset.

4.6 Social Capital

Social Capital may be defined as that which accrues to a person or group as a result of their active participation in the life of their communities. For example, social capital is said to be gained from neighbourliness, local area networking or volunteering. Something as simple as being known to the local shop-keeper, chemist or publican is said to have benefits for the well-being of individuals within the social capital debate.

Kilkenny local authorities are committed to the Agenda 21 process of building partnerships between local authorities and other sectors to develop and implement local policies for the development of sustainable communities. This commitment involves a wide range of public consultation in the actions taken by the local authority from plan making and policy formulation to implementation of specific projects such as playgrounds.

In 2002 the *County Development Board Strategy for Economic, Social & Cultural Development 2002-2012* was prepared. The main representation for the voluntary sector is through the Community and Voluntary Forum which is the mechanism for supporting a collective voice for the community and voluntary sector. There is representation on a number of structures in the county in order to inform policy, such as the County Development Board itself and its subcommittees (including SIM – Social Inclusion Measures subgroup), Strategic Policy Committees and Expanded Area Committees.

It is through these measures that the local authorities will seek to build social capital within the county.

POLICY

- **HCF22 To make Kilkenny an attractive place to live and work by building strong, inclusive communities that have a sense of place and belonging, with adequate provision of and access to services and facilities to meet the needs of the city's growing population.**
- **HCF23 To work with other relevant organisations, through the County Development Board, to facilitate the provision of public and social services in areas of identified need throughout the city.**
- **HCF24 To work with the County Development Board and its sub-structures, to advance social inclusion and development by developing the co-ordinated delivery of services and facilities in the city.**
- **HCF25 To promote the development of social capital by providing opportunities for interaction, participation and the co-ordinated provision of public services.**

4.7 RAPID programme

The RAPID (Revitalising Areas by Planning, Investment and Development) Programme is a focused initiative designed to prioritise and target government expenditure, over a number of departments, on the most concentrated centres of disadvantage. RAPID is about prioritising in a coherent, targeted and accelerated way, new and improved services and infrastructural investment to the communities living in RAPID areas. The RAPID process co-ordinated by the Kilkenny Local Authorities in partnership with existing agencies and community groups continues to work towards identifying real needs through community participation. RAPID is funded under the National Development Plan 2007-2013.

Areas selected under the RAPID programme for Kilkenny include: Hebron Park, Loughboy, Bishop Birch Place, Ossory Park, De La Salle Place, Newpark Close, O'Loughlin Court, Millennium Court, St. Mary's Avenue, New Park Lower, New Orchard, Poccocke Valley, The Butts, St. Canice's, McCauley Place, and St. Catherine's.

Since the programme's inception a total over eighty projects have been endorsed by the RAPID Area Implementation Team. These include the provision of a Youth worker in the Eastern Environs, the provision of funding for a development worker and extension of the Hebron Park community facility in the Eastern Environs, the implementation of a number of estate enhancement and traffic calming works, the provision of resources for three city playgrounds (Garringreen, Newpark Close and the Butts) and two multi-purpose play areas one to be located in Garringreen and the second to be located in Newpark Close.

The RAPID Strategic Plan 2006-2013 is a follow up from the 2003-2006 RAPID Strategic Plan. The Strategic Plan was completed following extensive consultation with the identified RAPID areas in Kilkenny. The 2006-2013 Plan focuses on larger scale projects with emphasis on the eastern environs and on neighbourhood regeneration. The Kilkenny RAPID Strategic Plan is a working/flexible document building on existing structures striving to target the most disadvantaged people in the city.

POLICY

- **HCF26 To implement the RAPID Strategic Plan 2006-2013 in conjunction with the local communities.**

ACTIONS

- **To provide two multi-purpose play areas in Garringreen and Newpark Close during the lifetime of this plan.**
- **To extend the Hebron Park community facility in the Eastern Environs**

4.8 Library Service

Kilkenny County Library Service is commencing the process of creating a five-year Development Plan. It will include a review of existing services and provisions and consultation with various stakeholders, together with recommendations for future programming. The overall process will take twelve to eighteen months.

Within this new Development Plan there will be an emphasis on providing equality of access for all the residents of County Kilkenny. This will consolidate the work that has been done to ensure equality for people with disabilities in access to, and participation in, the public library service. The plan will also give recognition to the fact that Kilkenny is now home to many people of different nationalities and cultures, be they refugees, asylum seekers or immigrants. It will therefore include measures such as the introduction of the World book collection in 2006 for our borrowers at the City Library.

Staff have committed to the adjustment of opening hours and services that best meets the needs of the public. The various branches are now being used as access points for public services.

The Internet has greatly improved access to information. However all sectors have not benefited in particular people in the older age cohorts. The library staff are now engaged in initiatives targeted at these sectors.

POLICY

- **HCF27 To continue to improve the library service for all.**

ACTION

- **To provide a new Library for the City to be located at County Hall, which will replace the existing Carnegie Library.**

4.9 Health

Healthcare and medical facilities are provided by public, private and voluntary agencies within County Kilkenny. The Health Service Executive – South Eastern Area (previously South Eastern Health Board) is the primary organisation responsible for the delivery of health care and personal social services to the people of Kilkenny.

St. Luke's Hospital and Lourdes Orthopaedic Hospital, Kilcreene are the acute hospitals in Kilkenny. The residents of the county also have access to hospitals in the surrounding counties such as Waterford Regional Hospital.

With the scale of increase in population, it is to be expected that there will be a demand for more healthcare and medical facilities within the county to cater for the resident population.

The primary role of the Planning Authority with regard to health care is to ensure that there is an adequate policy framework in place inclusive of the reservation of lands should additional services be required and that the health care facilities would be permitted subject to good planning practice. Future provision should be planned and implemented in concert with residential development, especially where this is undertaken in the context of Local Area Plans. The Planning Authority will reserve sites within development centres for health care facilities in consultation with the HSE.

St. Canice's Hospital and its grounds comprise a significant landbank within the city. At present it contains the offices of the Health Service Executive – South Eastern Area, Lacken Pitch and Putt club, and the original hospital and outbuildings.

POLICY

- **HCF28 To facilitate the development by the Health Service Executive - South Eastern Area of a comprehensive range of health and social care services and in particular services for the elderly including the development of community, hospital, community nursing and day care services throughout the City and Environs.**
- **HCF29 To co-ordinate with the Health Service Executive – South Eastern Area and other interested parties in the preparation of a Masterplan for the**

grounds of St Canice's hospital in order to determine the optimal land uses for the area.

4.9.1 Nursing Homes

In the light of an increasing ageing population, investment in developing a range of facilities for the elderly, including nursing units, has been facilitated under the National Development Plan.

POLICY

- **HCF30 To ensure that adequate land and services are available for the provision of all types of facilities for the elderly including nursing homes/retirement centre both public and private and the improvement, expansion and establishment of health services generally such as extended nursing care, day care and respite care.**

5 Economic Development

5.1 Introduction

The Planning Authority is limited in its actions in support of economic development, which will be determined in the first instance by market forces, and secondly by agencies with a remit for specific intervention in this area. The Planning Authorities can assist the development of all economic sectors by the implementation of policies relating to:

- The provision of an adequate and efficient transportation system;
- The zoning of sufficient and appropriately located lands for industrial and commercial development;
- The provision of sanitary services and other urban infrastructure;
- The provision, in conjunction with other agencies, of enterprise centre provision and training infrastructure related to small and medium sized enterprises (SME);
- The zoning of adequate residentially zoned lands and the creation of an attractive urban environment to facilitate residency of the projected labour force;
- Developing the public realm and amenities of Kilkenny so that the quality of life of employees and residents can be improved.

Factors that make a town attractive for both firms and their employees are the key to a successful economic development strategy. This chapter contains strategies and policies in relation to the economic development of Kilkenny City and its Environs including policies in relation to offices, industry, and retailing.

5.1.1 Policy Context

In the context of the *National Spatial Strategy* and the *National Development Plan* the economic development of Kilkenny City and county can no longer be viewed in isolation from the South East Region as a whole. Ireland has become an open economy and as a result the economic development of County Kilkenny, and in turn that of Kilkenny City and Environs, must now be considered in the context of regional, national and global influences.

The *Regional Planning Guidelines* state⁴ that the provision of first class infrastructure and facilities in the Hubs and County town locations within the South East Region will help in the development of 'critical mass' in the region and the achievement of the nationally strategic 'growth triangle' between Kilkenny, Wexford and Waterford City.

Critical mass of economic activity and opportunities is facilitated by:

- Business and Technology Parks – IDA Ireland
- County Enterprise Parks – Enterprise Ireland
- Development of quality industrial estates to accommodate small to medium enterprises – Local Authorities/County Enterprise Boards/Private Developers
- Development of higher education and training

⁴ Page 90, *Regional Planning Guidelines* (2004)

It is envisaged by the RPG's that the following elements need to be assembled at strategic locations such as in Kilkenny City & Environs to foster a wide range of enterprise activity and employment creation:

- integrated strategies for physical, economic and social development and environmental protection to guide and promote sustainable development, particularly with regard to planning, land use and transportation
- regional or national centres of learning
- clustering of businesses and firms, including those involved in interrelated activities and in high growth, knowledge intensive and technology-based specialisation
- a focal point for national, regional and local road and public transport systems, with good access to the national road and rail network and access to airports, with a range of well-timed and appropriate services facilitating business activity, and deepwater ports
- effective urban transport systems, including facilities for pedestrians and cyclists
- reliable, secure and cost-competitive energy supply
- effective telecommunications, including broadband
- regional cultural venues, such as theatres/galleries/arts and sports centres
- a high quality built environment, including parks, green spaces and other amenities
- adequate zoned and serviced land banks for uses such as residential and industrial development
- water supply, wastewater disposal systems, an environment capable of accommodating current water services requirements and major additional requirements into the future
- effective waste management structures and facilities.

The strategic goal of these policies is to make Kilkenny City & Environs a premier choice for indigenous and foreign direct investment across all sectors of the economy by developing a location that will attract and sustain indigenous and foreign direct job creating investment.

5.2 Creative Heart of Ireland

Kilkenny has a strong Arts and Crafts base which owes its origins to the establishment of Kilkenny Design Workshops in the 1960's, which was a state funded body responsible for promoting product and graphic design in industry which operated to the 1980's. The brand also draws on the very strong clusters of creative businesses in and around the city and county - everything from artists to craftspeople, musicians and graphic designers. The Crafts Council of Ireland (CCoI) has been centred here since 1998, which has consolidated Kilkenny's position as the creative heart of Ireland. The CCoI is the national design and economic development organisation for the craft industry in Ireland. Its activities are funded by the Department of Enterprise, Trade and Employment via Enterprise Ireland.

Approximately 10% of Kilkenny County Enterprise Board assistance has been directed towards the Craft Sector since 1993. As retailing is vitally important for many crafts people, the location of any proposed workspace is vital.

Kilkenny Local Authorities acknowledge the importance of the arts and the craft sectors to Kilkenny for tourism, employment and quality of life.

POLICY

- **ED1 To support the development of the crafts sector and liaise with the Crafts Council of Ireland, the County Enterprise Board and other interested bodies to facilitate growth within this sector.**

5.3 Education

Third level educational facilities include an outreach centre based in St. Kieran's College associated with NUI Maynooth, which delivers a range of courses and programmes. NUI Maynooth recently published the Kilkenny Campus Strategic Plan 2007-2011 which sets out how the campus will grow to accommodate 450 students by 2011.

Institutes of Technology are located in Carlow and Waterford and Tipperary has an Institute of Education. There is an aspiration to have a university in the South East Region. It is important that access to good quality third level education is provided so that the social, cultural and economic life of the city and county is enhanced to the greatest extent possible. The Councils fully supports the ambition of Waterford Institute of Technology (WIT) to gain university status with the main campus located in Waterford City and other faculties in the other large population centres.

POLICY

- **ED2 To facilitate and promote the development of the existing third level outreach facility in Kilkenny City to its maximum potential.**
- **ED3 To support the establishment of a university for the South East Region with its main campus located in Waterford City and faculty campus facilities in Kilkenny and other Hubs and County Towns within the Region.**
- **ED4 To support the provision of a third level/fourth level facility for the city which would include within it a creative academy.**
- **ED5 To develop a quality built environment to attract and sustain enterprise and employment.**
- **ED6 To strengthen the retail position of the city and to maintain a healthy city centre.**
- **ED7 To provide for a wide range of development opportunities in the City & Environs so as to foster a balanced economic structure.**
- **ED8 To assist and support the development of the most up to date telecommunications and broadband facilities for the City & Environs.**
- **ED9 To support Enterprise Ireland, Kilkenny County Development Board, Leader and relevant community support groups/agencies such as Kilkenny Chamber of Commerce and Industry in the promotion of economic development and indigenous enterprise.**
- **ED10 To support I.D.A. Ireland in the attraction of high value added manufacturing sectors and internationally traded sectors into Kilkenny.**
- **ED11 To provide improved road infrastructure from Kilkenny to other local urban centres and national centres, to support the provision of an improved rail service (freight and passenger) for the industrial, agricultural and service**

sectors having particular regard to access to and from Waterford Regional Airport and Belview Port.

- **ED12 To facilitate the provision of childcare facilities in appropriate locations thereby promoting labour market participation among parents and supporting parents in accessing employment, training and education.**

5.4 Key Sites and Areas as Economic Drivers

There are sufficient lands zoned for business and commercial opportunities within the City and Environs. The Integrated Area Plan 1998 identified a number of key sites for regeneration. A number of these areas have been brought forward through previous Development Plans and strategies and are at various stages of development. These include:

- McDonagh Station which comprises a major mixed use development,
- The former Kilkenny Cooperative Livestock Mart site which is currently the subject of a first phase planning application. (This site did not receive tax designation from Central Government.)

The Kilkenny City Centre Local Area Plan identified sites for action in both public and private ownership. These sites are:

- The former Kilkenny Cooperative Livestock Mart
- Bateman Quay
- Padmore and Barnes
- County Hall
- Wolftone Street
- Fair Green
- John's Green
- The Parade
- St. Mary's car park
- Dean Street car park
- The Closh

The key sites as economic drivers for the city include the former Mart, Bateman Quay, County Hall and The Parade. The planning and development of these sites is ongoing.

Both the Western Environs and Loughmacask areas will become key economic drivers for the city and environs through the delivery of housing and critical physical infrastructure. This will be achieved through the implementation of Local Area Plans.

In order to encourage the bringing forward of key sites for redevelopment it is essential to create a development momentum sufficient to stimulate market confidence. This will be achieved in a number of ways by:

- The adoption of a plan-led approach by identifying such sites and preparing development briefs and urban design frameworks to guide development and stimulate the market.

- Seeking partnership arrangements between the local authority and the private sector and other state or semi-state agencies as appropriate to deliver the objectives for each site.

5.5 Offices

Office uses form an important part of the City's economy and are particularly important to the vitality and vibrancy of the city centre. The presence of an office-based workforce in the city centre will stimulate demand for retail and other services. A distinction must be made between different types of office use which have different locational and floor space requirements and differing impacts. The definition of the office types are set out below.

5.5.1 Retail Offices

These are offices where financial, professional or other services are provided principally to members of the public. The primary location for such offices should continue to be the city centre due to the role they play in the centre's economy. Retail offices may be acceptable in District and Neighbourhood centres if they provide a local service but will not otherwise be permitted in suburban areas.

POLICY

- **ED13 To facilitate and encourage retail office development in the city centre and at District centres and Neighbourhood centres where the scale is compatible with the local service function.**

5.5.2 General Offices

These provide financial, professional or other services combining a retail office function with a back office function, or administrative, financial and other services without a retail office activity and public administration offices. These are most appropriately located in the city centre.

Sequential Approach

The preferred location for general office development is within the City Centre area where practicable and viable. Where it is not possible to provide for the form and scale of development required on a site within the City Centre then consideration can be given to a site on suitably zoned land outside the City Centre subject to sequential testing of the proposal. Sequential testing will require that the applicant test all potential City Centre development options with regard to their size, availability, accessibility and feasibility of developing both site and premises for their purposes.

POLICY

- **ED14 To focus general office development activity in the city centre as defined in the City Centre Local Area Plan on the sites identified.**
- **ED15 To allow general office development outside the city centre area on suitable zoned lands subject to a sequential testing of the proposal.**

5.5.3 Business and Technology Industries (Office based industry)

Recent years have seen the emergence of a new range of enterprises providing services and products in an office-based environment. These enterprises are engaged in activities such as information technology, software development, telemarketing, data processing, media activities. There are other activities, such as companies providing technical services to industry e.g. servicing the manufacturing or construction industry, who require large floor areas and large quantities of operational parking.

These types of enterprises cannot easily be accommodated in the city centre and are more appropriately located on business park type developments. It is proposed therefore to create a zoning objective to provide for technology office based industry to facilitate such developments.

The Council may consider exceptions to the office policies where the proposed development involves conversion to offices of a Protected Structure, where the Protected Structure will be rehabilitated to the highest standard, where the special interest character and setting of the building is protected and where the proposed use and development is consistent with conservation policies and the proper planning and sustainable development of the area.

5.5.4 Light Industry and Related Uses

Light and general industry has traditionally played a key role in the economy of the city. Businesses in this sector provide employment opportunities for persons with low to medium skill levels and/or a low level of educational attainment. They also provide opportunities for start-up enterprises and provide essential services to other enterprises.

The Councils will aim to ensure that a range of sites in accessible locations are provided for light industry in the Plan. In addition to light industrial uses which involve the manufacture of products, the following uses will generally be acceptable in light industrial areas; - warehousing and distribution, wholesale, wholesale warehousing and showrooms that are ancillary to manufacturing, fitting and trade. Retail warehousing will not be permitted. Proposals for office development will not normally be permitted in light industrial areas unless they are ancillary to the primary industrial use.

5.5.5 Home-Based Economic Activity

Home-based economic activities are small-scale commercial activities carried out by the residents of a dwelling which are ancillary to the main use of the dwelling. There is a need to accommodate such activities where the nature and scale of the activity will not be detrimental to the amenities of the residential area.

This is a change from the existing policy of the 2002 Plan.

5.6 Retail Strategy

Kilkenny County Council and Kilkenny Borough Council adopted the first Kilkenny City and County Retail Strategy in 2002. A key recommendation was that the strategy be reviewed after 3 years. The first review was adopted in 2005.

As part of the making of this Development Plan a full review of the City and County Retail strategy has taken place.

An important part of the review was the updating of baseline information. This included the following:

- Review of population figures and forecasts
- Updating the floorspace survey
- New household and shoppers surveys
- A broad capacity assessment for the requirement of additional retail floorspace.
- Updating the health checks of Kilkenny City, Callan, Castlecomer, Graiguenamanagh and Thomastown
- Updating the comparative review of similar counties.

The objective of the review was to ensure that the requirements of paragraph 36 of the *Retail Planning Guidelines* would be met in the Development Plan i.e.:

- Confirmation of the retail hierarchy,
- Definition of the core retail area of town centres,
- A broad assessment of the requirement of additional retail floorspace,
- Strategic guidance on the location and scale of retail development,
- Preparation of policies and action initiatives to encourage the improvement of town centres,
- Identification of criteria for the assessment of retail developments.

5.6.1 County Retail Hierarchy

A review of the county retail hierarchy has taken place to incorporate the factors and influences that have changed since 2004. The revised County Retail Hierarchy is set out in Table 5.1 below.

The modifications recommended are the re-designation of Callan as a Tier 1 Level 2 Sub County Town centre from a Tier 2 Level 2 Sub County Town centre. Ferrybank was designated as a District Centre in previous Development Plans, however the question as to whether a centre for Ferrybank should be town or district centre will be resolved upon the completion of the upcoming joint retail strategy.

Table 5.1: County Retail Hierarchy

Level/Retail Function	Centre
Level 1 Major Town Centre/County Town	Kilkenny City & Environs
Tier 1 Level 2 Sub county town	Callan
	Thomastown
Tier 2 Level 2 Sub County Town	Castlecomer
	Graiguenamanagh
Level 3 Town	No designated centre
Level 4 Village Centre	
Level 4 Neighbourhood Centre	As designated for Kilkenny City & Environs and Waterford Environs

5.6.2 Core Retail Areas

The review of the main centres within the county confirms that the Core Shopping Area is relevant only to Kilkenny City Centre and that the four District towns are of too small a scale to warrant such an approach. The core shopping area for Kilkenny City Centre and the 400metre edge of centre boundary are shown in Figure 5.1. The core shopping area comprises the following streets: Parliament Street/Market Cross; High Street; Rose Inn Street; and St Kieran's Street.

The 2007 review confirms the conclusions of the 2004 review which was that the existing core shopping area should be retained in the best interests of the retail future of the City Centre and as such the City & County as a whole.

Key considerations in arriving at this conclusion include:

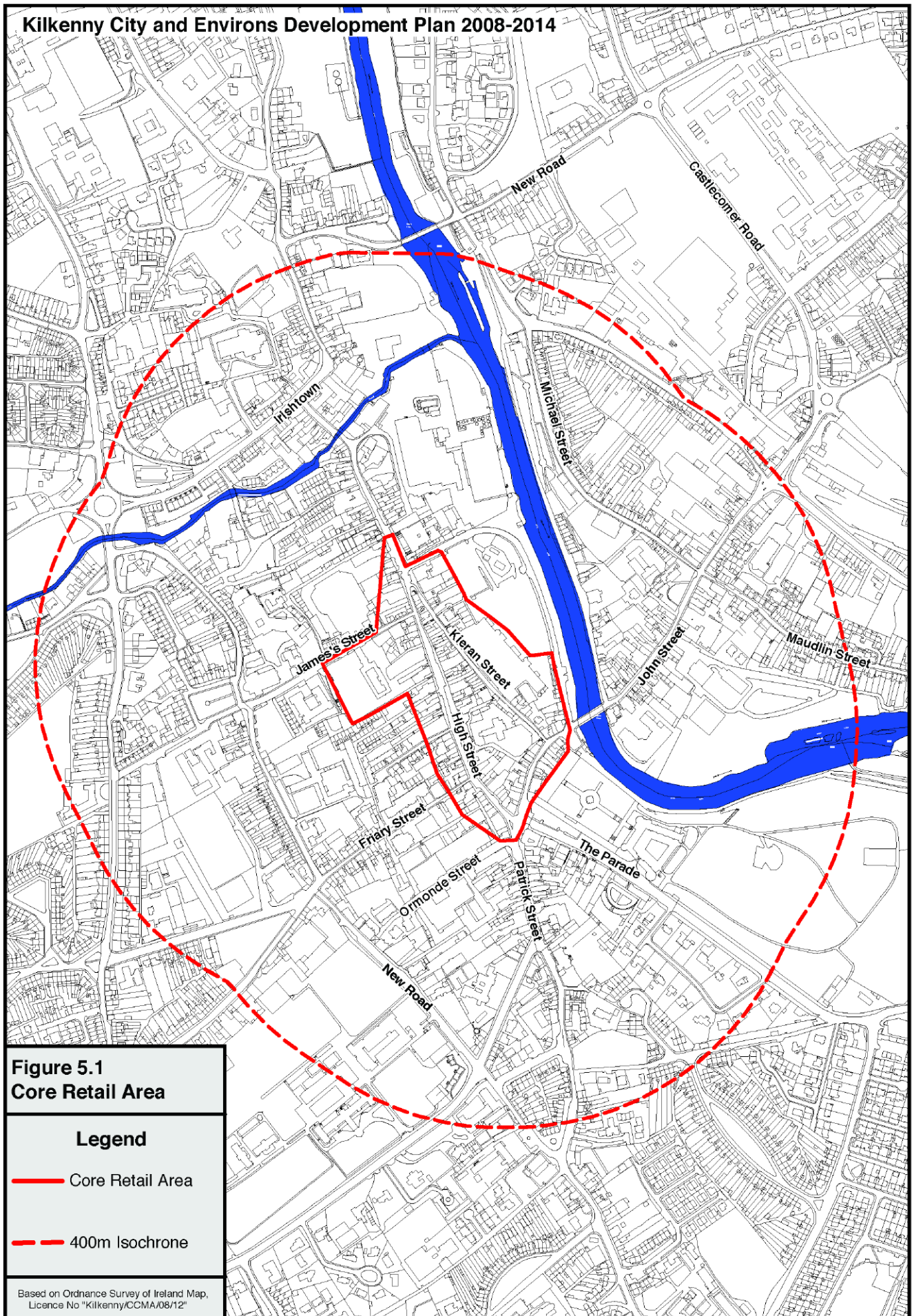
- The larger the defined core shopping area then the greater scope to diffuse the retail floor space around a wider area.
- This could bring policy conflicts and a potential wider distribution of floor space.
- The result could be a real threat of weakening, not strengthening, the prime shopping area.

5.6.3 Broad Assessment of the Requirement of Additional Retail Floor Space

This review covers the period 2008 to 2014 but also takes a longer term view to take into account the 2020 planning horizon of the *National Spatial Strategy* and *South East Regional Planning Guidelines*.

The inclusion of consideration of capacity up to 2020 is for the following reasons:

- Given Kilkenny City's designation as a Hub under the NSS and the large increase in population projected over the period of the NSS to 2020, then it is important for strategic land use planning purposes that a longer term view/vision is taken; and
- The review of the City and County Retail Strategy will become part of the City and County Development Plans, both of which have to have regard



to the NSS and Regional Planning Guidelines which provide spatial and policy planning guidance to 2020.

One of the key requirements of the *Retail Planning Guidelines* is that retail strategies should provide a broad assessment of the additional retail floorspace required in counties over the lifetime of their strategies. The Plan takes account of: the changes to the population, population forecasts, updated information on expenditure, retail floorspace, extant planning permissions and the findings of the 2007 household and shopper surveys.

The assessment identifies the type and amount of additional floorspace that will be required to accommodate additional expenditure over the timescale of the Retail Strategy. At the same time allowance is made for:

- New retail outlets that are planned to come on-line identified by extant planning permissions.
- Increases in sales in existing forms of retailing - this includes e-retailing, mail order sales and market stalls. It excludes wholesale and car sales outlets as laid down by the RPG's.

The key inputs and outputs to the capacity assessment are a derivation of the following:

- Step 1: Population and Expenditure Estimates
- Step 2: Turnover Estimates
- Step 3: Turnover Ratios
- Step 4: Gross Additional Expenditure Potential
- Step 5: Future Sources of Retail Sales
- Step 6: Capacity Potential.

From the estimates of gross additional expenditure potential and subtracting the expenditure accounted for by the extant planning permissions there will be very limited potential for additional mainstream comparison floorspace to accommodate key City developments until post 2014. As such, the objectives for strengthening the role of the traditional City Centre will not be delivered in the short and medium term timescale.

For this reason two scenarios to estimate the approximate floorspace required to accommodate the anticipated increase in expenditure were derived (a) one **INCLUDING** extant retail warehousing permissions and (b) **EXCLUDING** extant retail warehousing permissions.

Table 5.2 sets out the assessment of additional floorspace up to 2014 and 2020 including retail warehousing.

Table 5.2: Net Expenditure Capacity Growth in the County ('04 prices, €m) Including Retail Warehousing Extants

Period	Convenience			Comparison		
	Low	Medium	High	Low	Medium	High
2008 -2014	1,968	2,699	3,144	-4,120	-1,443	-1,348
2014 -2020	4,274	5,119	6,649	27,899	32,021	38,739
Total	6,242	7,818	9,794	23,780	30,579	37,392

Source: DTZ Pieda Consulting: Review of Kilkenny City & County Retail Strategy 2007

The table shows that there is potential for additional convenience floorspace in the County in the period 2008 to 2014 and a greater quantum post-2014.

With regard to comparison floorspace, the table clearly illustrates that there is no capacity for any additional comparison floorspace in the period 2008 - 2014. The position greatly improves post-2014. The lack of capacity over the timescale of the emerging City & County Development Plans is a concern, particularly in respect of delivering emerging proposals and objectives for further comparison floorspace in the City Centre, e.g. the Kmart site and Bateman Quay.

Table 5.3 sets out the assessment of additional floorspace up to 2014 and 2020 excluding retail warehousing.

Table 5.3: Net Expenditure Capacity Growth in the County ('04 prices, €m) Excluding Retail Warehousing Extants

Period	Convenience			Comparison		
	Low	Medium	High	Low	Medium	High
2008 -2014	1,968	2,699	3,144	8,886	11,563	12,439
2014 -2020	4,274	5,119	6,649	28,680	32,802	39,520
Total	6,242	7,818	9,794	37,566	44,365	51,959

Source: DTZ Pieda Consulting: Review of Kilkenny City & County Retail Strategy 2007

This scenario excluding retail warehousing has no implications for convenience floorspace potential. As with the first scenario, there is limited potential for any significant additional convenience floorspace from 2008 to 2014.

However, the exclusion of the extant retail warehousing permissions has a considerable effect on the comparison capacity potential for the period 2008 to 2014. The assessment identifies that there is potential for additional comparison floorspace which would facilitate continuing improvement in the City Centre's offer over the period to 2014.

5.6.4 Strategic Guidance on Location

The following have been identified as being of particular importance in examining strategic location in the review of the retail strategy:

- i. Providing the retail land use and planning policy framework to ensure that the City and County fully play their role in achieving the objectives and targets of the NSS and SERPG;
- ii. Current and pending strategic infrastructure investment;

- iii. Ensuring that the current strength and importance of Kilkenny City and Environs in County, Regional and national shopping patterns is sustained and enhanced;
- iv. The strengths and weaknesses of the City and County against both competing and comparable counties and centres are harnessed and addressed;
- v. That the increasing outflows of both convenience and comparison expenditure are redressed by providing the means to improve the attractiveness of the City and County's retail offer for residents of the City and County;
- vi. That the decreasing inflows of convenience expenditure are addressed through the enhancement of the City and County's convenience offer;
- vii. That the increasing inflows of comparison expenditure from visitors to the County from neighbouring counties and further afield are sustained and enhanced;
- viii. The foundations for the future of retail planning in the City and county are strong and defensible in respect of the emerging City and County Development Plans and the timeframes of the NSS and SERPG to 2020.
- ix. The vitality and viability of the Scheduled Towns and the measures required to sustain and enhance this;
- x. The role of retail warehousing in the City's retail offer.

5.6.5 Overview of Progress

The previous Development Plan (2002-2008) identified key locations for additional major new retail floorspace as:

- Kilkenny City and Environs; and
- Waterford City Environs.

In respect of the four **Level 2 Sub-County Town Centres**, these were not anticipated to have significant market interest or development of major additional retail floorspace during the plan period.

During the Plan period 2002-2008 proposals were advanced in a number of the key locations identified for additional major new retail floorspace. These are:

- I. Kilkenny City: McDonagh station
- II. Kilkenny City Environs: Smithsland and Ormonde Retail Parks – retail floorspace has been delivered and is trading.
- III. Waterford City Environs: Ferrybank – construction is underway.

Additionally, and contrary to what was anticipated, a large quantum of new retail space was introduced in Callan and Thomastown and considerable interest has been shown in additional new floorspace in both these centres.

5.6.5.1 Kilkenny City & Environs

In reviewing the potential of the City and its environs, the structure is provided by the Sequential Approach:

- a) City Centre;
- b) Edge of Centre; and

c) Out of Centre.

a) City Centre

The starting point in the appraisal of retail potential for the City Centre is consideration of its role and importance in the hierarchy and the need for it to be the priority location for additional floorspace. The review of potential sites and locations conducted confirmed the findings of the 2001 Strategy and the 2004 Review, namely:

- There are no sites or buildings of any substantial size available for retail development within what is termed the Core Retail Area
- The Architectural Conservation Area policies covering the City Centre effectively remove any potential now and in the future for major redevelopment of space within the City Centre
- There is potential for improvement and enhancement of the City Centre offer, both retail and leisure, by utilisation of vacant floorspace, conversions and gap infilling and this can be addressed under normal development control policies and procedures.

Bateman Quay

The above noted, Bateman Quay is the only site/area within the City Centre that is of key importance in terms of enhancement of the retail attraction of the City and County. This site has been identified as a prime City Centre retail location since 2001. It has been earmarked for civic and cultural uses but there has been increasing recognition of the site's potential in the consolidation and expansion of City Centre retailing. The redevelopment of the site with a mixture of civic and retail uses will help to counter balance the emerging Mc Donagh Station and Kmart schemes thereby helping to protect the vitality, viability and attraction of the City Centre as the premier location for shopping in the City.

Over the timescale of the 2008 - 2014 City & Environs Development Plan, the development and delivery of mixed use proposals for Bateman Quay – including a large component of higher order comparison and speciality shopping - will be a priority retail planning objective of the local authorities.

The Parade

An additional area, which to date has not been given due recognition of its importance as having potential to deliver any significant quantum of retail floorspace, is the Parade. This is an established honey pot for local people and visitors alike in view of the nationally and internationally renowned profile anchor of the Kilkenny Design Centre. There is scope to build on this by ensuring that planning policies provide the framework and mechanisms for this to be achieved.

b) Edge of Centre

Given that the Mc Donagh Station scheme is now underway, the only other key edge of centre site is the Kmart site. As identified in the 2002 Plan, the Kmart site with the Mc Donagh Station site provide the potential for the expansion of the City Centre and meeting the demand and need for additional retail floorspace and other City Centre activities and uses. This objective was incorporated into the City Centre Local Area Plan 2005. The identification and zoning of the two

sites underpins the objective of no one site dominating the retail landscape of the City or providing an alternative to the City Centre/Core shopping Area.

The Kmart site was identified as providing the basis for the second phase expansion of the City Centre and this position is confirmed in this Plan.

c) Out of Centre

Within the City's environs, over the timescale of the City and County Development Plans, issues and opportunities are identified in respect of:

- Convenience floorspace
- Bulky goods/ retail warehousing floorspace.

Convenience Floorspace

The environs of the City are rapidly expanding and there is a need to ensure that convenience and local services needs around the area are met in an efficient, equitable and sustainable way. The 2001 Strategy recognised that the Western Environs Area would require a Neighbourhood centre. This has been planned for in the 2004 Western Environs Local Area Plan. The potential remains for the Neighbourhood Centre to grow into a District Centre but this should be considered in the wider context of the City & Environs.

A further neighbourhood centre is planned for the Loughmacask area as outlined in the Loughmacask Local Area Plan.

For the foreseeable future, in view of the residential development that is taking place, the location for additional neighbourhood centres is in the western environs rather than the eastern suburbs of the City.

Bulky Goods/Retail Warehousing Retail Parks:

A range of sites and locations for expansion of existing retail parks and new retail parks were identified in the 2002 Development Plan as reviewed.

The 2001 strategy restricted the size of retail parks. This was adjusted in the 2004 review in the light of the following considerations:

- It constrained the potential of retail warehousing in and around the City and County.
- It was not consistent with the approaches in neighbouring counties and therefore had the potential to weaken the competitiveness of the City & county.
- It was not consistent with the RPG's which did not set a cap on the size of retail parks.
- Responding to market demand, the cap inhibited securing the necessary anchor tenants to attract other operators
- According to consumer demand in 2004 some 25% of the County's residents were travelling to other locations to meet bulky goods retail needs.

The removal of the cap was adopted as policy. The sites identified in the 2004 review were considered in terms of their immediate, medium and long term development. The priority sites for delivery of retail warehousing floorspace were identified as Smithland and Ormonde Retail Parks. These proposals have

now been delivered or are on course to be delivered. They have resulted in the City significantly improving its retail warehousing offer.

However, no further retail warehousing parks should be granted in and around the City for the foreseeable future for the following reasons:

- There are constraints on the expenditure capacity for additional comparison floorspace over the period 2008 - 2014.
- New comparison floorspace should be located in the City Centre and edge of centre sites to enhance the attraction and competitiveness of the City and County in the National and Regional retail hierarchies.
- There is an over-representation of bulky goods floorspace in the comparison offer of the City & Environs.
- The concerns that the retail warehousing floorspace is competing with the comparison offers of the City Centre and the District Towns.
- The issue of saturation of the retail warehousing market around the City and concerns that not all of the space will be built out.

Exceptions to this policy will only be considered where it can be proven that a proposal unequivocally introduces uniqueness and innovation to the city & county's retail offer which cannot be met in the City Centre or on edge of centre locations.

The policy in the 2002 - 2008 Development Plan of establishing retail warehousing parks in each quadrant of the city and environs still holds true but the timescales have been revised to take account of greater focus on the City Centre and the issues of expenditure capacity for additional retail floorspace.

POLICY

- **ED16 Over time, but unlikely to be in the timescale of this Development Plan, retail warehousing parks should be located in all quarters of the City's Environs**
- **ED17 Provision of infrastructure to ensure traffic impacts are minimised should be a key determining factor in the selection of appropriate sites, with public transport and other modes of access also being achievable**
- **ED18 Relocation and upgrading of existing operations should be encouraged**

5.6.5.2 Waterford City Environs

The 2002 County Development Plan identified a requirement for a district centre in the Ferrybank area of the Waterford City Environs to meet the needs and potential of this significant expanding suburb of Waterford City. This scheme is now under construction.

Having regard to the importance of retail development for Ferrybank, the rapid growth of population in the South Kilkenny area and the need to provide for a wide and improved range of services including additional comparison and convenience retail to serve that population, then an integrated retail study must be completed as quickly as possible.

POLICY

- **ED19 It is the policy of the Council to engage with the other local authorities in the South East Region in the preparation and adoption of a joint retail strategy for the greater Waterford area.**

ACTION

To complete an integrated retail study by September 2008 which will inform the members of Kilkenny County Council as to whether a centre for Ferrybank should be designated as a town or district centre.

5.6.5.3 The District Towns

The review of the retail strategy has identified the need to provide a framework for ensuring that the vitality and viability of the four District towns is not only sustained but enhanced. The health checks carried out for the towns identified that there are some key opportunities for the reuse of existing town centre buildings/sites which will serve to consolidate their retail offer and more importantly provide the mechanism for the effective regeneration of these profile sites. It is not envisaged that other sites would be precluded from development but that each site should be considered on its individual merits and potential contribution to sustaining and enhancing the vitality and viability of the towns.

Strategic Response

Every retail planning strategy must be clear as to its purpose and what it is intended to achieve. The objectives and policies set out in this Development Plan seek to consolidate and build on the 2002 strategy with a specific additional objective for the District Towns.

The objectives of the strategy set the framework for the strategic policies and specific proposals. They give a clear definition of what is intended to be achieved in the City and across the County over the period 2008 – 2014 and beyond to 2020.

Objectives:

- Objective 1:** To sustain and improve the retail profile and competitiveness of Kilkenny City and County within the retail economy of the South East Region and beyond.
- Objective 2:** To provide the retail land use and planning policy framework that responds to the potential of Kilkenny City's role as a Hub within the national and regional economies and to ensure that the City and County fully play their role in achieving the objectives and targets of the NSS and the Regional Guidelines.
- Objective 3:** To confirm a hierarchy which assists in achieving the Regional Settlement Strategy and its objectives and provides clear guidance on where major new retail floorspace would be acceptable.
- Objective 4:** To ensure that the retail needs of the City and County's residents are met as fully as possible within the County, taking due cognisance of the Regional Retail and Settlement Hierarchy.
- Objective 5:** To address leakage of retail expenditure from the County by providing the means to strengthen the range and quality of its retail offer.

- Objective 6:** To ensure an equitable, efficient and sustainable spatial distribution of main centres across the County.
- Objective 7:** To sustain and enhance the vitality and viability of the role and potential of the four District Towns and to ensure that this is not compromised by the growth of Kilkenny City and Environs or any other competing centre.
- Objective 8:** To encourage and facilitate the preservation and enhancement of the retail role of smaller villages and centres around the County.
- Objective 9:** To encourage and facilitate innovation and diversification in the County's retail profile and offer.
- Objective 10:** To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail uses, with due cognisance to the Sequential Approach as indicated in the RPG.
- Objective 11:** To promote and sustain the importance of retailing in the County's tourism economy.
- Objective 12:** To provide the criteria for the assessment of retail development proposals.

5.6.6 Strategic Policy Framework

The strategic policy framework is set by:

- **The retail hierarchy;**
- **The core retail areas;**
- **The sequential approach;**
- **Spatial distribution of new retail development;**
- **Consideration of need; and**
- **Responding to the implications of the NSS and Regional Guidelines.**

5.6.6.1 Retail Hierarchy

As set out in section 5.5.1 above the retail hierarchy for the County is as follows:

Level/Retail Function	Centre
Level 1 Major Town Centre/County Town	Kilkenny City & Environs
Tier 1 Level 2 Sub county town	Callan Thomastown
Tier 2 Level 2 Sub County Town	Castlecomer Graigenamanagh
Level 3 Town	No designated centre
Level 4 Village Centre	
Level 4 Neighbourhood Centre	As designated for Kilkenny City & Environs and Waterford Environs

The hierarchy needs to be monitored and reviewed in the next review of the retail strategy.

5.6.6.2 Core Retail Areas

The core retail area remains the same as in the 2002 Development Plan and is dealt with in detail in section 5.6.2.

5.6.6.3 The Sequential Approach

In meeting the aims of the Strategy, policies and proposals in respect of the location of retail development must be in accordance with the principles set by the **Sequential Approach** in the RPG. It defines that:

- The preferred location for new retail development, where practicable and viable, is within a town centre (or district or major village centre);
- Where it is not possible to provide the form and scale of development that is required on a site within a town centre then consideration can be given to a site on the edge of the town centre so as to encourage the possibility of one journey serving several purposes. An edge of centre site is taken to be one that is unlikely to be more than 300 - 400 metres from the edge of the prime shopping area, and less in smaller settlements. The distance considered to be convenient will however vary according to local circumstances; and
- Only after having assessed the size, availability, accessibility and feasibility of developing sites and premises, firstly within a town centre and secondly on the edge of a town centre, should alternative out of centre sites be considered where it can be demonstrated that there are no town centre or edge of centre sites which are suitable, viable and available.

In formulating specific policies and proposals, it is recognised that in general retail warehouses do not fit easily in to town centres given their size requirements and the need for good car parking facilities and ease of servicing. As such, in some instances it may be possible to locate retail warehouse groups on the edge of town centres.

5.6.6.4 Spatial Distribution of New Retail Development

The City and County Retail Strategy, in accordance with the RPG, provides the strategic policy framework for the spatial distribution of new retail development. The emphasis is on strategic guidance on the location and scale of major retail development. The Strategy does not seek to inhibit small scale retail development in centres around the County, particularly in smaller centres. It should be taken to be implicit in the aims of the Strategy that such developments should be encouraged and facilitated to enhance the sustainability, vitality and viability of smaller centres, including smaller main centres in the County Retail Hierarchy. The following provides guidance on how the Retail Strategy defines the distribution of strategic and non-strategic retail floorspace within the Retail Hierarchy:

- | | |
|----------|--|
| Level 1: | Major convenience and comparison |
| Level 2: | Middle order convenience and tourism related comparison in sub county towns |
| Level 3: | No centres are currently identified at this level in the county retail hierarchy |

Level 4: Predominantly additional convenience but not excluding tourism related comparison.

Additionally, the Strategy recognises the need to ensure that local needs, primarily convenience shopping and local services, are met in an equitable, efficient and sustainable way in major existing or new residential areas in and around main settlements through the designation of locations for Neighbourhood Centres in development plans.

5.6.6.5 Consideration of Need

The floorspace capacity assessment indicates that there is spare capacity for additional convenience and comparison floorspace to 2014 but of a lesser quantum than that between 2014 and 2020. Post 2014 the potential for both additional convenience and comparison floorspace considerably improves, particularly in respect of comparison floorspace capacity.

One of the main reasons why there is a lack of capacity for additional comparison floorspace is the quantum of retail warehousing which has been granted planning consent in accordance with the 2002 Development Plan strategy. However, this review identified that retail warehousing captures the gross expenditure potential which effectively curtails the delivery of any significant quantum and quality of new mainstream/high street comparison floorspace in the City Centre/edge of centre until post 2014.

This is not a position which can be endorsed or adopted in the interests of the proper planning and sustainable development of the City and County.

Table 5.3 illustrates that when retail warehousing extant permissions are excluded, there is potential for a considerable quantum of mainstream comparison floorspace. The removal of retail warehousing from the capacity assessment is necessary as its inclusion results in there being a lack of potential for any new mainstream comparison floorspace in Kilkenny City Centre until post 2014. As a consequence, the long held objectives of securing the regeneration of the Kmart site and the development of Bateman Quay would not be delivered. This is clearly not consistent with the policies and objectives of the City and County Retail Strategy particularly in respect of:

- Sustaining and improving the retail profile and competitiveness of the City & County.
- Delivering the retail planning framework that responds to the City's role as a Hub in the regional and national economies and ensuring that the City and County play their full role in achieving the targets and objectives of the NSS and SERPG;
- Ensuring that the retail needs of the City & County's residents are met as fully as possible in the County;
- Addressing the leakage of comparison expenditure from the County by providing the means to strengthen the range and quality of its retail offer.

Consistent with the RPG's, while a capacity assessment should inform the guidance on the additional quantum of floorspace required, other factors should also be taken into account with need, market interest, regeneration and strategic policy objectives being considered on the whole more important planning issues.

The City must continue to improve and renew its offer and attraction in the light of the new schemes emerging in competing centres and further afield. There is therefore, a need for additional convenience and mainstream/high street comparison floorspace in the City Centre/expanded City Centre over the period of the 2008 – 2014 Development Plan.

To ensure that there is both consolidation and expansion of the City centre, the Kmart site and Bateman Quay are identified as the priority locations for the development of new comparison floorspace over the short and medium term.

The loss of the two sites due to capacity issues would not serve the long term planning of the City as the alternative would be that shopping needs would require to be met in purpose-built out of town shopping centres.

POLICY

- **ED20 No further retail warehousing parks will be granted in and around the City & Environs due to constraints on the expenditure capacity for additional comparison floorspace over the period 2008 - 2014.**

Exceptions to this policy will only be considered where it can be proven that a proposal unequivocally introduces uniqueness and innovation to the City & County's retail offer which cannot be met in the City Centre or on edge of centre locations.

5.6.6.6 Responding to the NSS

The City as a Hub under the NSS

Three elements are key to the City achieving the objectives of both the NSS and SERPG in respect of retail expansion and policy:

- There are three major sites (McDonagh Station, the Kmart site and Bateman Quay) that will enable substantial expansion of the City Centre,
- A framework for a network of district, neighbourhood and local centres to meet the needs of the residential expansion of the City's environs and
- Key strategic locations have delivered retail warehouse parks around the City and Environs.

The 2002 Development Plan identified the need to significantly enhance the quality and quantum of the City and County's retail warehousing offer in the interests of both sustaining and enhancing their competitiveness in the regional and national hierarchies. This has now been achieved and the priority over the period of this plan is focusing on the enhancement of the City and County's mainstream/high street comparison offer if the City is to continue to sustain and enhance its regional and national competitiveness.

Waterford City Environs

The Waterford City Environs within County Kilkenny are a key part of Waterford achieving its potential and targets as a Gateway under the NSS and the SERPG. A policy of the 2002 Plan was to work with the other local authorities in the South East Region in the preparation of a Regional Retail Strategy in accordance with the RPG's which identify the Greater Waterford Area as an area where

comprehensive retail and policies should be prepared by the constituent local authorities.

This is important in setting the Ferrybank area squarely in its wider Waterford Gateway context. Given that the Waterford Environs Area is growing significantly there is a need to establish a retail strategy for the greater Waterford area.

POLICY

- **ED21 To engage with the other local authorities in the South East Region in the preparation and adoption of a joint retail strategy for the greater Waterford area.**

5.7 Specific Policies and Proposals

The specific policies and proposals of the City and County Retail Strategy are designed to facilitate achievement of the aims of the Strategy. They are formulated to ensure:

- The policy framework is in place to address existing or emerging issues in the City and County's retail profile,
- The City and County have the policy framework to ensure strategic and local convenience and comparison shopping needs are met and the competitiveness of the County's main centres is enhanced
- The expenditure capacity potential for additional floorspace is harnessed over the timescale of the Strategy.

5.7.1 Kilkenny City & Environs

A holistic approach and vision for the City and its future is required to achieve further enhancement of the City's retail importance. This includes:

- Expansion of the City Centre;
- Continuing improvement in the quality and quantum of its retail offer;
- Continuing improvement of its cultural, arts and tourism/supporting tourism infrastructure;
- Introduction and implementation of road programmes and traffic management initiatives;
- Signage and linkage;
- Environmental improvements;
- Heritage and interpretation strategies;
- Working in partnership.

POLICY

- **ED22 Over the timescale of the 2008 – 2014 City and Environs Development Plan the development and delivery of mixed use proposals for Bateman Quay – including a large component of high order comparison and speciality shopping - is a priority retail planning objective in order for the City Centre to retain its role as the premier shopping destination in the City and County.**
- **ED23 The realisation of the McDonagh Station site, the Kmart site and Bateman Quay is a key objective of the retail strategy.**

- **ED24** That there is an equitable distribution of new retail floorspace and town centre uses between McDonagh Station, the Kmart site and Bateman Quay to ensure that no one site dominates the retail landscape of the City or provides an alternative to the City Centre/Core shopping Area.
- **ED25** To carry out environmental improvements to The Parade, Rose Inn Street and Canal Square.
- **ED26** To continue progress with the programming and implementation of strategic road proposals.
- **ED27** To implement the car parking strategy in the City Centre Local Area Plan 2005.
- **ED28** To develop a heritage and interpretation strategy linked to environmental improvement/enhancement proposals to ensure an integrated approach is adopted.
- **ED29** To work in partnership with local businesses, business and trade organisations, other agencies and groups and local people to deliver the expectations and targets of the City's designation as a Hub.
- **ED30** That planning permissions for retail warehousing floorspace will contain clear planning conditions restricting the sale of non-bulky goods as defined within the Retail Planning Guidelines. The compliance with such planning conditions will be monitored and strictly enforced
- **ED31** To implement the provisions of the City Centre Local Area Plan 2005.

5.7.2 District Towns

The 2007 Review identifies the need to facilitate the enhanced vitality and viability of the four Scheduled Towns. To achieve this, the following is recommended:

- i. **Callan:** the continued expansion of the town's retail offer should be encouraged and facilitated. The priority will be to consolidate retail activity within the town centre. However, this may not always be possible in view of the size of site and parking requirements of modern convenience operators. There is a need to consider better meeting the local shopping and services needs of the growing residential areas to the north of the King's River. This should doubly serve to help regenerate Bridge Street. In parallel, it is recommended that an environmental strategy is prepared for the town centre which helps to create a sense of place and space.
- ii. **Castlecomer:** requires to witness a substantial improvement in its retail floorspace and have as its objective over the timescale of the emerging City and County Development Plans achieving designation as a Tier 1 Level 2 Sub County Town Centre and, thus, parity with Callan and Thomastown in the County Retail Hierarchy. To achieve this, enhanced awareness of the market potential of the town and its hinterland is required. Castlecomer should harness its tourism potential which will serve to enhance the town's attraction as a place for living, working, leisure and shopping. Key building blocks are its proximity to Kilkenny City, the Dunmore Caves and Jenkinstown Park with the asset of the Castlecomer Estate Yard being the catalyst for further retail and tourism supporting infrastructure. This recommendation should be pursued in conjunction with Kilkenny Tourism Board.

- iii. **Graiguenamanagh:** a holistic approach to the regeneration of the town is required and the framework for this is set down in the 2006 Graiguenamanagh – Tinnahinch Development and Economic Study jointly commissioned by Kilkenny County Council and Carlow County Council. The catalyst for the regeneration of the town centre is identified as being tourism market driven. The key assets are the town’s heritage, its annual festivals and its location on the Barrow Navigation and two National Waymarked Ways. Graiguenamanagh is identified as having potential to develop as a ‘commercial services centre or hub’ within the local and regional tourism economies. Through this means, there will be greater inflows of spend to help sustain and enhance the town’s retail offer and attraction. An important recommendation is the need for environmental improvement and heritage interpretation strategies which provide the springboard for regeneration.
- iv. **Thomastown:** the continued expansion of the town’s retail offer should be encouraged and facilitated to ensure that Thomastown fulfils its role in the NSS and as a designated District Town in the SERPG. The priority will be to consolidate retail activity within the town centre and secure the re-use and regeneration of key buildings and sites. However, this may not always be possible in view of the size of site and parking requirements of modern convenience operators. For the town to sustain its shopping and market attraction there requires to be continued investment in the public realm and the streetscape.

5.7.3 General Policies

In addition to the specific policies and initiatives, a range of general policies incorporated into the strategy are summarised in Table 5.4.

Table 5.4: Summary of General Policies

Policy	Objective
Corner Shops and Smaller Villages/Crossroads	To retain, encourage and facilitate the retail role of corner shops and small villages around the County
Enhancement of Towns and Villages	To encourage and facilitate the enhancement and environmental improvement of the County’s towns and villages
Re-Use and Regeneration of Derelict Land and Buildings	To encourage and facilitate the re-use and regeneration of derelict land and buildings
Retailing in Tourism and Leisure	To encourage and facilitate the development of retailing within the tourism and leisure sectors
Innovation in the City and County’s Retail Offer	To encourage and facilitate innovation in the City and County’s retail offer and attraction

5.7.4 Criteria for Assessing Future Retail Proposals

All applications for significant retail development should be assessed against a range of criteria. Different thresholds were set in the 2001 Retail Strategy for Kilkenny City and its Environs and the four sub County Towns. These will remain as follows:

Kilkenny City and its Environs/Waterford City Environs: Developments of 1,000m² (gross) convenience and 2,000m² (gross) comparison will be tested by the criteria.

District Towns/Other Settlements: Proposals for 500m² (gross) convenience and comparison developments should be considered against the criteria.

The criteria to be considered in the assessment of significant applications will include:

- **The expenditure capacity within the relevant catchment area, taking account of all extant planning permissions and development proposals/opportunities identified in the City and County Development Plans, including those for the District Towns and other settlements;**
- **The impact on town and village centres, including cumulative impact;**
- **The baseline information and capacity/impact assessment is fit for purpose and transparent;**
- **There is demonstrable need for development;**
- **The relationship of the application to any development plan allocation;**
- **Its contribution to town/village centre improvement;**
- **Its contribution to site and/or area regeneration;**
- **The quality of access by all modes of transport and by foot and bicycle;**
- **Its role in improving the competitiveness of the County, in particular Kilkenny City Centre;**
- **Its role in sustaining rural communities;**
- **The extent to which it is relevant to consider the imposition of restrictions on the range of goods permitted for sale; and**
- **Any other relevant development plan policies and allocations.**

All significant development shall also be subject to an assessment that follows the Sequential Approach. The objectives of this approach to development have been summarised previously and the following is added to that summary:

- In all cases, to select the site which offers the optimum accessibility options by all transport modes, including walking and cycling.
- Particularly if a town centre site is not being promoted, to demonstrate that all town centre development options have been fully evaluated and that flexibility has been adopted in regard to the retail format.

If the retail proposal, whether significant or not, accords with Development Plan policies and proposals in all material respects it should expect to meet with approval. In accordance with the RPG, in such instances, it should not be necessary for the applicant to provide additional supporting background studies. However, the onus is on an applicant to demonstrate convincingly that the proposal does comply closely with the Development Plan. Where there is doubt on any aspect of a planning application, the local authorities will require a detailed justification related to the matter that is questionable.

5.7.4.1 RIS/RIA Guidance to Applicants

The Borough and County Councils wish to ensure that retail proposals which accord with the relevant Development Plans and the City and County Retail Strategy proceed as expeditiously as possible through the planning process. To

assist in achieving this, as part of the review of the Retail Strategy, the Councils requested that guidance notes be prepared for applicants on what should comprise a Retail Impact Statement (RIS)/Retail Impact Assessment (RIA) and what the sought outputs are. These guidance notes are provided in Appendix A of the Retail Strategy.

5.7.5 Monitoring & Review

The review was part of the making of the new County and City Development Plans and was commissioned in recognition of the fact that the retail sector is one of the most dynamic sectors of the economy and trends, influences and information change over time. This commitment to monitoring and review requires to be endorsed to ensure that:

- The Retail Strategy and its baseline data are kept as up-to-date as possible;
- There is a means of monitoring progress with the implementation of policies; and
- There is a mechanism that can enable change that is responsive to emerging trends and opportunities.

To ensure that the Strategy and its policies remain valid and up-to-date, it is the policy of the Councils to:

- Carry out annual monitoring of expenditure and population forecasts.
- Monitor planning permissions for both new retail floorspace and change of use to keep the floorspace data up to date.
- Review the Retail Strategy's policies and objectives again in 3 years.
- Update the household and shopper survey data at the next review

6 Recreation, Tourism and the Arts

6.1 Recreation

The Kilkenny Open Space, Sports and Recreation Study was commissioned by Kilkenny County Council and Kilkenny Borough Council to provide guidance on the future development of open space, sports and amenity policies in County Kilkenny. In response to this Study, a Variation was adopted in 2003, which amended the policies and objectives of the 2002 Development Plans. These policies have now been augmented and refined in order to further define and support the Study.

The overall aim of the Study was to identify and meet the recreational needs of Kilkenny City and its Environs, provide for the needs of the County as a whole and to meet these needs with an integrated strategy capable of delivering, maintaining and managing the facilities to meet these needs.

Open space performs a wide range of roles in enhancing the livability of cities, towns and rural villages. Protecting open space for its amenity, ecological, educational, social and community benefits are now well established as planning principles among planning authorities and wider interests. The protection of open space is consistent with the principles of sustainable development. Playing fields, parks, gardens and informal open spaces are not only important as a recreational resource but also provide valuable green areas for wildlife corridors and habitats, act as buffers between conflicting land uses, enhance visual amenity especially in developed areas and contribute to the health and quality of life of citizens.

Since the publication of the Study, local sports policy has developed in a number of ways in County Kilkenny. The Borough Council, County Council and the County Development Board have progressed with the formulation of sports and recreation policy, programmes and objectives in a consistent and progressive manner.

The Councils are committed to the protection and sustainable development of the amenities of the county for recreational purposes to benefit the residents of the city and environs and to aid in the promotion of tourism.

POLICY

- **RTA1 Use its powers under the Planning & Development Acts to ensure that adequate recreational open space and facilities are provided for all groups of the population at a convenient distance from their homes and places of work.**

6.1.1 Protection of Open Space

The Planning Authority will not normally permit development which would result in the loss of public or private playing fields, parks, children's play space, amenity open space or land zoned for recreational or open space purposes. An exception may be considered where one or more of the following requirements are demonstrably met:

- There is a clear excess of playing fields or open space provision within the area. This should take into account the long-term needs of the

community, the type, recreational, amenity value and accessibility of such provision.

- Alternative compensatory provision is made which is both accessible to and of equal or greater quality and benefit to the community served by the existing open space.
- The continued use, proper maintenance and enhancement of the amenity/facility can best be achieved by the redevelopment of a small part of the site that will not adversely affect its overall sporting, recreational and/or amenity value of the facility.
- The site is indicated for an alternative use in the development plan.

Playing fields, parks, gardens and informal open spaces are not only important as a recreational resource but also provide valuable green areas for wildlife corridors and habitats, act as buffers between conflicting land uses, enhance visual amenity especially in developed areas and contribute to the health and quality of life of citizens. Only where it is clearly established that open space and playing fields are no longer required for their original purposes, and the Councils have considered the need for other forms of recreational and amenity open space in the locality will they permit alternative development proposals. Many existing areas of open space are of considerable value and are therefore worthy of protection in their own right.

6.1.2 Provision of Public Open Space

The Councils will endeavour to make provision for a hierarchy of parks, open spaces and outdoor recreation areas within the county so that the population can participate in a wide range of active and passive recreational pursuits within easy reach of their homes and places of work.

The prerogative to maintain and enhance existing open space, sport and recreational facilities as well as providing new facilities permeates all levels of national planning advice.

POLICY

- **RTA2 Kilkenny County and Borough Councils will seek to develop a strategic approach to the development of open space, amenity and recreation provision throughout Kilkenny City and County as outlined in the Kilkenny Open Space, Sports and Recreation Study.**

The implementation of the study's policies and recommendations will be subject to the availability of finances and resources.

The County and Borough Council will seek to ensure that the current and future needs are:

- guided by appropriate policies and recommendations;
- reflect the need to develop a hierarchy of sports and recreational opportunities;
- targeted geographically;
- implemented and promoted by all statutory undertakers in the area; and
- appropriately funded.

The Councils, with the assistance of the County Development Board and the Local Sports Partnership, will seek to:

- a. Enhance planning of sport and recreation at local level through the Local Area Sports Partnership.
- b. Promote Kilkenny City, its environs and the county as a whole as a healthy area.
- c. Increase levels of local participation and promote the development of opportunities for all groups to become involved in sports and amenity. This is particularly relevant in the case of disadvantaged groups and specific target groups such as older people, girls and women, people with disabilities, unemployed people and those who live in disadvantaged communities or areas lacking amenity infrastructure.
- d. Improve access to all sectors of the population, especially the socially disadvantaged to a range of sport, recreation and leisure facilities.
- e. Encourage where appropriate better use of existing facilities and assist in the provision of new facilities.
- f. Encourage and provide facilities to enable progression through the sporting pathway of “foundation, participation, performance and excellence.”

It will be Councils’ policy to maximise the use of resources. The appropriate standards are detailed in Chapter 10 of the Plan.

6.1.2.1 Recreational Facilities

It will be the policy of the Councils to co-operate with local development organisations, community groups, the County Kilkenny Vocational Educational Committee, and others in the development of recreational facilities throughout the county and to enter into joint venture arrangements where appropriate for the provision of such facilities.

A wide range of proposals (based on the hierarchy of facilities identified as an ideal recommendation) have been set out. The purpose of the hierarchy is to ensure that investment decisions are focused so as to enable efficient planning and investment decisions.

Regional Facility

There is potential for the development of a Regional facility in the City & Environs given:

- The designation of the City as a ‘Hub’ in the National Spatial Strategy.
- The ability of such a centre to serve a wider area and the surrounding towns of Clonmel, Carlow and Portlaoise (and their hinterlands).

City/County Scale Facilities

While ideally, the development of a City/County level facility should be located on one individual campus, Kilkenny City and its environs contain the potential to develop a number of established and proposed sporting facilities cumulatively, as a City/County or possible as a Sub-Regional facility.

Sub-County Scale Facilities

Sub-County scale facilities should be developed in Thomastown, Castlecomer and the Environs of Waterford City in County Kilkenny.

District-Scale Facilities

District-scale facilities should be provided in Callan, Graiguenamanagh, Johnstown and Piltown.

Neighbourhood Facilities

Neighbourhood facilities should be developed on the basis of the criteria set out in Table 6.1 and the Facility Development Protocol set out in Section 6.3.2.2. No specific locations have been identified for the development of neighbourhood facilities but areas within the City and towns or villages within the county subject to Local Area Plans would be prioritised.

6.1.2.2 Protocol for the Development of Facilities

The provision of new facilities within the hierarchy may not always be preferred as it may be more appropriate to upgrade, refurbish and improve existing facilities, particularly in established settlements. A protocol for the development of facilities will be utilised to ensure that development occurs in an orderly, sustainable manner.

The following protocol should be considered as a sequential approach to developing or improving (where existing) facilities.

- a. **Bring into use a redundant or infrequently used facility.** This could be a redundant sports hall or a community hall that is not used for recreational or sports facilities.
- b. **Make better / more frequent use of existing sports facilities.** For example, bring an existing school into dual use so that it can be used outside school hours and at weekends.
- c. **Improve management procedures within existing facilities.** This would be considered as a final opportunity to improve facilities before embarking on physical works.
- d. **Refurbish facilities within the existing footprint.** This will usually not require planning permission and is an option before physically extending existing facilities. This may involve moving existing walls / pitches catering for other uses.
- e. **Extend existing facilities.** This may entail physically extending facilities and the physical footprint of the existing sports facility. It may entail providing for other sports (i.e.) providing new rather than shared pitches as indicated in (d) above.

Table 6.1: Guide to Hierarchies

LEVEL	REGIONAL	CITY/SUB COUNTY	DISTRICT	NEIGHBOURHOOD
OPTIMUM LOCATION	On national road. Located in environs of Kilkenny City if possible.	Convenient to national roads. Located on convergence of bus routes.	On bus routes.	Accessible to pedestrians and non-car users.
CATCHMENT IN KMS	50-75km	10-20km	3-10 km	1-2km
ACCESS	University students, and national teams, national and regional elite teams and athletes.	Public, clubs and local elite	Public and clubs	Public and community based
SPORTING FACILITIES				
Pool	50m x 20m	25m x 6m	None / Leisure	None
Hall	12 min state of the art facility designated for specific purposes.	6 plus suite of smaller halls.	4 plus	2
Pitches	High quality training	Suite of pitches for training/local leagues	_ pitches training/local leagues	1 no. pitch training
Multipurpose/Synthetic	2 full size ATPs	1 full size multifunctional Astroturf and 1 full size ATP	1 full size multifunctional Astroturf	1 training all weather pitch
Lights	Television/competition quality	Astroturf and ATP at competitive level	Astroturf at competitive level/training level	Lights to training standard. Where appropriate no lighting should be considered in areas where passive observation cannot be encouraged at after dark times.
Level of sporting performance	Excellence/Performance competition specialist (specialist equipment)	Performance	Competition/Recreation	Recreation
ACTIVITIES				
Daytime	Exclusively Sport	Sport mainly but health and community	Sport, recreation, health and community	Recreation, health and community
Night time	Exclusively Sport	Sport	Sport, recreation and community	Recreation and community
Play Areas	None	None	District play areas as per open space study recommendations	Neighbourhood play area as per open space study recommendations
Child Care Facilities	Yes	Yes	Optional	Optional/Not necessary

f. **Provide a new stand-alone facility.** This should be considered as a last option once options (a) to (e) have been explored.

ACTION

- **Complete the development of the new swimming pool which incorporates other sports and leisure facilities at Scanlon Park.**

6.1.2.3 Kilkenny Recreation and Sports Partnership

The Kilkenny Recreation and Sports Partnership was set up in 2004, with the support of the Irish Sports Council, with the aim of increasing participation in sport and ensuring that local resources were used to best effect. Kilkenny Local Authorities is one of twelve organisations represented on the Board of Directors. A *Strategic Plan 2006-2009* has been produced with to promote participation in recreational and sporting activity in the county. This Strategic Plan contains a number of objectives under five strategic areas to increase participation in sport in the county.

POLICY

- **RTA3 It is the policy of the Councils to support the goals and objectives of the Kilkenny Sports Partnership.**

6.1.2.4 Hierarchy of Open Space

Recreation, leisure and sport are important components of a good quality of life and have major land use implications. Adequate and accessible provision of open space, sport and recreational facilities is an important consideration in assessing the quality of life in a town or area. It is likely to become more important as the focus within new developments will be on building sustainable communities

POLICY

- **RTA4 Ensure that all residents have reasonable access to a range of different types of open space.**
- **RTA5 Implement as a priority the hierarchy of open space identified in the Kilkenny Open Space, Sport and Recreation Study for the City and County.**

6.1.2.5 Regional and/or City Parks and Corridors

The setting of Kilkenny in the Nore river valley with associated tributaries provides an opportunity for establishing open spaces and networks of open spaces of strategic value and importance to the cities self image as well as recreational needs.

Following the completion of the Recreational Needs Strategy, a park building strategy was commenced throughout the county. To date a number of parks have been completed or are at various stages of planning or construction, including facilities at Garringreen, Loughboy Park and the Nore Linear Park.

River Nore Linear Park

The River Nore corridor holds huge potential for open space in the core of Kilkenny. Essentially the river bank and floodplains are largely undeveloped, with the exception of a stretch within the city centre, between Green's Bridge and John's Bridge. The central location of these riverside areas means the area is accessible to the greatest number of people. There is potential to create countywide links along the river corridors.

Construction work on the initial stages of the River Nore Linear Park began in 2006 and Phase 1A was completed in early 2007. The Nore Linear Park is an ambitious project to provide a network of footpaths and cycleways along the River Nore in Kilkenny City and Environs combined with a sequence of high quality public spaces.

Within the City, a walk between Talbotsinch and Ossory Bridge is proposed. Much of this walk is already in existence, but it needs to be upgraded. It is intended that it will be accessible to all users, including cyclists, people with disabilities, people using buggies, etc.. The remedial works will involve surfacing, public lighting, and seating. It is also proposed to develop the walk as a loop which will require the reinstatement of a pedestrian bridge at Talbotsinch, and possibly also at Ossory Bridge. Other features will be examined such as the reinstatement of the Bandstand at Dukesmeadows and the second Tea House near Smithwick's Brewery. Due to the size of the project, it will be completed in phases.

Due to the level of expense involved in development of the routes, the project will take a number of years. However, it is envisaged that it will be complete within the lifetime of this Plan.

ACTION

- **Complete the River Nore Linear Park within the lifetime of the Plan.**
- **Create access points to the River Nore Linear Park as opportunities arise (in particular at RA1 on the zoning objectives map but also other locations).**

The Pocke & Breagh River Corridors

The use of the river corridors for providing open space for the City & Environs is a strategic aim of this Plan. The Breagh River corridor, from the Water Barrack (westwards and southwards) is designated open space for most of its course and has the potential to be developed as a regional open space providing links from the western environs to the City.

Sections of the Pocke River to the east of the city centre are designated open space. The course of the river follows alongside sections of the ring road extension currently under construction. This open space designation has been extended further in this development plan having regard to the encroachment of development pressures on the river. There is potential to link the Pocke open space areas back to the existing residential developments and the River Nore walking route/River Nore Linear Park. A playground facility has been developed at Garringreen.

POLICY

- **RTA6 To seek the establishment of public parks along the Poccoke and Breagagh Rivers.**

ACTION

- **To develop a regional park facility along the Breagagh River valley in partnership with the voluntary and community groups and the private sector.**

Links to Surrounding Countryside

The countryside of Kilkenny holds vast potential to develop outdoor recreation activities to benefit both tourism and local residents. There are many river courses throughout the county and there is scope to form an interconnecting network of routes along these courses and as part of a greater trail for walking. Routes along the River Nore could be extended out of the City, both North and south linking into other towns including Thomastown and Woodstock Estate at Inistioge to the south.

District/Neighbourhood Parks

The Regional and City wide parks in a city the size of Kilkenny will provide the major concentrations of amenity within the city, however, the day to day recreational provision to local communities in other parts of the county will be provided by a series of district or neighbourhood parks.

Local parks

There is a series of open spaces throughout the built-up areas of Kilkenny city, which can provide a range of informal, passive and active recreational spaces.

6.1.2.6 Soccer Pitches

There are four playing pitches currently under the control of the Councils in the City at Bishop Birch Place, Garringreen, Millennium Court and Newpark Marsh. The Councils will continue to maintain these facilities to the highest possible standards. These facilities are available for licensing on an annual basis to interested clubs.

ACTION

- **Develop a playing pitch and other recreational/community facility at the Johnswell Road Amenity Area**
- **Support other local communities in the provision of similar facilities.**

6.1.2.7 Children's Play Facilities

It is the policy of the Councils to provide, maintain and manage a children's play area in areas where it is appropriate as finance and resources permit. The Councils recently developed and will continue to maintain and extend the playground at Garringreen.

The Council will also require provision for children's play or developer contributions towards providing children's play facilities in association with new residential developments in the city and environs. Within new residential

developments where there is a significant family residential component the whole environment should be designed so as to permit children to play in safety.

6.1.2.8 Play Policy

The Kilkenny Interagency Play Forum *Play Plan 2006 to 2012* was developed through Strategic Policy Committee 5 (SPC 5) and the Kilkenny County Development Board. The development of the play policy was based on the National Play Policy "Ready, Steady, Play". The policy advocates a child-centered approach to the development of play facilities.

POLICY

- **RTA7 Create a child-friendly and safe environment where the importance of play is recognised for a child's development.**
- **RTA8 Improve the quality and safety of playgrounds and play areas.**

ACTION

- **Develop a playground at Newpark Close.**
- **Advance the planning for the provision of playground facilities at the Scouts Den and Loughboy Park.**
- **To undertake a mapping exercise that identifies existing play services, facilities and amenities as well as highlights gaps in these areas across the county.**

6.1.2.9 Intensive Sports Facilities

The Councils will normally permit development proposals for intensive sports facilities where all of the following criteria are met.

- The proposal is compatible with development plan zonings.
- There will be no detrimental impact on residential amenity.
- It is located so as to be accessible to its catchment population and gives priority to walking, cycling and public transport and does not generate unacceptable levels of traffic.
- It is designed so as to minimise the impact of noise and light pollution.
- There is no significant detrimental impact on the natural environment or features of the archaeological or built heritage.
- The proposal is of high quality design and respects and contributes to the character of its location and townscape.
- Public access is provided.
- Ancillary facilities are provided such as childcare facilities.

Intensive sports facilities include stadia, leisure centres, sports halls, swimming pools and other indoor and outdoor sports facilities that provide a wide range of activities as well as facilities attracting significant numbers of spectators and use outside normal sporting periods. The location of intensive sports facilities can often be contentious. They can attract large numbers of people, particularly in the evenings and at weekends. They often also generate high levels of noise, operate long and late hours, attract a large number of vehicle movements and can require large parking areas. Specific concerns may also arise where floodlighting is proposed. On occasion the Councils may need to be satisfied that a management plan is in place to ensure that there is no detrimental impact

on surrounding residential amenity. Planning conditions may be imposed to this effect.

6.1.2.10 Major Sports Facilities and Stadia

Proposals for, and extensions to, major sports stadia will be supported by the Councils where they will be accessible by a range of forms of transport other than the car, and will not cause unacceptable impact to the amenity of nearby residents by way of noise and disturbance.

The Councils require major stadia to be in appropriate locations and to follow the principles of sustainability. For major schemes an Environmental Impact Assessment may be required. Where the Councils are concerned at possible effects on traffic a Transport Impact Assessment may be required. Where it is demonstrated that proposals would generate significant impact on the transport network a Travel Plan may be required.

6.1.2.11 Noise Generating Sports

The Council will not normally permit development proposals for sport or recreational uses generating high levels of noise unless the following criteria are met.

- There will be no unacceptable disturbance to local residents.
- There will be no unacceptable disturbance to farm livestock and wildlife.
- There will be no conflict with the enjoyment of areas used for informal recreation.
- The ambient noise level in the area is already high and the noise likely to be produced by the new activity will not be dominant.

The impact of noise is an important issue in assessing proposals for activities such as motor sports. Appropriate sites for the regular use of these sports are not easy to identify and will depend on the type of activity, the tone, level and duration of any noise generated, local topography and the amount of existing proposed screening. Proposals for noisy sports will only be acceptable where the likely impact can be contained and minimised by landform or woodland. Other suitable sites may include degraded land, former mineral workings or land adjacent to an existing source of noise. In certain cases the Borough and County Councils may only consider it appropriate to grant a temporary permission to allow the impact of noise levels and any potential disturbance or nuisance to be more fully assessed.

6.1.2.12 Floodlighting of Recreational Facilities

The Councils will normally only permit proposals for the floodlighting of recreational facilities where the amenities of adjacent residents will not be significantly impaired and the visual amenity and character of the locality will not be adversely affected.

6.1.3 Open Space in New Residential Development

Developers will be required to make provision for sports and recreational infrastructure commensurate with the needs generated by that development and the capacity of existing facilities in the area to cater for existing and future needs.

Residential planning applications in excess of 200 units will require a recreational needs assessment. This assessment should have regard to the Kilkenny Open Space, Sport and Recreation Study for the City and County and any future developer contribution scheme. Recreation provision should form an integral element of development proposals. Where provision is not provided on-site it may be directly provided off-site.

The Council will apply the following as guidelines:

Table 6.2: Amenity Development Thresholds

Site Capacity No. of Dwellings	Minimum quantity and type of leisure facilities required
<25	Development Contribution in lieu of Open Space or 2.4 hectares per 1,000 people
25 or over	Open space 2.4 hectares per 1,000 people (a minimum of 0.25 hectares must be provided)
100 – 199	Public open space to include a Neighbourhood Play Area
200 – 499	Equipped public open space to include: <ul style="list-style-type: none"> - One full size grass sports pitch; - One local Play area; and - One court multi-use games area with Community association/club movement.
500 – 599	Public space to include: <ul style="list-style-type: none"> - One full size grass sports pitch; - One district play area or one local play area and additional neighbourhood play areas; - One court multi-use games area; and - Two tennis courts / basketball courts etc.
600 +	Equipped public open space to include: <ul style="list-style-type: none"> - Two full size grass sports pitches; - One district play area or one local play area and additional neighbourhood play areas; - One court multi-use games area, and two tennis courts / basketball courts etc.
1,000+	One community / leisure Building including full size badminton / basketball court with community association / club movement within. <p>Equipped public open space to include:</p> <ul style="list-style-type: none"> - Two full size grass sports pitches; - One district play area or one local play area and additional neighbourhood play areas; - One court multi-use games area; and two tennis courts / basketball courts etc.

The above standards will be applied as a minimum requirement for on-site provision as part of residential development or for off-site provision. In the interests of meeting strategic needs the Councils may pool together the requirements of individual and relatively smaller developments to provide facilities and amenities of a strategic nature at the higher end of the hierarchy. Developer contributions may also be sought and may be applied to improve existing facilities nearby.

In areas where new development is proposed and the cumulative impact of the development of new houses will, or is expected to exceed the volume of housing development identified above as thresholds, developers will be required to provide financial contributions or lands towards the development of sports and recreation facilities that will be developed to meet the needs of their development in conjunction with the expected needs of other nearby developments. In instances where this includes, or is expected to include, the acquisition of lands this requirement will be specified. This is particularly important in the case of the Western Environs of Kilkenny City.

6.1.3.1 Development Contributions

Where on-site provision is not appropriate the Councils will levy a sum of money from each housing unit in lieu of the provision of public open space/recreation facilities. The Councils will impose a levy for provision of open space/recreational facilities in accordance with Section 48 of the Planning and Development Act. Development contributions will be used to assist in the provision of open space and recreational facilities while security will be required for the satisfactory completion of open spaces in private developments until taken in charge as per the provisions of section 34(4)(g) and (j) of the Planning and Development Act 2000.

POLICY

- **RTA9 Require the provision of appropriately located and designed open space, recreational and amenity areas in considering applications for new development.**
- **RTA10 Ensure that new open space has good pedestrian, cyclist and disabled access.**
- **RTA11 Make existing areas of open space as user-friendly as possible.**

6.1.4 The River Nore

It is the policy of the Councils to promote the natural amenity potential of the River Nore in order to facilitate the development of amenity, recreational, ecological and tourism benefits for the city and region generally. The River Nore has considerable potential both waterside and landside to be used as recreational asset for the city, the county and the region as a whole.

POLICY

- **RTA12 Protect and improve the natural amenity potential and accessibility of the River Nore.**
- **RTA13 Protect and improve access to the River Nore without compromising the quality and setting of the river.**

6.1.4.1 Riverside Development

The Councils will seek to ensure that proposals along the Rivers Nore will achieve an appropriate balance of uses commensurate with the sensitivity of the natural environment. Factors that will be taken into account when considering proposals affecting the river include:

- 1) Any landscape or nature designation for the area,
- 2) Any proposals to increase the extent of public access,
- 3) The extent of any environmental improvements to the water environment and its surroundings,
- 4) The nature of any recreation use proposed; and
- 5) Any conflict or compliance with proposals for walking or cycling routes.

6.1.4.2 Development associated with Water Sports

The Councils will normally only permit proposals for development associated with water sports adjacent to waterways and inland lakes where all the following criteria are met.

- The proposed facilities are compatible with any existing use of the water, including non-recreational uses;
- It will not result in damage to sites of nature conservation importance or features of the archaeological and built heritage;
- The development can be satisfactorily integrated into its landscape or townscape surroundings;
- The development will not have an unacceptable impact on visual amenity especially in areas of high amenity or other locally important scenic areas; and
- The development will not result in over intensification of use leading to pollution, excessive noise and nuisance.

Water sports cover a wide range of activities from tranquil uses such as angling, sailing, canoeing, rowing and sail boarding to powered activities such as water-skiing and powerboat uses. The Councils may require management plans for particular water areas to address the compatibility of such varying demands.

Most development associated with water sports such as slipways, boathouses, toilet and changing facilities, parking areas and access will require planning permission. In considering such development proposals the Councils will assess the impact of the visual amenity and character of the area. Where permission is granted the Councils will require high levels of design both in terms of layout, buildings and other structures and in the treatment of boundaries either adjacent to the road or the actual waterway. The Councils will normally require details of landscaping and surface treatments to accompany all planning applications.

6.1.5 Walking and Cycling Routes and Trails

It is the intention of the County Council in conjunction with the Borough Council to identify, promote and maintain a series of walking routes within the city and to link these to a strategic network of trails into the county linking into other towns including Thomastown and Woodstock Estate at Inistioge to the south.

The Councils will encourage the development of facilities that are accessible to those who walk and cycle. The Councils will also work with other local authorities, agencies and organisations to provide a network of walking routes.

The setting of Kilkenny in the Nore river valley with associated tributaries provides an opportunity for establishing open spaces and networks of open spaces of strategic value and importance to the city's self image as well as recreational needs.

6.1.5.1 Proposed River Nore Walking Route - Kilkenny to Inistioge

A rural walk is proposed between Kilkenny and Inistioge, to be designed for walkers only (i.e. no cycles, buggies, animals etc.) and will have minimum impact on the environment. Kissing gates, stiles, fencing, signage, marker posts, small footbridges and minimal surfacing will be provided where necessary.

The walk is divided into three sections: Kilkenny to Bennettsbridge, Bennettsbridge to Thomastown, and Thomastown to Inistioge. It is intended that the walk will be part of the National Waymarked Way Network, and insured under that scheme. Kilkenny County Council and BNS LEADER are heavily involved in forging this gateway between county and city.

POLICY

- **RTA14 To investigate the potential of and opportunities for the funding of walking and cycling trails in the county; and for the development of linkages between existing trails and others in adjoining counties; and support national trail development policy including the Irish Trails Strategy.**
- **RTA15 Encourage and promote cycling-based tourism in the city and county and to support Failte Ireland's Strategy for the Development of Irish Cycle Tourism, South East Regional Report**
- **RTA16 Working with development agencies, landowners, other legal occupiers and potential users, to develop a sustainable policy on the use of walking routes throughout Kilkenny.**
- **RTA17 Require that development along rivers set aside land for pedestrian routes which will be strategically linked in a series of walks.**
- **RTA18 Impose a development levy to provide walking amenities and facilities**
- **RTA19 Seek to improve the provision of local parks and play spaces and extend those spaces and pathways that can usefully form green links, footways and cycle ways to connect residential areas with parks and open spaces and with each other.**

ACTION

- **Continue to assist and co-operate with BNS Leader in the development of the River Nore Walking Route between the City and Inistioge/Thomastown.**
- **Research and map the existing network of traditional paths used for leisure purposes with the intention of determining the legal basis and status of their use.**

6.1.5.2 Public Rights of Way

The Council will use its powers under the Planning Acts to preserve and maintain existing rights of way, to create new ones where appropriate, and to promote their greater use in amenity areas. In addition the Council may seek to incorporate the provision of pedestrian ways as a condition of planning permission to link amenities, facilities and points of interest.

Kilkenny County and Borough Councils are aware that providing such routes can cause concern as these may give rise to anti-social behaviour particularly along unsupervised and secluded laneways. Every effort shall be made to avoid such a situation, through public lighting, appropriate layout and landscaping.

The Councils will examine existing rights of way, paths, access points to the Rivers Nore, Breagagh and Poccocke and other amenity areas to determine where public rights exist and where public rights of way should be created, for the provision of walking routes along the rivers and amenity areas of the City & Environs.

POLICY

- **RTA20 Preserve and protect existing rights of way and create new rights of way in the interest of amenity as the opportunity or need arises.**
- **RTA21 Encourage the provision of access routes to amenity areas in co-operation with landowners and protect amenity areas from infringement by inappropriate development.**
- **RTA22 Seek to improve the provision of local parks and play spaces and extend those spaces and pathways that can usefully form green links, footways and cycle ways to connect residential areas with parks and open spaces and with each other.**
- **RTA23 Make existing areas of open space as user-friendly as possible. As well as seeking to ensure that new open space is well integrated to proposed development it is essential that open space has good pedestrian, cyclist and disabled access.**

ACTION

- **Undertake a survey of existing public rights of way in the City & Environs and establish a register within two years of the adoption of the Plan.**

6.1.6 Cycle Routes

The Council will require developments to provide routes, facilities and amenities for those cycling. The Council will seek to improve cycle facilities throughout the county.

6.1.7 Local Area Regeneration

The development of quality open space and recreation amenities will be made a priority in local regeneration and redevelopment initiatives. Quality open spaces reinforce an area's character and identity and are an important aspect of the regeneration of disadvantaged areas.

6.2 Tourism

The *National Development Plan 2007-2013* recognises that tourism is a major instrument of regional — and rural — development. The tourism industry contributes to the vitality and sustainability of a wide variety of local enterprises, particularly in rural areas, and tourism promotes an enhanced awareness of and positive appreciation of local traditions and ways of life.

It is essential however that the development of the tourism industry takes place in a sustainable manner in harmony with the physical and human environment.

6.2.1 South East Region Tourism

The numbers of visitors to Ireland continues to rise with over 7.4m overseas tourists visiting Ireland in 2006; of which 1,090,000 visited the South-east providing 302m of revenue. Between 2001 and 2006, the number of overseas visitors to Co. Kilkenny has increased from 254,000 to 288,000; and Co. Kilkenny's proportion of overseas visitors to the South-east region has remained relatively steady at around 26%. However, given the importance of tourism to the local economy it is of concern that the County's revenue share from visitors to the South-East has declined from a high of 25.1% in 2004 to 19.5% in 2006 (See Table 6.3)⁵.

Table 6.3: Tourism Statistics for Kilkenny and South East Region (Overseas Visitors)

	Area/Year	2001	2002	2003	2004	2005	2006
Kilkenny	Visitors (000's)	254	238	256	290	296	288
	% Regional Visitors	26.7	26.2	28.3	26.3	27.5	26.4
	Revenue (m)	54	56	61	67	53	59
	% Regional Revenue	20.3	22.1	23.3	25.1	21.1	19.5
	per visitor	213	235	238	231	179	205
South East Region	Visitors (000's)	953	910	905	974	943	962
	Revenue (m)	266.4	253.3	261.4	267	252	302

While the total number of visitors to the South-east region in 2006 was 2.02m, over half of these, or 1.04m¹, were domestic visitors i.e. visitors from Ireland. Kilkenny has traditionally benefited from the domestic tourism market, particularly for short visits and this market is likely to become increasingly important. Although Fáilte Ireland collates regional domestic visitor number/revenue data, this data is not currently collected at county level.

POLICY

- **RTA24 To sustainably increase the volume of visitors, revenue per visitor, their average length of stay and seasonal spread; whilst protecting and conserving those natural, built and cultural features that form the resources on which the County's tourist industry is based.**
- **RTA25 To encourage and support increased coordination, cohesion and linkages between agencies such as Fáilte Ireland South East, Kilkenny Borough and County Councils and Kilkenny County Development Board and between these agencies and their equivalents in neighbouring counties.**
- **RTA26 To support and work to secure the implementation of the Kilkenny Tourism and Development Strategy 2006-2011; and the Fáilte Ireland Strategic Tourism Plan for the South East.**
- **RTA27 To investigate funding opportunities for the development of flagship tourism products; suggested products for development would include Rothe House and walking cycling trails development.**

⁵ Fáilte Ireland

- **RTA28 Encourage the provision of indoor and activities based tourism facilities and events which extend the tourism season.**
- **RTA29 Promote collective public and private sector marketing of County Kilkenny as a leisure and retail tourist destination, within Ireland and abroad.**

6.2.2 Kilkenny Tourism

Kilkenny Tourism is the promotional, marketing and development company for tourism in County Kilkenny. It was an objective of the 2002 Development Plan to carry out a Kilkenny Tourism Plan. Kilkenny Tourism in association with Kilkenny County Council produced a report entitled *Kilkenny Tourism and Development Strategy, 2006 – 2011 Linking Old and New, City and County* which is intended to guide the manner in which development, inward investment and marketing for the county will be executed in the tourism sector up to 2011. Some of the recommendations include:

- improvements to signage,
- developing the walking routes,
- expanding the provision of outdoor activities,
- use of protected structures,
- access, and
- use of the rivers

6.2.3 Tourism Attractions

Kilkenny city is characterised by beautifully restored old historical buildings and winding slipways and is small and compact enough to explore on foot. The tourist potential of Kilkenny focuses sharply on its distinctive architectural and historic heritage. The basic tourist resources of Kilkenny can be summarised as follows:

- a) The overall character of the City and in particular the heritage townscape of the historic centre;
- b) The number and quality of architecturally and historically significant buildings, such as Kilkenny Castle, St Canice's Cathedral, Rothe House, Shee Alms House, etc;
- c) The fine quality of smaller scale elements – shopfronts, houses, slipways, stone walls and general architectural details;
- d) Natural beauty of the Nore River Valley;
- e) The services provided in the city, including: hotels, guesthouses, restaurants, shops, Design Centre, theatre, galleries, cultural events, etc;
- f) The reputation of the city for arts, culture and crafts;
- g) The special attractions such as the Arts Festival, Cats Laugh Comedy Festival and Rhythm & Roots festival;
- h) Bustling nature of the city centre.

The 20th century saw Kilkenny's rise as a creative centre, and the city is home to many craft and design shops, offering everything from knitwear and leather goods to jewellery, candles and pottery. Perhaps best known is the Kilkenny Design Centre and Workshops. Kilkenny's international reputation as a centre of design and high quality craft production is a proven asset.

The Councils recognise the significance of Kilkenny Castle and the Castle Park to the overall character and attraction of the city centre and will endeavour to work with the Office of Public Works to retain and improve the Castle's distinctive character.

POLICY

- **RTA30 Support the integrated regional approach taken by Fáilte Ireland and the South East Region Tourism body and Kilkenny Tourism to raise the profile of the South East as a tourism destination.**
- **RTA31 Continue to support the activities of organisations such as Fáilte Ireland, S.E.R.T., BNS LEADER, Kilkenny Tourism and local development groups in the promotion and development of Kilkenny City and County as a tourist destination.**
- **RTA32 Encourage the clustering of tourism products to increase linkages within and reduce leakage from, the local economy.**
- **RTA33 Support the implementation of the Kilkenny Tourism & Development Strategy 2006 – 2011.**
- **RTA34 Promote and encourage tourism development which is based on and reflects the characteristics and distinctive elements of the City's history, culture and environment.**
- **RTA35 To minimise the negative impacts that tourism has on the growth of the city;**
- **RTA36 To promote and encourage the sustainable and well planned growth of the tourism industry in Kilkenny City.**
- **RTA37 To promote and encourage an integrated transport system within the city and to and from the City and Environs to facilitate improved access;**
- **RTA38 Encourage the provision of indoor and activities based tourism facilities and events which extend the tourism season.**
- **RTA39 Encourage and promote cycling-based tourism in the city and county and to support Failte Ireland's *Strategy for the Development of Irish Cycle Tourism, South East Regional Report*.**
- **RTA40 Support the marketing of Kilkenny through the initiatives of the Kilkenny Marketing Strategy Group and Kilkenny Tourism.**
- **RTA41 To promote Kilkenny City and Environs as a designated conference centre in the Southeast Region and to develop a suitable facility for conferences within the City and Environs.**
- **RTA42 To develop a bus park facility.**

ACTION

- **To develop and implement an integrated and appropriate signage strategy for Kilkenny City & County in consultation with all relevant stakeholders.**

6.3 The Arts/Cultural Development

Cultural development should be seen as an integral part of the overall development of the county. The culture of a county, city or town is one of the crucial aspects which distinguishes it from other counties or cities. It includes speech, language, theatre, music painting, dance, literature, photography, architecture and more. Knowledge and awareness of the distinct cultural experience of a place or an area is necessary if cultural development is to take

place; such knowledge links the past with the present and the future and helps provide a community with a sense of place of its cultural identity.

The Council Arts Office provides financial assistance within the limits of its resources towards the development of the Arts and considers that a multi-faceted cultural activity has an important contribution to make in the lives of residents in the county as well as in tourism development.

The Kilkenny Arts Strategy 2005 - 2009 aims to provide an appropriate policy framework to support, stimulate and further develop the arts so that provision and access, participation in the arts and employment and economic return is maximised.

Kilkenny Arts Festival, the National Craft Gallery and the Cats Laughs Comedy Festival have fulfilled an important role in the cultural development of the county and have raised its international profile.

6.3.1 Arts Infrastructure

Kilkenny is served by a variety of general venue, performance and exhibition spaces including council-managed exhibition spaces for the visual arts, namely the Watergate 'Gallery Upstairs', County Hall and 72 John Street. Independent venues include the internationally-recognised Butler Gallery, Rothe House, the National Craft Gallery (Crafts Council of Ireland), city and county libraries, the city based Kilkenny Art Gallery and the Berkeley Gallery in Thomastown. The Arts Strategy has identified a need for a small, flexible venue in the county to fulfil a multiplicity of roles ranging from space for community groups, dance, band rehearsal, theatre rehearsal and storage facilities, etc.

6.3.1.1 Kilkenny Integrated Cultural Facility

Arts and culture underpin the quality of life for individuals and communities in the City. Arts and culture play a major role in the identity of the City and are important in how Kilkenny projects and develops its profile. They are also important elements in how Kilkenny can compete in the national and international arenas for inward investment. Opportunities will arise during the course of the plan period with the redevelopment of County Hall and the Carnegie Library.

The ambition is to build on the already strong elements of Arts and Culture in the city and to make Kilkenny the national centre of arts, culture and the craft world.

POLICY

- **RTA43 To identify a Cultural/Artistic quarter for the City and to ensure the provision of appropriate linking infrastructure, including signage, pedestrian routes and heritage trails, to ensure that cultural/Artistic buildings are linked to one another and to the wider public realm as part of a coherent spatial structure.**
- **RTA44 Promote the development of the Arts in the City and County through the implementation of the Kilkenny Arts Strategy.**
- **RTA45 Provide studio/rehearsal/performance space.**

7 Heritage

7.1 Introduction

The most significant part of the built environment of Kilkenny is the quality of the city centre. This character comes from its unique setting and layout incorporating a number of distinctive elements. Firstly the dominant position of its great buildings – St. Canice’s Cathedral, Kilkenny Castle, and St. Mary’s Cathedral – which are linked by streets of different character and type, many of which are joined together by the narrow laneways (slips). Secondly there are buildings of different uses, architectural quality and historic backgrounds, including the historically important Shee Alms House, Rothe House, Bishops Palace, Black Abbey etc, but also many examples of traditional shopfronts and of domestic housing. The network of streets and laneways is complemented by the River Nore, which with its tree-lined banks and adjacent open spaces provides an important natural element in the overall townscape character of the city.

Along with this outstanding built heritage there is also a significant natural heritage which needs protecting. This includes some of the significant natural features around the City & Environs such as Newpark Marsh, the River Nore and its SAC and the lough at Loughmacask.

By preserving characteristic features of the City & Environs, we seek to maintain and nurture our environment and cultural heritage as part of our identity.

POLICY

- **H1 To prepare and implement, in partnership with the Kilkenny Heritage Forum and relevant stakeholders, a County Heritage Plan and County Biodiversity Action Plan.**
- **H2 To support and facilitate the Kilkenny Heritage Forum**
- **H3 To continue and to develop the Council’s advisory/educational role with regard to Heritage matters through the Heritage Plan and to promote awareness and understanding of and access where appropriate to heritage.**

Built Heritage

7.1.1 Urban Structure

Kilkenny, often referred to as the medieval capital of Ireland, offers an abundance of fascinating historical sites. The historic urban centre of Kilkenny City retains much of its medieval fabric. Prominent buildings such as the Shee Almshouse, Rothe House and the imposing Kilkenny Castle are some of the better-known secular buildings about the streetscape, while numerous medieval religious buildings, such as St Canice’s Cathedral, the Dominican Black Abbey and St Francis’s Abbey, also survive. Buildings such as these, and other less well-known later medieval structures hidden behind Georgian and Victorian façades, are a feature of the surviving medieval streetscape.

In principle, it will be the policy of Kilkenny Borough and County Councils to retain and enhance the essential character of the historic city, but at the same

time, formulate policies to assist in its continued but controlled development, enhancement and maintenance.

The character of Kilkenny is the result of a combination of the natural features of river and topography, the street spaces, the fabric buildings and the numerous “special” buildings and artefacts of historical and archaeological value.

The Castle and St. Canice’s Cathedral are the opposing poles of the central area. The enclaves of these two buildings and the spaces, which link them – Irishtown, Parliament Street and High Street form the spine of the central area.

The main spine tends to run parallel to the contours while minor streets and lanes run across the contours, often forming “short cuts”. These narrow lanes or “slips” as they are locally known are a particular feature of Kilkenny’s townscape. Some are just pedestrian ways, which form short cuts across the width of particularly long city blocks and do not have frontage development. Others act as narrow streets with buildings fronting onto them.

Within the central area, the streets are typically narrow space channels enclosed on both sides by 18th and 19th century facades. Generally the facades are vertically proportioned, narrow fronted and divide into bays of alternate wall and window. The normal facades of the streets are occasionally interrupted by something more ornate or large scaled, often the façade of a bank or other public institutions. Buildings of great public importance such as the Castle, City Hall and Courthouse, not only differ in scale and material from the “fabric buildings” but are either set back or brought forward in respect of the general building line.

Over the last two decades there have been many changes with the redevelopment of some of the larger remaining sites within the City centre such as The Market Yard (Dunnes Stores) the Presentation School (the Market Cross Shopping Complex), the River Court Hotel off John Street and more recently the multi-storey car park, hotel and apartments off Patrick Street. These large developments were generally on large extensive sites in backland areas where existing uses had become redundant. Although these have been large developments the essential townscape character of the city centre as described above is still clearly evident.

However, the centre cannot continually accommodate large-scale development, particularly if the result is the erosion of historic building plots.

7.2 Public Spaces

The architectural character of a city is determined not only by the importance of individual buildings and groups of buildings but also by the quality of the spaces formed by the buildings – i.e. the footpaths, streets, squares, parks, views and vistas all of importance, which are an integral part of the urban structure.

The public spaces in Kilkenny are many and varied, from the grand civic space in the Parade to the many smaller and incidental spaces and the numerous streets and slipways of the medieval city. The effects of proposed developments on the quality of the adjacent public spaces and the possibilities of creating new spaces will be an important factor in assessing planning applications. Pedestrians will be afforded priority in the use of the public realm throughout the historic city.

POLICY

- **H4 To protect, enhance, improve, extend and where appropriate create new public/civic spaces throughout the city.**
- **H5 To maintain important historic details within the civic spaces such as historic paving, cobblestones, post boxes, spur stones etc.**
- **H6 To reduce the impact of traffic congestion in the historic centre by traffic calming measures, more efficient signage and pedestrianisation.**
- **H7 To conserve and enhance biodiversity in new and existing civic spaces.**
- **H8 To ensure the avoidance of visual clutter when introducing street signage and new street furniture.**

7.3 Views and Prospects

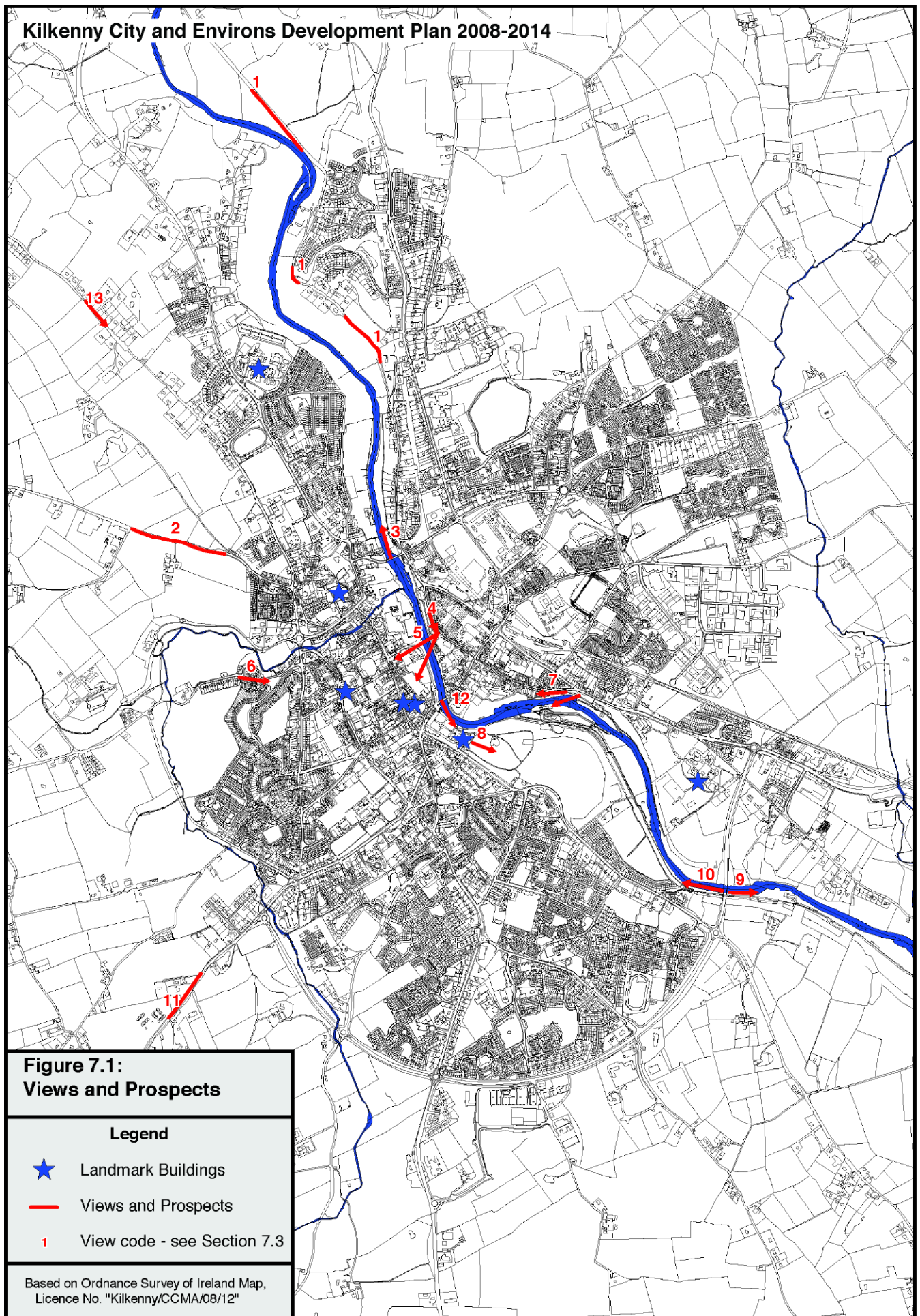
There are a number of sites, areas and vantage points within the City and in the Environs, from which fine views of the City can be had, see Map 7.1. There are also vantage points within the City from which particularly good views of the City's most important public buildings and natural landscape features may be obtained. Of particular importance are views of and from the Castle, Cathedrals and the River Nore.

Views include:

1. Panoramic view of River Nore valley from Bleach Road
2. View of St. Canice's and St. Mary's Cathedrals from Tullaroan Road
3. View (north) of River Nore and Linear Park from Greensbridge
4. View from Michael Street to Kilkenny Castle
5. View of St. Mary's Cathedral, Tholsel and St. Mary's Church from no. 30-35 Michael Street
6. View of St. Mary's Cathedral from Kenny's Well Road
7. Panoramic view from Dublin Road/Windgap Hill area to River Nore and city skyline
8. View of Castle Park, open countryside from Castle
9. View of River Nore valley to east from Ossory Bridge
10. View of River Nore valley to west from Ossory Bridge
11. View of St. Mary's from Callan Road
12. View of Kilkenny Castle from John's Bridge
13. View of city from Dunningstown Road

POLICY

- **H9 To protect views and prospects identified on Map 7.1 by requiring new development or extensions to existing development to be designed and located so as to minimise the interruption of these views.**
- **H10 To encourage street layouts in newly developed areas which create new vistas to existing and new landmarks, in particular within the Western Environs and the Loughmacask Local Area Plan lands.**
- **H11 Where the Council believes development has the potential to either diminish or enhance significant views into and/or out of the city and environs, it may require that a visual impact assessment be carried out prior to development being undertaken on any site.**



7.4 City Presentation and Maintenance

The presentation and maintenance of the City's buildings and public areas are an important aspect of the City's tourism and social character.

POLICY

- **H12 It is the intention of Kilkenny Borough Council and Kilkenny County Council to work closely with the “Keep Kilkenny Beautiful” Committee and other relevant organisations, community groups, business and private interests to maintain the traditional high standards in this regard.**

7.5 Archaeology

Kilkenny City's archaeological heritage is a valuable cultural and tourism asset. The principles set out in the *Framework and Principles for the Protection of the Archaeological Heritage* (1999) provide a framework for the policies to be included in relation to archaeological heritage.

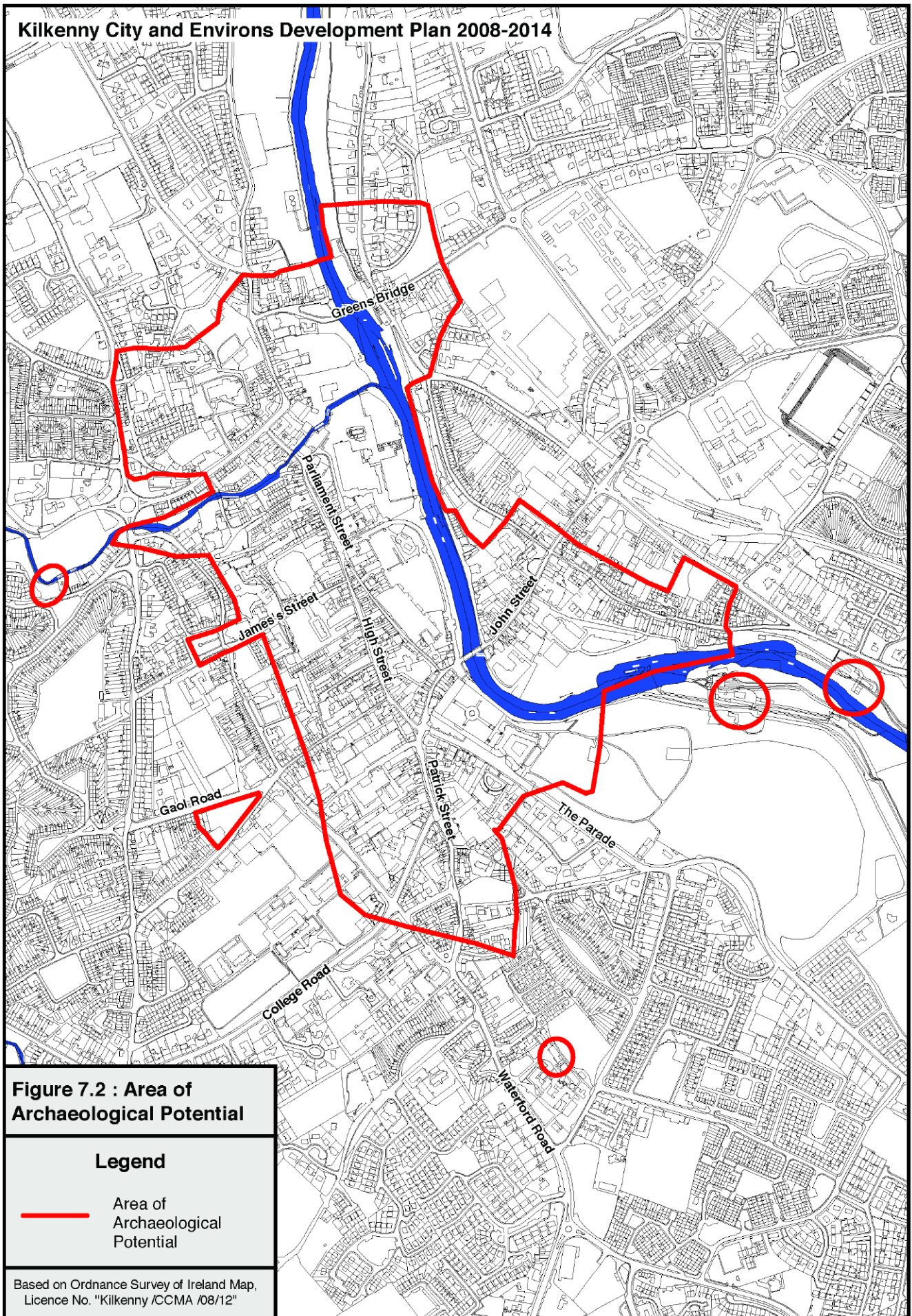
The National Monuments Acts 1930 – 2004 provide for the protection of the archaeological heritage. The Record of Monuments and Places (RMP) was established under Section 12 of the National Monuments (Amendment) Act 1994 and structures, features, objects or sites listed in this Record are known as Recorded Monuments. As well as extending protection to all known sites, now identified as Recorded Monuments, the National Monuments Acts 1930 – 2004 extends protection to all previously unknown archaeological items and sites that are uncovered through ground disturbance or the accidental discovery of sites located underwater.

Kilkenny City has been identified as an Historic Town and appears in the Record of Monuments and Places. The guideline boundaries for historic towns are illustrated within the Record of Monuments and Places as Zones of Archaeological Potential and are areas where intense archaeology is present.

The Zones of Archaeological Potential are outlined on Map 7.2. All development proposals within the zones of Archaeological Potential or which relate to Recorded Monuments and Places must be referred to the National Monuments Advisory Service of the Department of the Environment Heritage and Local Government.

POLICY

- **H13 Protect and enhance archaeological sites, monuments (including their setting), underwater archaeology, including those that are listed in the Record of Monuments and Places, and in the Urban Archaeological Survey of County Kilkenny or newly discovered sub-surface archaeological remains.**
- **H14 To ensure the preservation in-situ, or preservation by record of:**
 - **The archaeological monuments included in the record of monuments and places as established under section 12 of the National monuments (Amendment Act, 1994**
 - **Any other sites and features of historical or archaeological interest.**
 - **Any subsurface archaeological features that may be discovered during the course of infrastructural/development works.**



- **H15 Provide guidance to developers and property owners regarding the archaeological implications of a proposed development.**
- **H16 Promote pre-planning consultations in relation to the archaeological heritage with the planning authority and with the Department of the Environment, Heritage and Local Government in its capacity of being charged with the implementation of the National Monuments Acts.**
- **H17 To require an appropriate archaeological assessment to be carried out in respect of any proposed development likely to have an impact on a Recorded Monument, a Zone of Archaeological Potential, or their settings.**
- **H18 To ensure the protection of archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed.**
- **H19 To require that sites of archaeological interest shall be subject to archaeological investigations and recording according to best practice, in advance of redevelopment where preservation in situ is not feasible.**
- **H20 To encourage the dissemination of the results of archaeological excavation in a timely and appropriate manner.**
- **H21 To acknowledge the importance of underwater archaeology by requiring that any proposed developments that may have implications for the underwater heritage shall be subject to an underwater archaeological assessment in advance of works.**
- **H22 Facilitate and where feasible create public rights of way to sites of archaeological and historical interest and to National Monuments in state and Local Authority ownership in the city. The Council will also seek the preservation, maintenance and improvement of all existing right of ways to such areas where appropriate.**
- **H23 To assist in the implementation of the conservation plans for the City Walls, Rothe House and St Mary's Church and Graveyard.**

7.5.1 Historic Graveyards

The historic graveyards of Kilkenny, in addition to being the resting places of our ancestors, are an important part of the heritage of the county. They contain a wealth of architectural and archaeological features and are refuges for many species of plant and animal. A survey of historic graveyards was carried out in 2005, entitled *The Historic Graveyards of the City and County of Kilkenny: An Inventory*.

Most historic graveyards are afforded legal protection through the National Monuments (Amendment) Acts or the Planning and Development Acts.

POLICY

- **H24 Conserve and protect historic graveyards and churches within Kilkenny and to encourage their maintenance in accordance with conservation principles and as resources allow.**
- **H25 To continue to support and assist communities in the care and conservation of historic graveyards through its Historic Graveyards Grants Scheme.**

7.5.1.1 Features of Cultural Heritage Interest

Features of cultural heritage interest such as mass rocks, mass paths, rag trees etc. are locally significant and add to the distinctive character and sense of place of an area.

POLICY

- **H26 To preserve, protect and where necessary enhance, significant heritage objects such as mass rocks, holy wells and/or other significant cultural features, that form part of the cultural heritage of the City and Environs.**

7.6 Architectural Heritage

Kilkenny City is rich in buildings, structures and places of historic and architectural value that are symbols of the social, economic and cultural development of the City, and which contribute to its essential character. Part IV of the Planning and Development Act 2000 sets out the statutory provisions for protecting the architectural heritage which includes a requirement to:

1. Include in the development plan a Record of Protected Structures.
2. Include in the development plan an objective to consider the designation of Architectural Conservation Areas.

7.6.1 Record of Protected Structures

Each planning authority has a statutory responsibility, under the Planning and Development Act 2000, to include a Record of Protected Structures (RPS) in its Development Plan.

A Protected Structure, unless otherwise stated in the RPS, includes the interior of the structure, the land lying within its curtilage, any other structures lying within that curtilage and their interiors, plus all fixtures and features which form part of the interior or exterior of any of these structures. Structures, or parts of structures, can be added to the Record if they are deemed of special interest under one or more of the following headings: architectural, artistic, historic, archaeological, cultural, scientific, social, technical.

Guidance on the categories of special interest for considering the inclusion of protected structures in the RPS is given in Section 2.5.4 to 2.5.20 of the 'Architectural Heritage Protection Guidelines for Planning Authorities, 2004' issued by the Department of the Environment Heritage and Local Government.

The term 'protected' is defined in the 2000 Planning and Development Act as including 'conservation, preservation and improvement compatible with maintaining the character and interest of the structure or part thereof'. Works which would, in the opinion of the Council, have material effect on the character of the protected structure, require planning permission. Those with an interest in a protected structure may seek a Declaration under Section 57 (2) which would offer practical guidance in relation to the protection of the structure. Section 57(10)(b) of the Planning and Development Act 2000 provides that

permission may only be granted for the demolition of a protected structure or a proposed protected structure in exceptional circumstances.

There are now approximately 300 buildings, structures and features listed in the RPS and the Record will continue to be added to as structures, buildings and features of special interest are identified and as resources permit. The Record of Protected Structures (as correct at time of publication) is listed in Appendix D of this written statement. An up-to-date RPS, incorporating any additions or deletions within the lifetime of this plan, will be maintained on the Council's website or can be checked at the Planning department in City Hall.

The National Inventory of Architectural Heritage (NIAH) has been completed for County Kilkenny including the City & Environs and descriptions and appraisals of over 2000 structures can be viewed at the NIAH website. The Councils will assess this survey with a view to revising the Record of Protected Structures and additions will be made to the RPS on a phased basis.

POLICY

- **H27 To ensure the protection of the architectural heritage of Kilkenny City & Environs by including all structures considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the Record of Protected Structures.**
- **H28 To have regard to the Architectural Heritage Protection Guidelines issued by the Department of the Environment Heritage and Local Government in 2004 when assessing proposals for development affecting a protected structure.**
- **H29 To promote principles of best practice in conservation in terms of use of appropriate materials and repair techniques through the administration of the Conservation Grants Scheme funded by The Department of the Environment Heritage and Local Government.**
- **H30 To ensure the protection of the architectural heritage through promoting the importance of regular maintenance of structures contained within the Record of Protected Structures.**
- **H31 To provide assistance to owners of protected structures in undertaking essential repairs and maintenance by the provision of relevant information.**
- **H32 To promote by example the principles of best practice in conservation of the built heritage through the custodianship of Protected Structures in the Council's ownership/care.**
- **H33 To encourage the sympathetic retention, reuse and rehabilitation of Protected Structures and their setting**
- **H34 To protect elements of designed landscapes of special interest located within the attendant grounds of Protected Structures, including boundary features.**
- **H35 To require an architectural impact assessment/conservation method statement for developments within the grounds of country house estates which are Protected Structures.**

ACTION

- **To respond to the Ministerial recommendation to include in the Record of Protected Structures, structures which have been identified as being of Regional, National or International significance in the National Inventory of**

Architectural Heritage survey of the city and county published in 2006. To carry out a review of the Record of Protected Structures for the functional area of Kilkenny City and Environs.

7.7 Architectural Conservation Areas

The City and Environs contain a number of areas of special interest, whose overall character, form and layout it is desirable to preserve. Part IV of the Planning and Development Act 2000 provides for the preservation of the character of a place, area, group of structures or townscape where the planning authority is of the opinion that such an area:

- (a) is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- (b) contributes to the appreciation of protected structures.

Guidance on the categories of special interest for considering the designation of Architectural Conservation Areas is given in Sections 3.3 and 3.4 of the 'Architectural Heritage Guidelines for Planning Authorities, 2004'.

Kilkenny's urban environment is formed by a number of distinctive areas and building types which give the city its interest, charm and character. It is an aim of this Plan to seek the preservation as appropriate of the distinctive character of each of these areas. There are currently 9 ACA's in Kilkenny City and Environs. A description and character appraisal of each area is set out below, along with specific policies for each area.

In formulating the following policies and objectives, Kilkenny Borough and County Councils have had regard to the 2004 Architectural Heritage Protection Guidelines and the 2006 National Inventory of Architectural Heritage for Kilkenny, both produced by the Department of the Environment, Heritage and Local Government.

7.7.1.1 Development in an Architectural Conservation Area

It is the purpose of the Architectural Conservation Area designation to preserve the general character of areas in regard to building scales, proportions, historical plot sizes, materials, building lines and height, historic street paving and street furniture, as well as general use.

Works to the exterior of a building within an Architectural Conservation Area which, in the opinion of the local authority, would affect the character of the area would require planning permission. Guidance on the criteria the planning authority will use to assess proposals for new development and proposals for demolition within an Architectural Conservation Area are given in section 3.10 of the Architectural Heritage Protection Guidelines, 2004, issued by the Department of the Environment, Heritage and Local Government.

7.7.1.2 Street Furniture

Items of street furniture can be important elements in establishing the character and interest of an Architectural Conservation Area. Such items could include lamp standards, seats and benches, bollards, railings, street signs, freestanding or

wall mounted post boxes, telephone kiosks, horse troughs, water pumps, drinking fountains, jostle stones, milestones, paving, kerbstones, cobbles and setts, pavement lights, coal hole covers, weighbridges, statues, plaques and other monuments.

POLICY

- **H36 To ensure the preservation of the special character of each ACA particularly with regard to building scale, proportions, historical plot sizes, building lines, height, general land use, building materials, historic street furniture and paving.**
- **H37 To have regard to the Architectural Heritage Protection Guidelines, 2004 issued by the Department of the Environment, Heritage and Local Government when assessing proposals for development affecting an ACA.**
- **H38 To consider the designation of Architectural Conservation Areas where appropriate and provide a local policy framework for the preservation of the character of these areas.**
- **H39 To ensure the retention, repair rather than replacement, and the regular maintenance of original/early features in buildings which contribute to the character of an ACA, such as chimney stacks, roof coverings, roof profiles, external wall treatments, doors and windows, shop fronts and pub fronts and to ensure the use of appropriate materials and repair techniques when repairs are being carried out.**
- **H40 To ensure that inappropriate materials such as windows, doors and fascias constructed in aluminium or uPVC are not introduced to buildings within an ACA.**
- **H41 To encourage high quality, contemporary design and materials where appropriate when new buildings are being introduced into an ACA and the retention of the historic scale and plot size.**
- **H42 To ensure the preservation of the special character of an ACA when assessing proposals for advertising.**
- **H43 To retain historic items of street furniture where they contribute to the character of the ACA and to protect historic items of street furniture and roadside items as appropriate.**
- **H44 To ensure the conservation of all historic shopfronts and pub fronts. Where replacement is necessary, to encourage the introduction of shop fronts and pub fronts of contemporary high quality design and materials into the ACA.**
- **H45 To seek the retention of mature trees/significant planting (those in good condition) which contribute to the character of each ACA where appropriate.**

7.8 Designated Architectural Conservation Areas

The areas designated as Architectural Conservation Areas are based on the criteria set out in the 2000 Planning and Development Act, and guided by the Architectural Protection Guidelines and the 2006 National Inventory Architectural Heritage for Kilkenny. The ACA's located in the City and Environs are:

1. **City Centre**
2. **Kilkenny Castle**
3. **St. Canice's**
4. **John Street**
5. **Patrick Street**

6. **Michael Street and Wolfe Tone Street**
7. **St. Mary's**
8. **Lacken**
9. **Talbotsinch**

7.8.1 City Centre Architectural Conservation Area

The City Centre Architectural Conservation Area is the medieval core of Kilkenny, characterised by its tight urban grain, colourful streetscapes and network of lanes dating mainly from the 16th, 17th and 18th centuries (See Map 7.3). This district includes the triangle of High Street/Parliament Street, Kieran Street and Rose Inn Street, which comprises the core retail area of the city. The area is characterised by the almost continuous enclosure of the streets with mainly three storey 18th and 19th century buildings built on medieval plots and foundations. The area also includes sections of the medieval Kilkenny City Walls (Hightown Circuit). The stepped lanes running from High Street to Kieran Street and from St. Mary's Lane to Rose Inn Street are one of the most notable features of Kilkenny. There are numerous notable Protected Structures in this area, including Shee Alms House on Rose Inn Street, the Tholsel on High Street, Smithwicks Brewery and Rothe House on Parliament Street to name but a few.

This district derives its special character from the bustle of trading and shopping. High Street remains the premier shopping street in the city, characterised by its colourful buildings and shop fronts. Kieran Street is developing into an ambient canopy-covered street of coffee shops and retail uses. The 2005 City Centre Local Area Plan aims to protect and ensure the continued vitality and viability of the core retail area to protect this important retail function. The pedestrianisation of High Street and Kieran Street will help protect this special character.

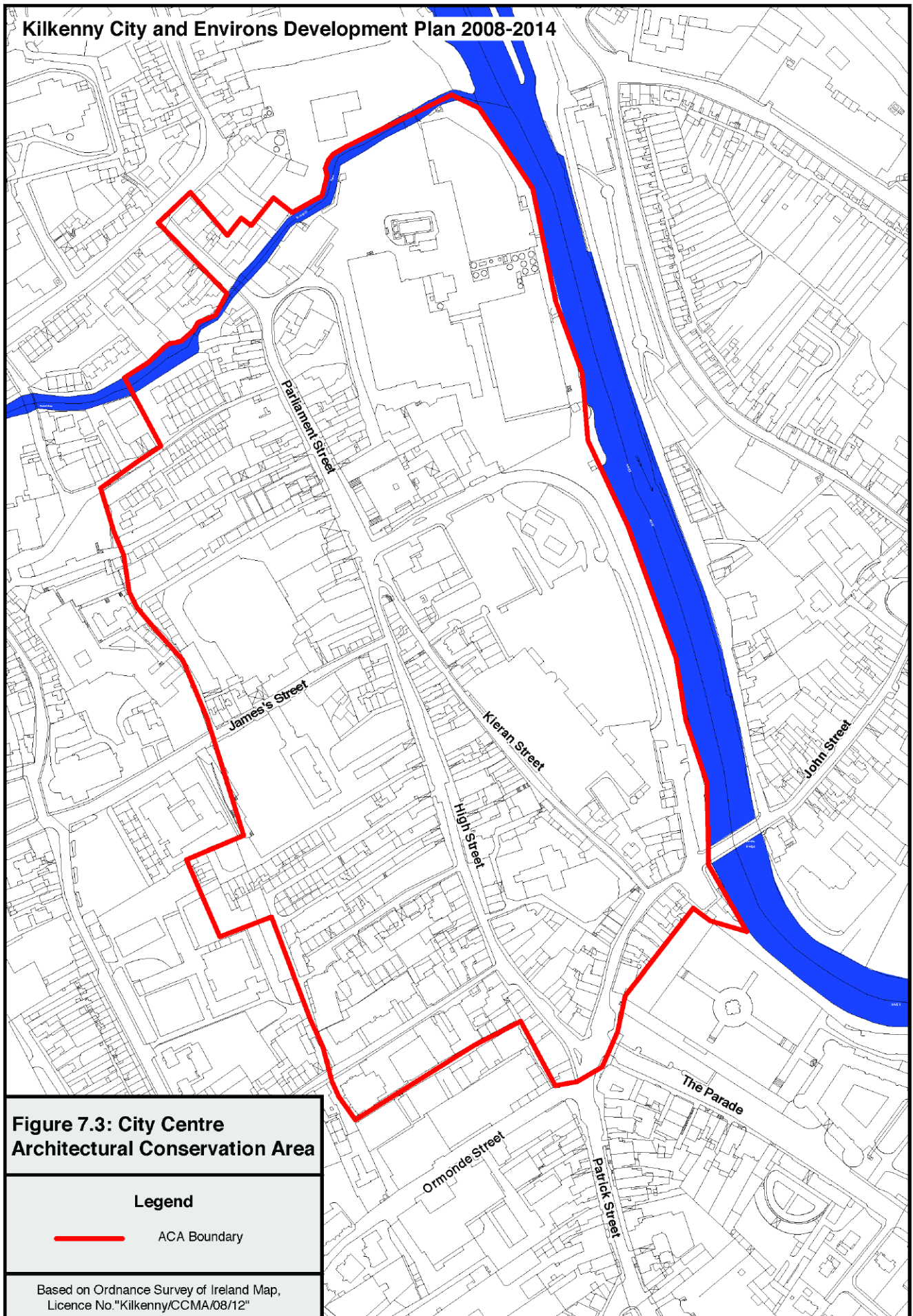
St. Mary's Church and Graveyard is a walled enclosure hidden behind High Street and St. Kieran Street and wrapped on three sides by St. Mary's Lane. The site comprises of the impressive St. Mary's Church, with its origins in the 13th Century, almshouses, graveyard and tombs. In 2005 The Heritage Council published a Heritage Conservation Plan for St. Mary's Church and Graveyard which brought forward policies to encourage the protection of the integrity of the church and the opening up of the site to greater public access and integrated civic usage.

Smithwicks Brewery is a long-standing industrial presence in the city. The silos and chimneys of the brewery have become part of the Kilkenny skyline and represent an important part of Kilkenny's economic past and present.

It is an objective of the 2005 City Centre Local Area Plan to redevelop the Market Yard car park and Dunnes Stores shopping complex for mixed town centre and complementary uses (Bateman's Quay). This site is located in the city centre Architectural Conservation Area and it occupies a substantial site adjacent to the River Nore. The consolidation of this site is intrinsic to the continued successful economic performance of the core retail area and a high standard of architectural design will be required.

Policies for the City Centre Architectural Conservation Area (CCACA)

- See also policies which are applicable to all ACAs listed above.



- **CCACA1 To retain the existing scale of building heights of three and four storey buildings.**
- **CCACA2 To limit large scale developments within the historic centre which may necessitate the assimilation of smaller historic building plots.**
- **CCACA3 To encourage the renovation and re-use of any vacant or derelict buildings.**
- **CCACA4 To retain the medieval street pattern.**
- **CCACA5 To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).**
- **CCACA6 To protect the tight urban grain and rhythm of existing streetscapes.**
- **CCACA7 To encourage well presented ground floor spaces and facades and to avoid pastiche shop fronts and pub fronts.**
- **CCACA8 To control the size, number and composition of advertisements on facades to prevent visual clutter in the main streets.**
- **CCACA9 To control lighting and the colour of lighting on the external façade of buildings.**
- **CCACA10 To promote timber painted signage and to prevent plastic and neon signs.**
- **CCACA11 To facilitate the removal of overhead cables throughout the ACA.**
- **CCACA12 To support the implementation of the St. Mary's Church and Graveyard Conservation Plan.**
- **CCACA13 To support the implementation of the Rothe House Conservation Plan.**
- **CCACA14 To support the implementation of the Kilkenny City Walls Conservation Plan.**
- **CCACA15 To improve the visual appearance of the car parking area at the Market yard, and ensure a high standard of architectural design for any development at Bateman Quay.**
- **CCACA16 To ensure pedestrian permeability is paramount in any future re-development of Bateman Quay.**
- **CCACA17 To ensure a high standard of paving and street furniture on High Street and St. Kieran Street following pedestrianisation.**

7.8.2 Kilkenny Castle Architectural Conservation Area

The primary characteristic of the area is the dominance of Kilkenny Castle, see Map 7.4. The Castle is an impressive National Monument, not only due to its size and scale, but also its elevated location and its relationship to The Parade, the city's most prominent civic space. The Castle itself is located in the spacious setting of the Castle Gardens and parkland, which cover an area of over 50 acres. This is a very valuable recreational amenity resource for the City. This conservation area also includes the millrace buildings located on the Castle Grounds adjacent to the River Nore. This area also includes sections of the medieval Kilkenny City Walls (Hightown Circuit).

The Parade is an impressive urban space which stretches from the Castle Grounds to High Street. It is defined by its high buildings including the Design Centre workshops, 18th century townhouses and the former Bank of Ireland building. The Mayors Walk and the mature trees of the Rose Garden line the north eastern side of The Parade. The reinstatement of The Parade as a civic place is an objective of the Kilkenny City Centre Local Area Plan (2005).

The Castle Road runs south from the Castle to the Bennettsbridge Road. The residential area of Castle Gardens comprises of detached dwellings, typical of 1950's and 1960's construction with some modern infill development. A mature giant redwood tree which was once part of the Castle grounds is located in this area, for which a tree preservation order is in place. All these factors combine to create an attractive residential setting in close proximity to the castle and the city centre.

Switzers Almshouses are located adjacent to the Castle Road and consist of a terrace of five two-storey houses, each of three bays, with a clock pediment over the central house and facing an enclosed lawn. The group is of significant architectural importance.

Policies for Kilkenny Castle Architectural Conservation Area (KCACA)

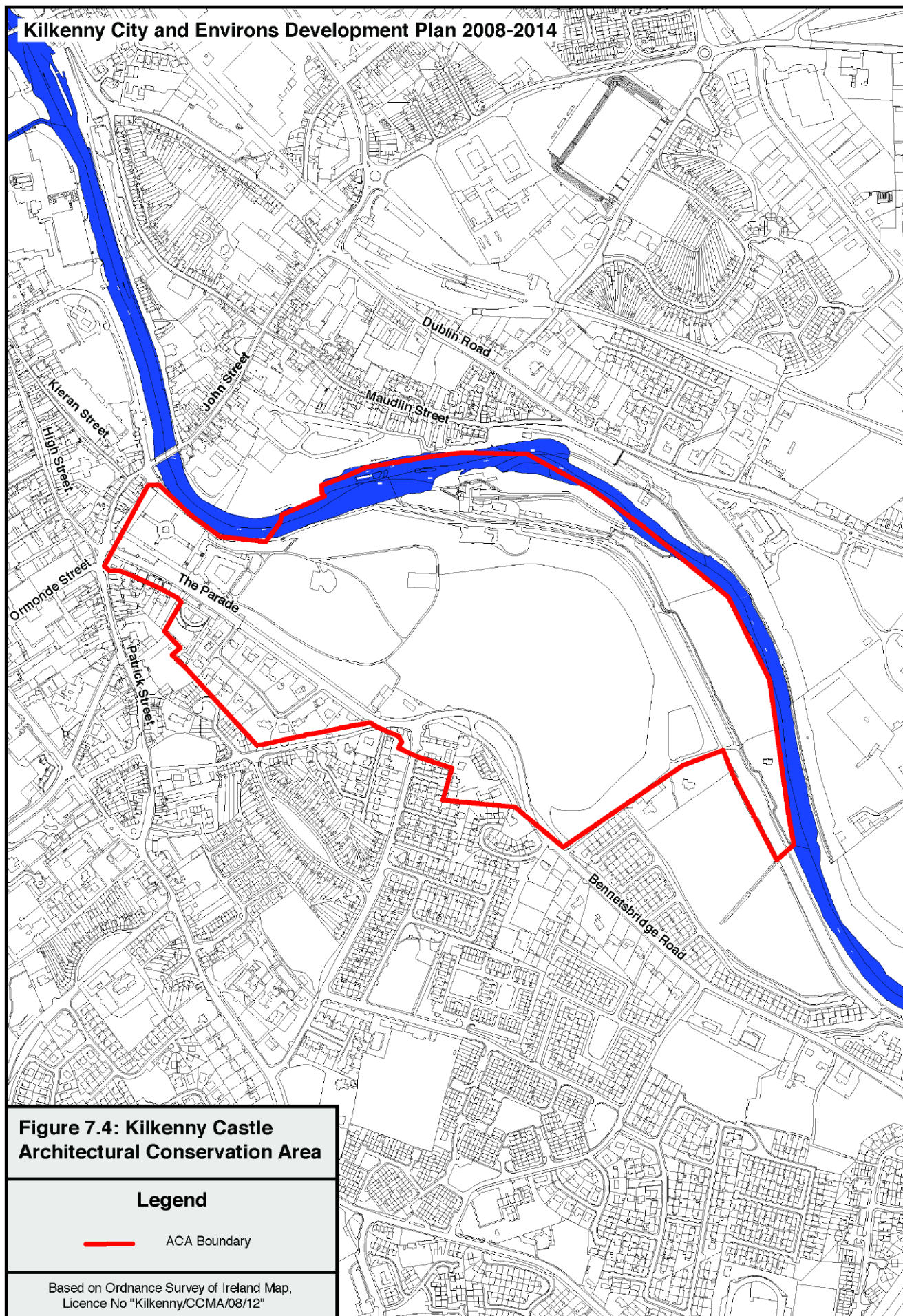
- See also policies which are applicable to all ACAs listed above.
- **KCACA1 To protect the historic and architectural character of the Castle and its unique setting.**
- **KCACA2 To enhance and reinstate the character of The Parade as an important historic civic space by implementing appropriate design and uses, an objective of the City Centre Local Area Plan.**
- **KCACA3 To protect the natural amenity of the Castle Park as an important recreational area and wildlife habitat.**
- **KCACA4 To protect the structures of Ormonde Mill and its setting on the bank of the River Nore.**
- **KCACA5 To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).**
- **KCACA6 To protect the special low-density residential character of the Castle Gardens residential area.**
- **KCACA7 To ensure appropriate uses for the buildings on The Parade, which will not detract from the civic character of the area.**

7.8.3 St. Canice's Architectural Conservation Area

This district is located in Irishtown at the northern end of the city, and is dominated by many impressive landmark stone buildings (See Map 7.5). Most impressive is the 13th century St. Canice's Cathedral (the site dates back to 6th C), which is surrounded by the remnants of its close, including Canice's tower, the Bishop's Palace, the Deanery, St. Canice's library and other buildings.

The Cathedral district is bounded by narrow lanes and streets, which surround the base of the mound on which the Cathedral is built – Dean Street, St. Canice's Place, Vicar Street and Troys Lane. This area also includes sections of the medieval Kilkenny City Walls (Irishtown Circuit).

The district is also traversed by a number of small ambient laneways, which are enclosed by high stone walls. The building types in the area have traditionally been institutional, housing and small scale shopping and these have given the district its special quiet character. Dean Street was redeveloped in the 1990's as



part of the Inner Relief Road project with a mixture of residential and commercial uses.

St. Canice's Catholic Church is another impressive landmark building in the area which occupies a visually prominent position. Located nearby is Thomas Square, a charming cul-de-sac of single storey terraced early social housing in the city.

Green Street is an area of mixed uses bounded between Vicar Street and the River Nore. This street has witnessed some dereliction in the recent past, however there is potential for renovation in this area, particularly the Brian Stone building and the site immediately opposite, currently occupied by Classic Furniture. Part of the Brewery extends into the southern section of this area, including the remnants of St. Francis Abbey.

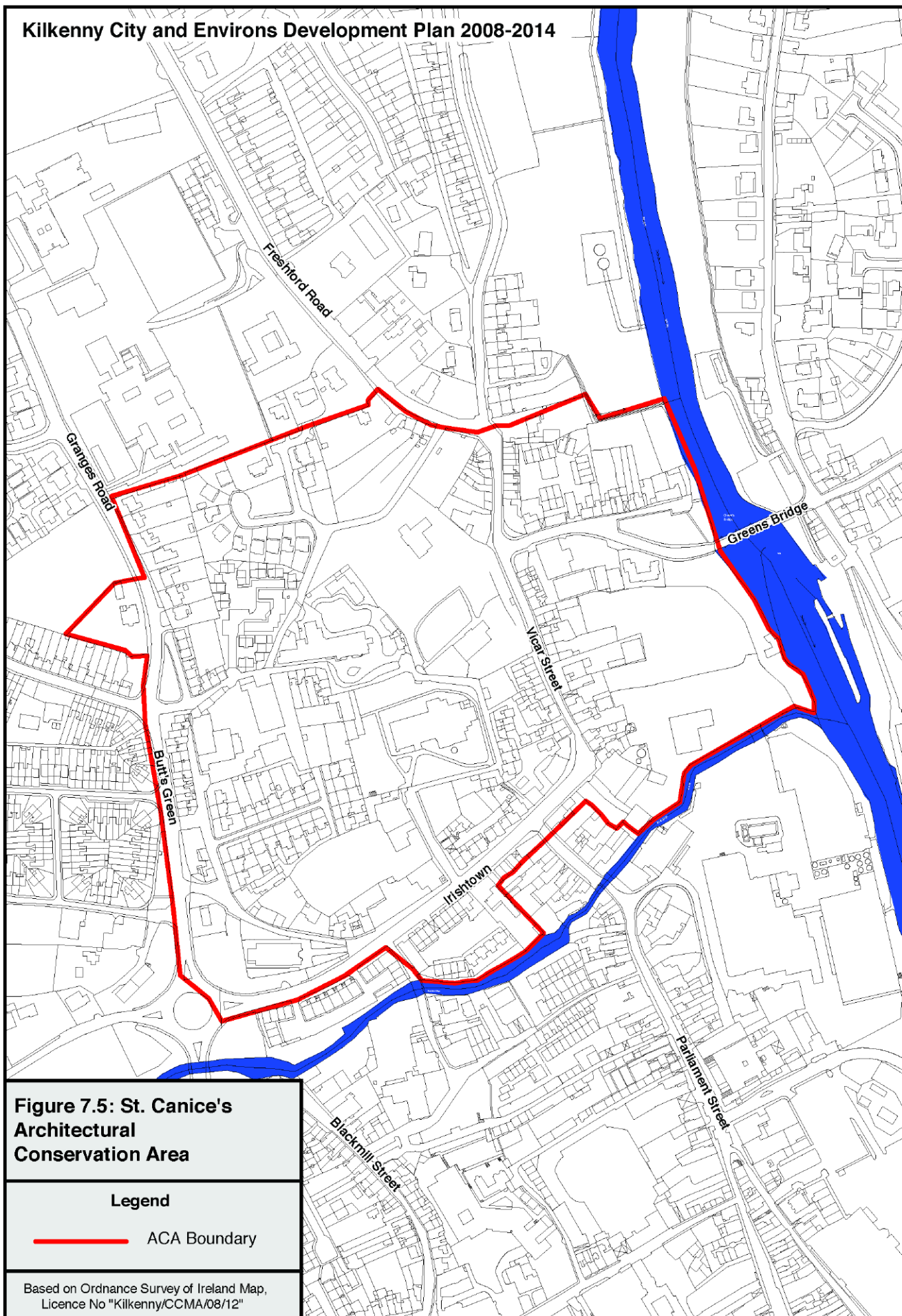
The line of the Inner Relief Road for the city runs through this ACA. A new bridge across the Nore is proposed at the south-eastern most section of this ACA.

Policies for St. Canice's Conservation Area (SCACA)

- See also policies which are applicable to all ACAs listed above.
- **SCACA1 To protect the historic and architectural character of St. Canice's Cathedral and its unique setting.**
- **SCACA2 To protect the grouping of the Cathedral, Library, Deanery and other adjacent buildings.**
- **SCACA3 To respect and retain established building lines.**
- **SCACA4 To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).**
- **SCACA5 To enhance the character of Vicar Street and Troy's Lane.**
- **SCACA6 To seek the conservation of St. Francis Abbey and its setting**
- **SCACA7 To ensure that any development occurring along the River Nore will be sensitive in its design and mindful of its proximity to the river.**
- **SCACA8 To facilitate the upgrading and visual improvement of the Classic Furniture site on Green Street.**
- **SCACA9 To facilitate the restoration of the Brian Stone building located on Green Street.**
- **SCACA10 To protect the character and setting of the residential terraces of Thomas Square and Troys Gate.**
- **SCACA11 Any new roads in this area should be designed in a manner so as not to detract from the special character of the area, and should be sensitive to the existing scale of development within the area.**

7.8.4 John Street Architectural Conservation Area

John Street is a busy link road which connects the core retail area and the east of the city (See Map 7.6). It is one of only two streets which cross the River Nore in the city in an east-west direction. The primary use of John Street is a retail function, an extension of the retail shopping area on the other side of John's Bridge. The scale of buildings on John Street decreases as one moves northwards, from three storey buildings along John Street Lower to two storey on John Street Upper. It is envisaged that the opening of McDonagh Junction will



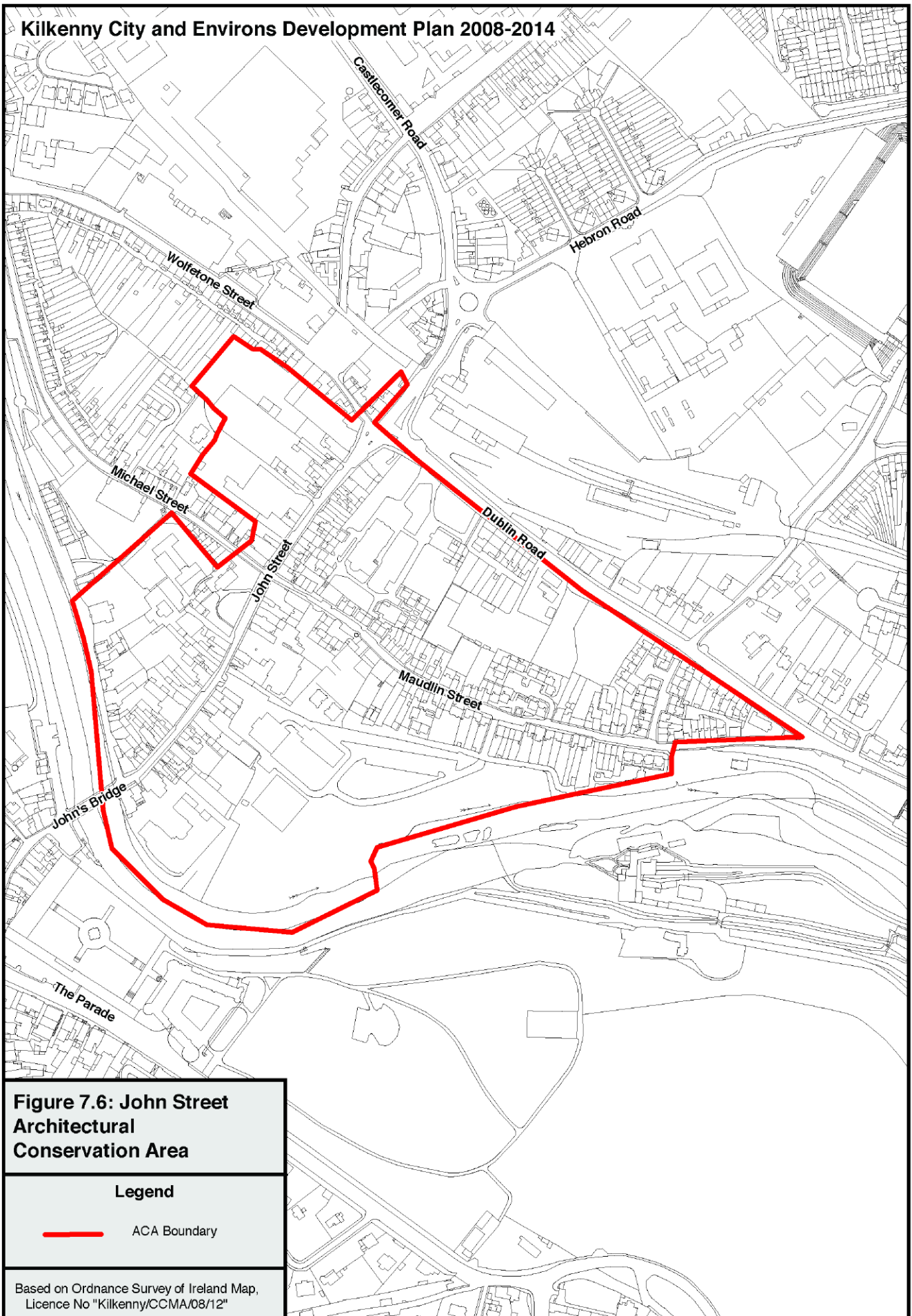
increase footfall along John Street, and subsequently have a positive impact on the vitality of buildings on the street.

This district includes many Protected Structures, some of which are characterised by their setting on attendant grounds, such as St. John's Church, Carnegie Library, County Hall and the Evans Almshouses. This area also includes sections of the medieval Kilkenny City Walls (St. John's Circuit). As identified in the City Centre Local Area Plan, opportunities exist at County Hall for the enhancement of the public realm through the creation of a new park and new urban space.

Maudlin Street is predominantly residential with houses of different types and eras, which add to its overall character, and also contains a number of Protected Structures, including Magdalen Castle.

Policies for John Street Architectural Conservation Area (JSACA)

- See also policies which are applicable to all ACAs listed above.
- **JSACA1 To encourage well presented ground floor spaces.**
- **JSACA2 To control the size, number and composition of advertisements on facades to prevent visual clutter in the main streets.**
- **JSACA3 To control lighting and the colour of lighting on the external façade of buildings.**
- **JSACA4 To promote timber painted signage and to prevent plastic and neon signs.**
- **JSACA5 To reduce advertisement on facades.**
- **JSACA6 To encourage the renovation and re-use of any vacant or derelict buildings.**
- **JSACA7 To protect historic plot sizes along Johns Street Upper and Lower and to avoid the amalgamation of sites for new buildings.**
- **JSACA8 To avoid pastiche shopfronts and pubfronts.**
- **JSACA9 To facilitate the removal of overhead cables throughout the ACA.**
- **JSACA10 To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).**
- **JSACA11 To protect St. John's Church and its setting.**
- **JSACA12 To ensure that any new developments to the south of Maudlin Street are sensitive in scale to the existing residential buildings.**
- **JSACA13 To ensure any future re-development of the petrol station and adjoining sites on the Dublin Road is sensitive in scale to the surrounding buildings.**
- **JSACA14 To expand the role of County Hall as a civic amenity for Kilkenny through the creation of a new park and investigate the creation of a new urban square to Johns Street, in accordance with the Kilkenny City Centre Local Area Plan.**
- **JSACA15 To protect residential uses along Maudlin Street.**
- **JSACA16 To protect the setting of St. John's Place, including their front gardens and railings, and to facilitate the restoration of these houses.**
- **JSACA17 To consider the balance of uses on John Street when dealing with change of use planning applications.**



7.8.5 Patrick Street Architectural Conservation Area

Patrick Street is a mixed residential and commercial street with many good quality classical buildings. It leads from The Parade Junction to the Waterford Road, through the former St. Patrick's Gate, see Map 7.7. The curve of the street provides a pleasant sweep into the city when entering from the west.

Religious and educational institutions dominate the western section of this area. The grounds of St. Kieran's College, the John of God Convent and St. Patrick's Catholic Church are each impressive buildings in their own rights. Each of these is accessed from the College Road, which is a wide tree-lined avenue. The area also includes sections of the medieval Kilkenny City Walls (Hightown Circuit).

Policies for Patrick Street Architectural Conservation Area (PSACA)

- See also policies which are applicable to all ACAs listed above.
- **PSACA1 To enhance the character of Ormonde Road and College Road as an approach to the city centre.**
- **PSACA2 To protect important protected structure such as St. Patrick's Church, St. Kieran's College, the former Presbyterian Church, the City Vocational School and Talbots Castle.**
- **PSACA3 To ensure any future developments along Jacob Street adhere to a formal building line and are predominantly residential in nature.**
- **PSACA4 To protect the visual relationship between Butler House, the Design Centre and Kilkenny Castle.**
- **PSACA5 To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).**
- **PSACA6 To avoid backland development which would impact negatively on the character of the area.**

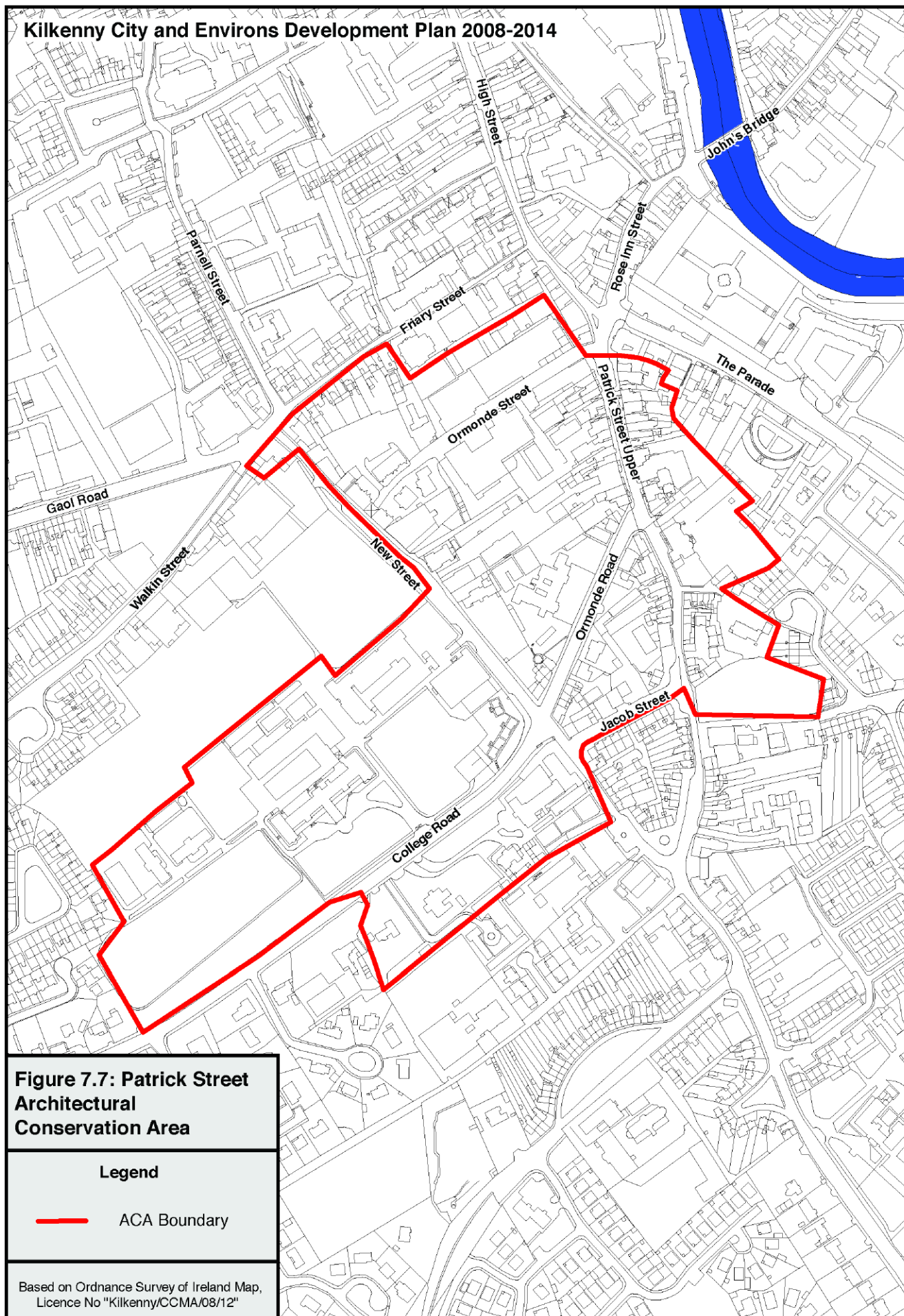
7.8.6 Michael Street/Wolfe Tone Street Architectural Conservation Area

Michael Street is located to the east of the city centre and the special character of this area is residential in nature. It is a residential street of two storey terraced houses which overlooks the River Nore and the linear Park. The houses date from the late 1880s and have long gardens running to the rear. The houses on Wolfe Tone Street are predominantly dormer style terraced houses, which also have long back gardens. The backlands of these two residential streets form a substantial undeveloped urban landbank.

This ACA contains John's Terrace, an attractive red brick terrace of two storey dwellings located adjacent to Carnegie Library and the River Nore. The terrace fronts onto the River Walk, which leads to Green's Bridge, a Protected Structure.

Policies for the Michael Street/Wolfe Tone Street ACA (MSACA)

- See also policies which are applicable to all ACAs listed above.
- **MSACA1 To protect and enhance existing residential uses and to avoid change of use of habitable dwellings to commercial purposes. Bed and Breakfast developments will be considered on their own merits.**
- **MSACA2 To avoid the demolition of existing habitable dwellings, and promote restoration of derelict buildings.**



- **MSACA3 To protect the amenity along the River Nore as an environmental, recreational and residential area.**
- **MSACA4 To ensure a high standard of architectural design to any development to the rear of Michael Street and Wolfe Tone Street, and ensure it is sensitive in scale and materials to the existing area.**
- **MSACA5 To protect the setting of dwellings at Johns Quay Terrace, including retention of all front railings and gardens.**
- **MSACA6 Any proposals for new development along the River should be of a contemporary design and address its waterfront location.**

7.8.7 St. Mary's Architectural Conservation Area

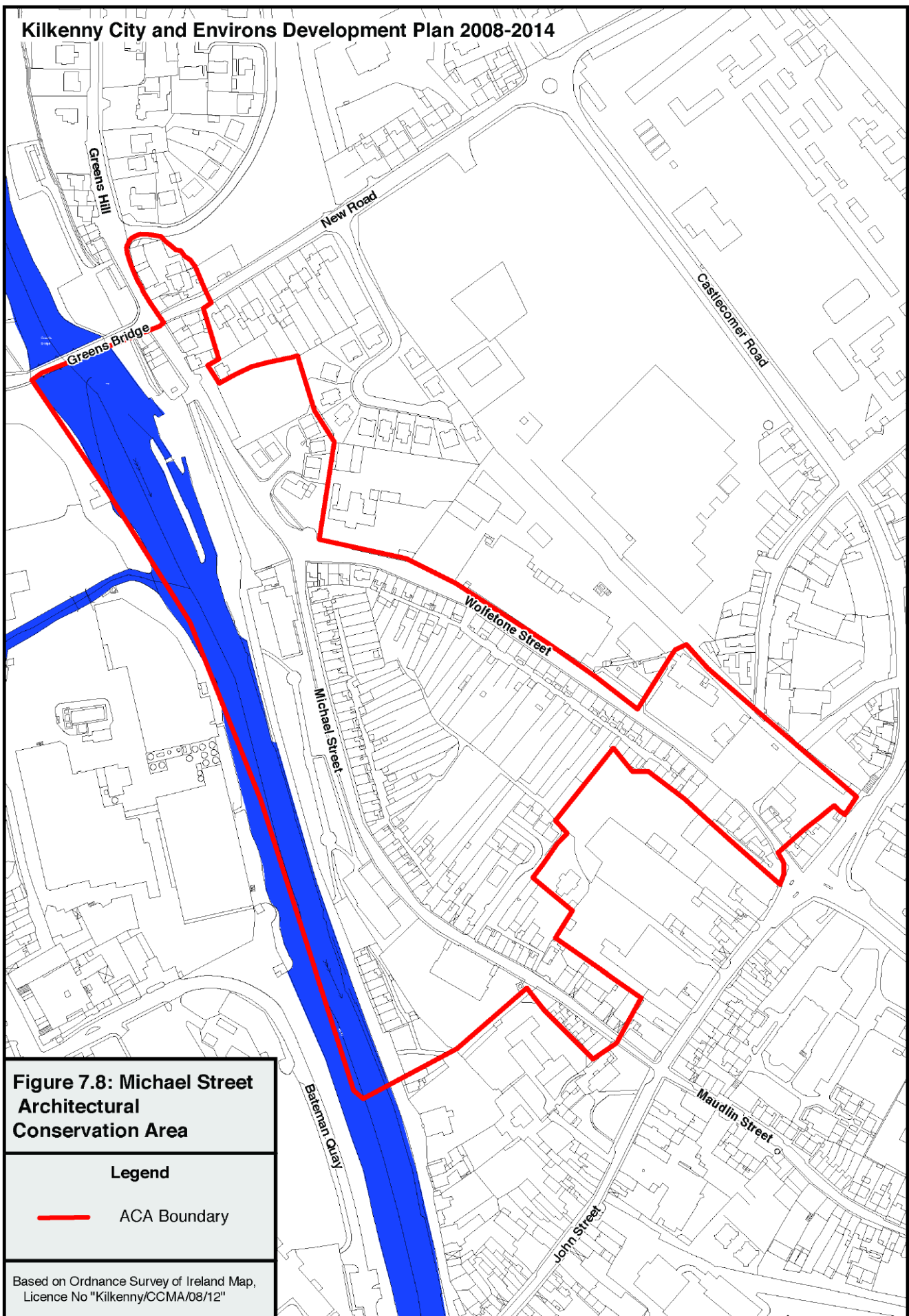
St. Mary's Cathedral dominates this Architectural Conservation Area, see Map 7.9. St. Mary's is an impressive 19th century early gothic style catholic cathedral built on a cruciform plan, and exhibiting expert stone masonry throughout. Occupying an important corner site, the cathedral makes a strong visual impression in the streetscape of James' Street and James' Green while the stout tower punctuating the skyline produces a highly identifiable landmark in the locality.

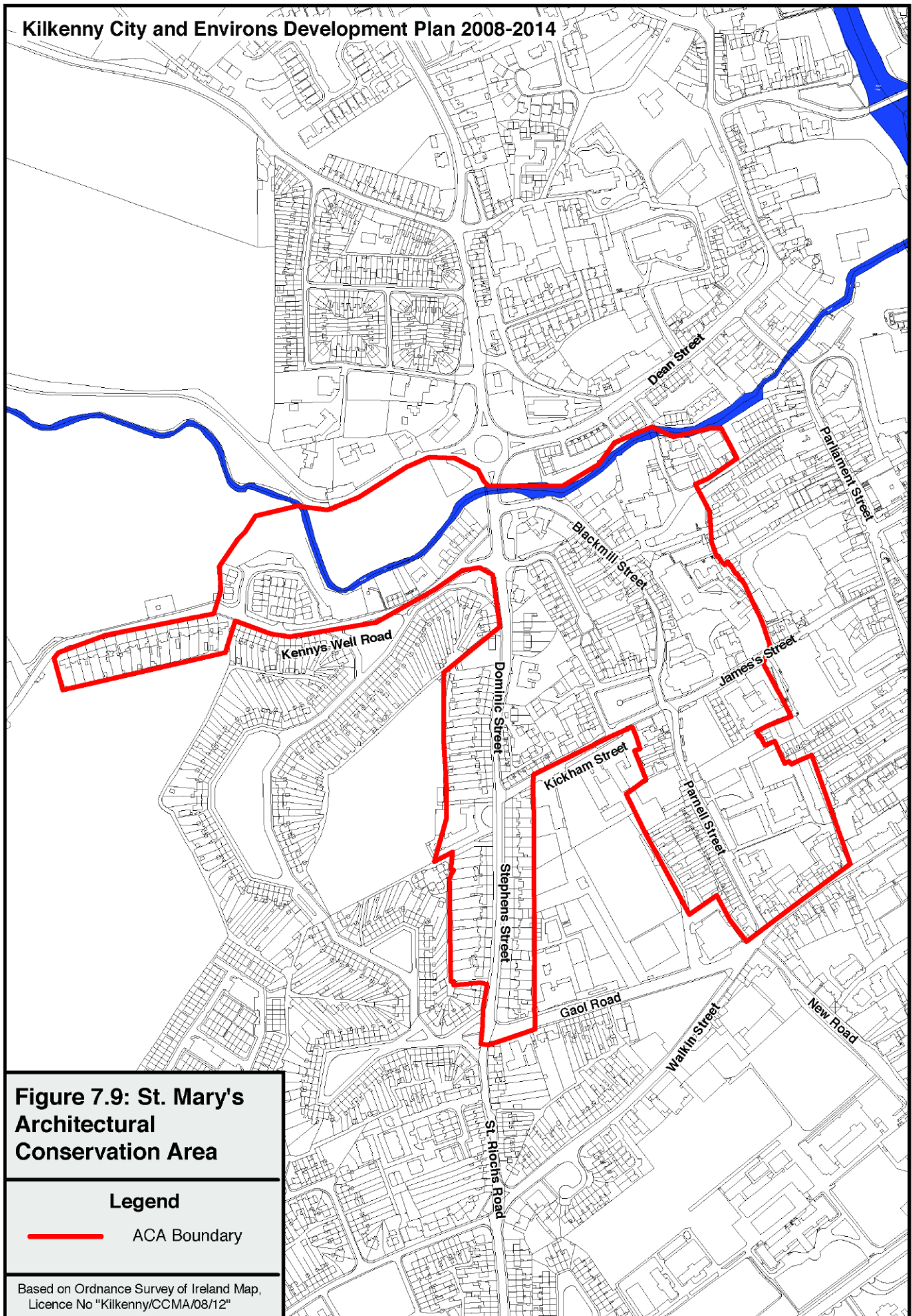
The area surrounding the Cathedral is largely comprised of institutional uses and early twentieth century local authority housing estates. The Black Abbey was founded in 1225 and is an important element in the archaeological heritage of Kilkenny. The delicate stained glass panels of artistic design distinction enhance the aesthetic appeal of this Dominican Abbey. Attractive residential terraces in this area include Dominic Street, Rothe Terrace, Parnell Street, James' Green, Kickham Street and Stephens Street. The area also includes sections of the medieval Kilkenny City Walls (Hightown Circuit).

The River Breaghagh passes through this ACA, a tributary of the Nore.

Policies for St. Mary's Architectural Conservation Area (SMACA)

- See also policies which are applicable to all ACAs listed above.
- **SMACA1 To protect and enhance the setting of St. Mary's Cathedral.**
- **SMACA2 To protect the residential character, setting and appearance of dwellings on Parnell Street, James' Green, Kickham Street, Dominick Street, Stephens Street, Rothe Terrace and the Kennyswell Road.**
- **SMACA3 To protect Kenny's Well and its setting and adjacent open space along the Breaghagh River.**
- **SMACA4 To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).**
- **SMACA5 To protect the visual amenity of the Breaghagh River, and ensure that any future developments adjacent to it address its riverside location.**





7.8.8 Lacken Architectural Conservation Area

This is a residential area and commands an important entrance to the historic City, see Map 7.10. It is mainly residential in character with substantial houses in their own grounds. The old Lacken Corn Mills located on the river are an important group of old industrial structures. They are now, however, in an increasingly derelict condition. The views over the River Nore are an important element in the character of this area.

This ACA includes the viewing terrace adjacent to the river from which views of the castle and the city can be enjoyed.

Policies for Lacken Architectural Conservation Area (LACA)

- See also policies which are applicable to all ACAs listed above.
- **LACA1 To protect the character of the area, in particular the setting of substantial houses in their own grounds which contain mature trees.**
- **LACA2 To protect the industrial archaeology of the Lacken Corn Mill and its setting on the banks of the River Nore, adjacent to the Dublin Road.**

7.8.9 Talbotsinch Architectural Conservation Area

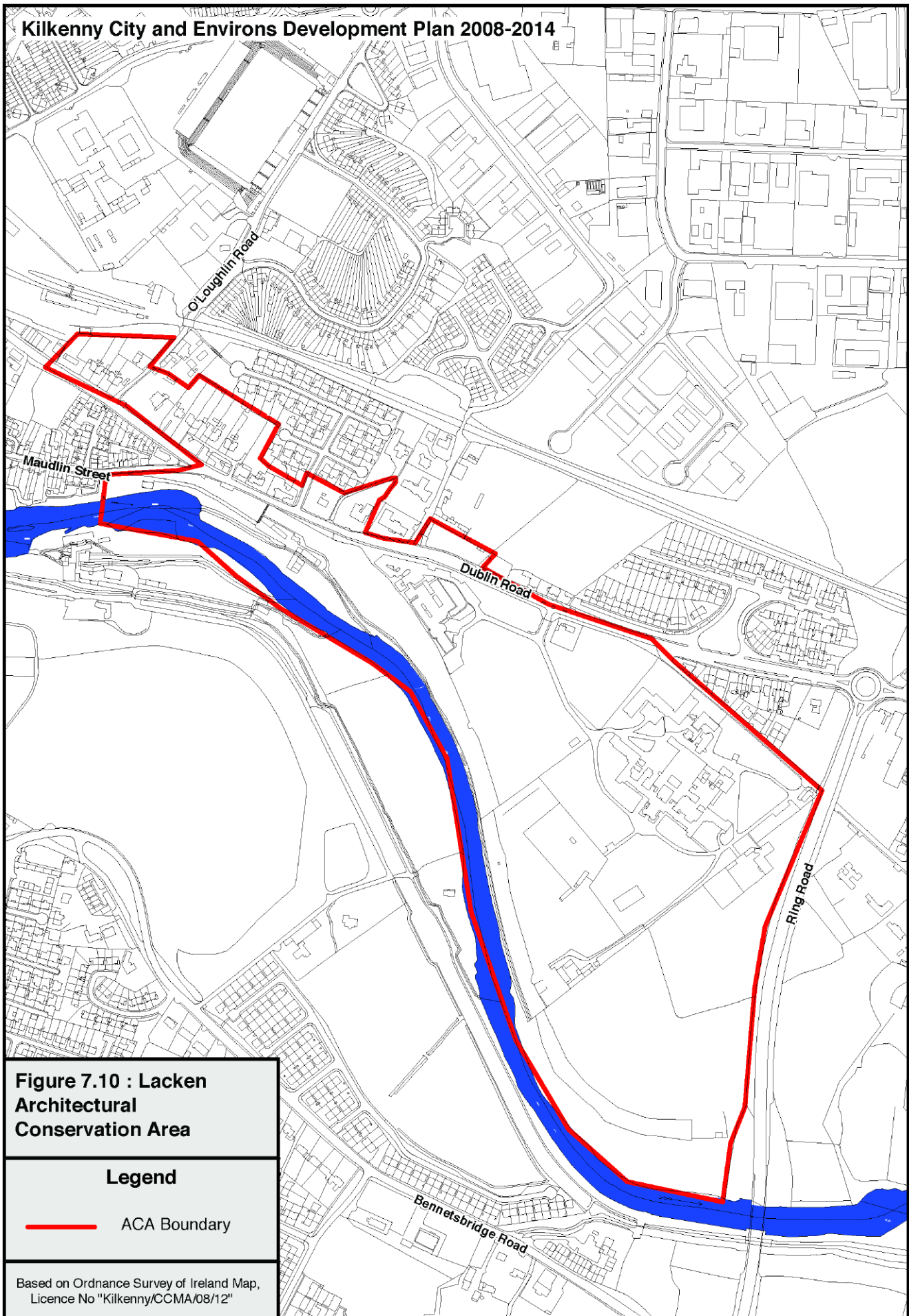
This is a unique example of residential planning. The model village was built in 1904 for Lady Desart, by Professor William A. Scot. It consists of distinctively styled houses built around an open space, see Map 7.11. Influenced by the Arts and Crafts movement, it has generally retained its special qualities of design and craftsmanship and it is predominantly in residential use.

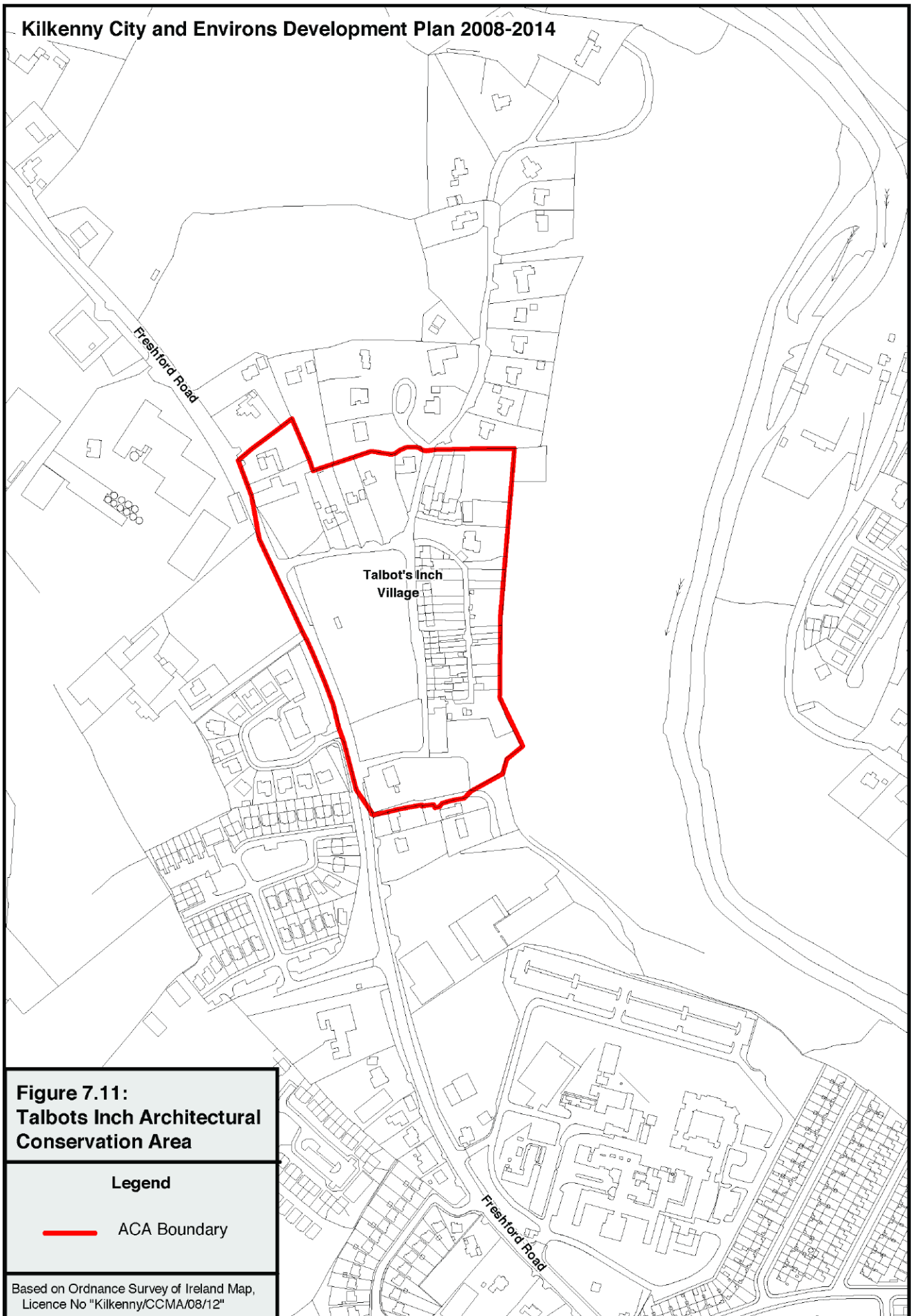
Policies for Talbotsinch Architectural Conservation Area (TACA)

- See also policies which are applicable to all ACAs listed above.
- **TACA1 To protect the character of Talbotsinch Village as a model Village.**
- **TACA2 To protect and enhance the architectural features of the buildings.**
- **TACA3 To protect and enhance the grouping of buildings and their setting.**
- **TACA4 To review the boundaries of the Talbotsinch ACA during the lifetime of the plan.**

7.8.9.1 The Vernacular Built Heritage

The vernacular built heritage consists of buildings and settlements created by the people from local materials and resources to meet local needs following local traditions. The response to the local environment gave rise to construction techniques which vary from region to region, often with great subtlety. This type of building is often undervalued because it does not represent 'great architecture' and because of associations with poverty and a perception that the buildings have become obsolete. The value of these buildings lies in the regional distinctiveness and identity that they confer on a place and their importance as an embodiment of the accumulated wisdom and cultural traditions of the people who built and lived in them.





POLICY

- **H46 To apply the conservation principles and guidelines in practice as set out in the ICOMOS Charter on the Built Vernacular Heritage (Mexico 1999) when considering proposals to adapt vernacular buildings to meet contemporary living standards and needs.**
- **H47 To promote the retention and re-use of the vernacular built heritage through increasing public awareness of its potential for re-use and its adaptability to change.**

ACTION

- **To respond to the Ministerial recommendation for addition to the RPS of all vernacular structures of Regional rating and above included in the National Inventory of Architectural Heritage for County Kilkenny.**

7.9 Floodlighting

The floodlighting of buildings and structures is often regarded as a means of highlighting the significance of a structure and reflects the substantial pride that communities have in individual heritage sites and structures. Notwithstanding this, floodlighting has the potential to negatively impact on both natural and built heritage. It can contribute to light pollution, impinge on protected species such as bats, and affect the architectural and archaeological significance of a site.

A successful lighting scheme will relate to the architectural form of the building and will sensitively utilise the detailing and features of such buildings with low wattage light sources and discreet light fixtures. It will also minimise the spillage of potential obtrusive light to adjacent areas and will avoid unnecessary over lighting, which can alter the appearance of a building or area. Successful schemes may also combine exterior lighting with interior lighting; however, in certain cases interior lighting only may be appropriate.

Proposals for lighting schemes should include details of the size, type, siting and number of fixtures, as well as wattage, colour of light source, light pattern and potential impact on the building material.

To avoid conflict, proposals should demonstrate how lighting schemes would enhance and protect the character of an area or group of protected structures and/or co-ordinate with any adjacent lighting schemes. Powerful wide angled over lighting which can diminish the architectural features of a building or area will be discouraged.

POLICY

- **H48 To require an appropriate assessment of the potential impacts of proposals to floodlight buildings and structures.**
- **H49 To ensure the protection of the special character and setting of protected structures and of an ACA when considering proposals for floodlighting.**
- **H50 To ensure the avoidance of the spillage of potential obtrusive light to adjacent areas and to avoid unnecessary over lighting.**
- **H51 To provide guidance to developers and others in relation to floodlighting**

7.10 Place names

Place names are a very important part of our cultural heritage. They provide a link to the past and reflect the natural, built and cultural heritage of a locality. It is important that place names of all new developments reflect the local topography, history, culture, ecology or significant people and events and incorporate traditional and Irish language place names from the locality.

POLICY

- **H52 To preserve historic place names and historic street names.**
- **H53 To ensure that the names of all new developments shall reflect local historical, heritage or cultural associations.**
- **H54 To encourage the use of bi-lingual and Irish-Language place names and signs.**
- **H55 To place a condition on grants of planning permission requiring the agreement of place names between the developer and the Planning Authority.**

ACTION

- **To provide guidance to developers and others in relation to naming of new developments**

Natural Heritage

7.11 Natural Heritage & Biodiversity

Natural heritage includes flora and fauna, wildlife habitats, inland waterways, landscapes and geology. There is a great variety of natural heritage in County Kilkenny, including our rivers and woodlands, hedgerows, mammals, birds, plants, and diverse landscapes and geological features.

Biodiversity is the variety of life. It includes all aspects of natural heritage.

POLICY

- **H56 To protect, conserve and enhance Kilkenny's natural heritage and biodiversity.**

7.11.1 Designated Natural Heritage Sites of International and National Importance

Habitats in the city, of international and national importance, are designated under EU and national legislation. The two categories of designated site in effect in Kilkenny City and Environs are:

- i. Special Areas of Conservation (SAC)
SAC's have been, and are being designated, under the EU Habitats Directive to conserve habitats and species of European importance.
- ii. Natural Heritage Areas (NHA)
NHA's have been, and are being, designated to conserve habitats and species of national importance and sites of geological interest, under the Wildlife (Amendment) Act, 2000.

At present there are five designated natural heritage sites of international and national importance in the city and environs. See Table 7.1 and Map 7-12 for further information.

The designation of these sites at a national level is the responsibility of the National Parks and Wildlife Division of the Department of Environment, Heritage and Local Government. The designation of these sites is an ongoing process as boundaries are revised and adjusted and new sites added. The Council will take cognisance of any change in boundaries that may occur in designated sites within the life of this plan. Please consult with the National Parks and Wildlife Service for further details and for the most up to date data.

POLICY

- **H57 To protect natural heritage sites designated in National and European legislation. This includes sites proposed to be designated or designated as Special Areas of Conservation (SAC), Natural Heritage Areas (NHA), Nature Reserves and Wildfowl Sanctuaries. This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan.**

Kilkenny City and Environs
Development Plan 2008-2014

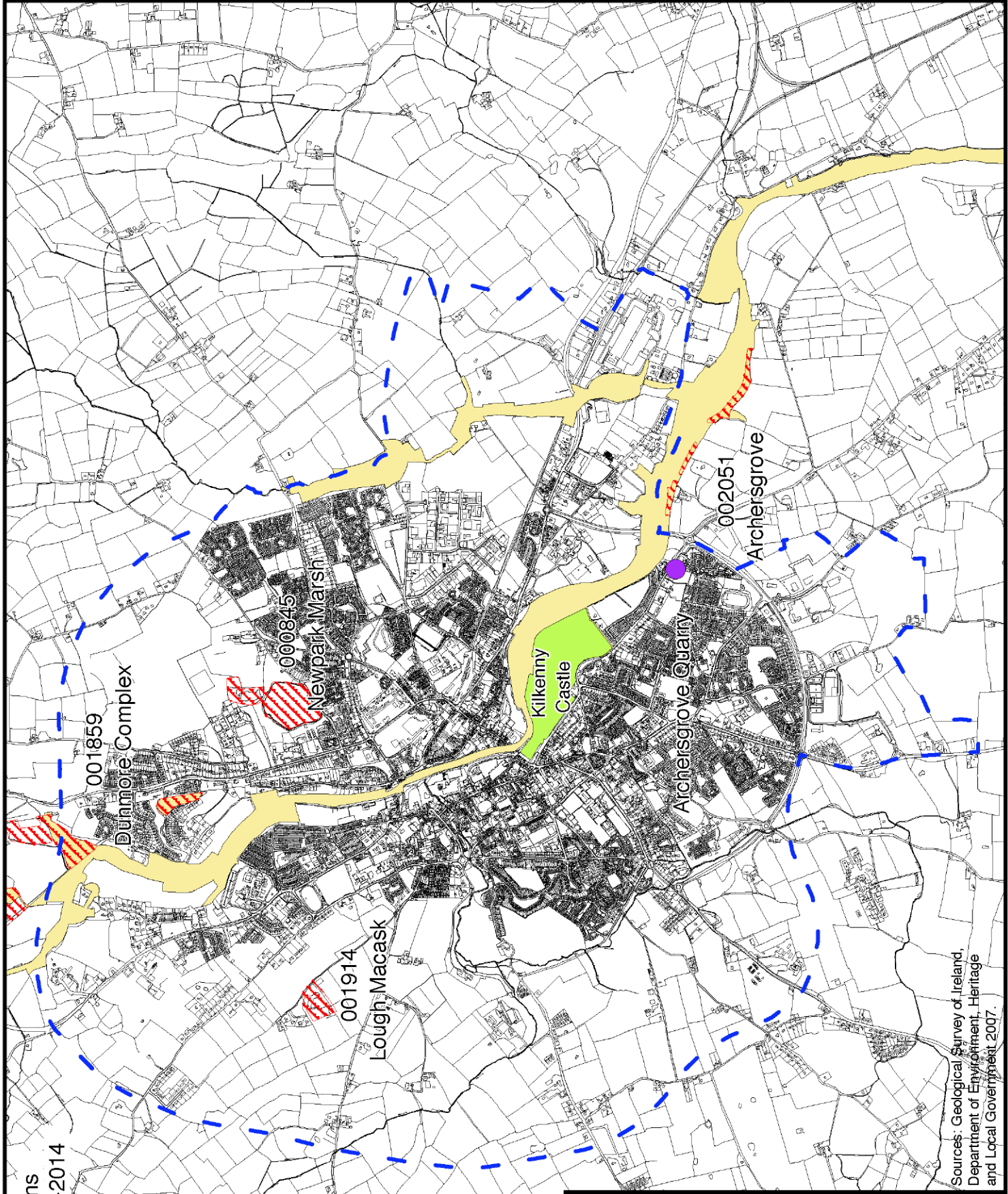






Figure 7.12 : Environmental Features - Kilkenny City

Legend

-  Special Area of Conservation: River Nore
-  Natural Heritage Areas
- 1234 NHA Sitecode and Name
-  Development Plan Boundary
-  Sites of Geological Interest

Sources: Geological Survey of Ireland, Department of Environment, Heritage and Local Government 2007.

Based on Ordnance Survey of Ireland Map, Licence No. "Kilkenny/CCMA/08/12"

- **H58 To assess all proposed developments (individually or in combination with other proposals, as appropriate) which are likely to impact on designated natural heritage sites or those sites proposed to be designated.**
- **H59 To consult with the prescribed bodies and relevant government agencies when assessing developments which are likely to impact on designated natural heritage sites or those sites proposed to be designated.**
- **H60 To ensure that any development in or near a designated natural heritage site will avoid any significant adverse impact on the features for which the site has been designated.**
- **H61 To require an appropriate environmental assessment in respect of any proposed development likely to have an impact on a designated natural heritage site, or those sites proposed to be designated.**

ACTION

- **To provide Supplementary Planning Guidance, in relation to conserving and enhancing biodiversity in the context of development.**

Table 7.1: Designated Natural Heritage Sites of International and National Importance

Site	Site Code/Ref	cSAC	pNHA
River Nore	002162	✓	
Archersgrove	002051		✓
Dunmore complex	001895		✓
Lough Macask	001914		✓
Newpark Marsh	00845		✓

cSAC candidate Special Area of Conservation pNHA proposed Natural Heritage Area

7.11.2 Protected Species

Certain plant, animal and bird species are protected by National and European law. This includes plant species listed in the Flora Protection Order 1999 (or other such Orders) and animals and birds listed in the Wildlife Act, 1976 and subsequent statutory instruments, those listed in Annex IV of the Habitats Directive, and those listed in Annex 1 of the Birds Directive.

POLICY

- **H62 To protect and, where possible, enhance to the plant and animal species and their habitats that have been identified under EU Habitats Directive, EU Birds Directive, the Wildlife Act and the Flora Protection Order.**
- **H63 Ensure that development does not have a significant adverse impact on plant animal or bird species protected by national or European legislation.**
- **H64 Consult with the National Parks and Wildlife Service, and take account of any licensing requirements, when undertaking, or approving development which is likely to affect plant, animal or bird species protected by national or European legislation.**

7.11.3 Nature Conservation Outside of Designated Areas

Much of the biodiversity and many of our landscape features of importance in the county occur in areas outside of sites which are subject to legal protection under National or EU law. These habitats and features are particularly important in contributing to the biodiversity, landscape value and sense of place of the county. These features include: hedgerows, ditches and banks, stone walls, woodlands, estates and parklands, rivers, streams and associated riparian zones, reservoirs, ponds and canals.

Habitats and landscape features have an important role to play as ecological “corridors” or “stepping stones” i.e. they allow for the movement of species, and help to sustain the habitats, ecological processes and functions necessary to enhance and maintain biodiversity. It is important that these areas are conserved and managed well.

POLICY

- **H65 Identify, in co-operation with the relevant statutory authorities and other relevant groups, sites of local nature conservation interest, not otherwise protected by legislation.**
- **H66 To protect and enhance wildlife habitats and landscape features which form part of habitat networks, such as river corridors and associated habitats.**
- **H67 To ensure that any development in or near sites of local conservation interest will minimise any significant adverse impact on the features for which the site has been designated.**
- **H68 Minimise the loss of habitats and features of the wider countryside (hedgerows, ponds, streams, wetlands, trees etc) through the planning process, which are not within designated sites.**
- **H69 Where the loss of habitats and features of the wider countryside is unavoidable as part of a development, to ensure that appropriate mitigation and/or compensatory measures are put in place, to conserve and enhance biodiversity and landscape character.**

7.11.4 Local Biodiversity Action Plan

Biodiversity, or biological diversity, is the variety of life on earth. The term refers to the diversity of ecosystems, individual species of flora and fauna, and also genetic diversity. The National Biodiversity Plan (2002) sets out the framework for the conservation and sustainable use of biodiversity and requires local authorities to prepare and implement a Local Biodiversity Action Plan. The Kilkenny Biodiversity Plan will be prepared in association with the Kilkenny Heritage Forum, using guidelines produced by the Heritage Council and Department of the Environment, Heritage and Local Government.

POLICY

- **H70 Prepare a County Bio-Diversity Plan, in accordance with the National Bio-diversity Plan (2002), and to liaise with all relevant agencies and community groups in its preparation and implementation.**
- **H71 Integrate bio-diversity considerations into Council plans, programmes and activities.**

7.11.5 Historic Gardens and Designed Landscapes

Historic gardens and designed landscapes are of natural heritage, architectural, landscape, cultural and historical importance. In addition, they are often the important setting of a Protected Structure.

Rothe House is a nationally significant 17th century merchant's house. The Rothe House Conservation Plan outlines the significance of Rothe House, and details proposals for its conservation, protection and management.

The recreation of the medieval gardens at Rothe House is a project of national significance, which is being undertaken by a number of partner organizations including Kilkenny Borough Council, Office of Public Works, Department of the Environment Heritage and Local government (Architectural Heritage advisory Unit), Fáilte Ireland, Kilkenny Civic Trust, Kilkenny Archaeological Society and Rothe House Trust. The aim of the project is to recreate the authentic medieval garden and to open the garden to the public.

POLICY

- **H72 Discourage development that would lead to a loss of, or cause damage to, the character, the principal components of, or the setting gardens designed landscapes of special historic interest.**
- **H73 Preserve, protect and where necessary enhance, heritage varieties of plants and trees that form part of the local/regional biodiversity resource, and that contribute to local identity.**
- **H74 To continue to assist in the implementation and management of the recreation of the medieval garden at Rothe House, as part of the Rothe House Conservation Plan.**

7.11.6 Inland Waters, Rivers, Streams and Wetlands

The River Nore (cSAC) and its tributaries; the Breaghagh and Poccocke, are of great importance, in terms of their influence on the landscape, as a wildlife habitat and as an amenity resource. Newpark Marsh and Loughmacask are also significant wetland habitats, and both are designated as Natural Heritage Areas.

POLICY

- **H75 Protect and enhance the natural heritage and landscape character of waterway corridors and wetlands and to maintain them free from inappropriate development.**
- **H76 In partnership with the National Parks and Wildlife Service, Waterways Ireland and other relevant stakeholders to facilitate public access to, and understanding of, waterways corridors and wetlands where feasible and appropriate.**
- **H77 Protect items of architectural heritage and industrial archaeological interest associated with waterways corridors.**
- **H78 To consult with the Southern Regional Fisheries Board and the National Parks and Wildlife Service prior to undertaking, approving or authorising any works or development which may have an impact on rivers, streams and waterways.**

7.11.7 County Geological Sites & Geological Heritage Areas

The Councils recognise the need to identify sites of geological and geomorphological interest and to protect these sites, or parts of these sites, in the interest of protecting our geological heritage. The Geological Survey of Ireland, in partnership with Kilkenny County Council, has developed a list of County Geological Sites (CGS), as part of the Irish Geological Heritage Programme and in accordance with the National Heritage Plan, 2002. These are sites of local geological and geomorphological interest, or sites which contain a feature of local geological and geomorphological interest. One site is located in the city, Archersgrove Quarry, one of the original Kilkenny Black Marble Quarries. Some of these sites, which are of national significance, may in the future be proposed by the Geological Survey of Ireland and the National Parks and Wildlife Service, as geological Natural Heritage Areas (NHA's).

POLICY

- **H79 Maintain, and where necessary facilitate, the enhancement of the conservation values of those features or areas of county geological and or geomorphological importance.**
- **H80 Protect from inappropriate development, County Geological Sites, or parts thereof, and geological Natural Heritage Areas that become designated during the lifetime of this plan.**
- **H81 To consult with the Geological Survey of Ireland when assessing developments which are likely to impact on County Geological Sites, or geological Natural Heritage Areas which may be designated during the lifetime of this plan.**
- **H82 To assess all proposed developments with respect to geology (individually or in combination with other proposals, as appropriate) which are likely to impact on County Geological Sites, or geological Natural Heritage Areas that become designated during the lifetime of this plan.**
- **H83 Ensure that any development in or near County Geological Sites will avoid any significant adverse impact on the features for which the site is considered important.**
- **H84 To consult with the Geological Survey of Ireland in advance of any proposals for major developments that will entail significant ground excavation, such as quarrying, road cuttings, major drainage works and foundations for major buildings/building complexes.**

7.11.8 Woodlands, Trees and Hedgerows

Woodlands, trees and hedgerows are an environmental, economic, amenity and landscape resource of great importance. Trees, hedgerows and woodlands are an integral part of the county's biodiversity, as they form part of a network of habitats, ecological 'corridors' and 'stepping stones' essential for wildlife to flourish and move between and within habitats. In some cases, trees within the curtilage and/or attendant grounds of a Protected Structure can be important to the character and special interest of the structure and could contribute to its landscape setting. Hedgerows also have historical significance as townland and field boundaries.

The Tree Register of Ireland (TROI) is a database of outstanding trees in Ireland compiled by the Tree Council of Ireland. The TROI identified approximately 180

significant trees in the county, based on characteristics such as age, height, diameter, historical or folklore connections.

A Woodland Survey of Kilkenny, undertaken in 1997, identified the amenity potential of woodlands in the county.

A list of the more valuable trees in the City and Environs is contained in the 2002 – 2008 Kilkenny City & Environs Development Plan. As part of the preparation of this plan a new survey of trees has been carried out with a view to revising and enhancing the existing list of noteworthy trees, see Appendix F.

There are a number of legislative measures which recognise the importance of trees and woodlands and provide for their protection. These include:

- i. **Tree Preservation Orders (TPO)**
Under the Planning and Development Act 2000, TPOs allow for the protection of trees, groups of trees and woods of amenity value. Trees, which are the subject of a TPO, cannot be felled unless the owner also obtains planning permission. At present there is one TPO in the city, in Castle Gardens (TPO 1/2006).
- ii. **Forestry Act, 1946**
Under the 1946 Forestry Act, with certain exceptions, it is illegal to uproot a tree over ten years of age or cut down a tree of any age unless notice of intention to do so has been given in accordance with the Act.
- iii. **Wildlife (Amendment) Act, 2000**
The Wildlife (Amendment) Act, 2000 seeks to prohibit the cutting of hedges within the bird nesting period (1st March until September 1st).

POLICY

- **H85 To protect and manage existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character of the county and to ensure that proper provision is made for their protection and management when undertaking, approving or authorising development⁶.**
- **H86 To ensure that when undertaking, approving or authorising development that sufficient information is provided to enable an assessment of impacts on woodlands, trees, and hedgerows.**
- **H87 To conserve important trees, groups of trees or woodlands, using Tree Preservation Orders, as appropriate.**
- **H88 In partnership with the Forest Service, to provide guidance to developers and others on requirements and procedures in relation to tree felling.**
- **H89 Have regard to sites of significance identified in the Kilkenny Woodland Survey 1997 in the assessment of planning applications.**
- **H90 Have regard to, and seek the conservation of, the trees of County Kilkenny identified in the Tree Register of Ireland.**
- **H91 Support the provisions of Wildlife (Amendment) Act 2000, which seeks to prohibit the cutting of hedges within the bird nesting period (1st March until September 1st).**

⁶ Where removal of woodlands, trees or hedgerows is necessary to facilitate any essential public infrastructural projects, the emphasis will be on management and ameliorative measures to mitigate the impact of any such development.

- H92 Seek the retention of hedgerows, and other distinctive boundary treatment such as stone walls, when undertaking, authorising or approving development.
- H93 Where the loss of hedgerows is unavoidable, for health and safety reasons, as part of a development, to ensure that a new hedgerow is planted using native species, and species of local provenance, as appropriate.
- H94 Discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling, where possible.
- H95 Ensure that new development incorporates the planting of native broadleaved species, and species of local provenance, as appropriate.
- H96 Seek, where appropriate and feasible, the extension of existing woodlands and/or creation of new woodlands, based on planned planting and management schemes, and favouring the use of native species.
- H97 The Councils will promote the planting of native tree and shrub species, by committing to using native species (of local provenance wherever possible) in its landscaping work and on Council property.
- H98 Seek the conservation of trees of cultural importance e.g mass bushes, rag bushes and other trees marking areas of cultural significance

ACTION

- To carry out surveys of significant trees and hedgerows in the county during the lifetime of this plan, as appropriate and feasible.
- Investigate the possibility of updating the Woodland Survey of Kilkenny, in partnership with relevant stakeholders.

8 Infrastructure and Environment

8.1 Transport

The principal transport aim of Kilkenny Borough Council and Kilkenny County Council is to develop an efficient, sustainable and integrated multi-modal transport and communications system facilitating the movement of people, goods and services in the City and Environs. This is essential for the economic and social development of the City, its Environs and the county as a whole.

Different types of land uses, by facilitating economic activity, will give rise to demands for travel and transport provision. Equally the provision of transport services will give rise to changes in land uses. In its transport policies and objectives, Kilkenny Borough Council and Kilkenny County Council will seek to reduce the reliance on private motor vehicles and will promote an increased use of public transport, walking and cycling.

8.1.1 Climate Change

The Council has had regard to the *National Climate Change Strategy* (2007-2012) in framing its policies and objectives in this Development Plan and will seek to play its part towards the achievement of the national targets set out in therein. Two principles as espoused in the NSS have been applied to reduce transport-related energy consumption;

- The formulation of a settlement strategy which is intended to guide urban and rural settlement patterns and communities to reduce distance from employment, services and leisure facilities and to make use of existing and future investments in public services; including public transport.
- Maximising access to, and encouraging use of, public transport, cycling and walking.

In addition, the Councils support of renewable technologies and encouragement of more sustainable energy-efficient building methods will further reduce our dependence on non-renewable energy sources. All new development must allow for Climate Change as set out in the GDSDS Technical Documents, Volume 5, Climate Change, and must take proper account of its potential effects on the existing flood regime where necessary.

ACTION

- **The Councils will prepare a County Climate Change Action Plan over the course of this Development Plan.**

8.2 Roads

A road and street hierarchy is essential in order to classify the function, shape and use of all roads and streets in the city. The Kilkenny City Centre Local Area Plan (2005) established a road and street hierarchy for the city centre which defines the function, shape and use of all roads, streets, lanes and slips. This hierarchy will form the basis for determining appropriate forms of traffic management.

The classification is based on criteria such as the available road and footpath space, the desirable and necessary volume of traffic, the potential pedestrian and cycle volumes, the surrounding environment and urban form and the destination of traffic on the route.

In broad terms the classification in Kilkenny City can be described as follows:

Table 8.1: Classification of Streets within Kilkenny City

Classification	Description
Distributor Road	Key routes generally providing both vehicular and pedestrian access to the City Centre or providing linkage around the City Centre
Primary Streets	Routes providing access to main car parks and main delivery routes and also carrying high pedestrian volumes
Secondary Streets	Predominantly providing local access for vehicles and potentially carrying relatively high pedestrian volumes
Pedestrian Thoroughfares	Links with high levels of pedestrian activity that are not serving as key vehicular routes
Laneways	Limited vehicular access routes serving as secondary pedestrian routes
Slips	Pedestrian only routes usually characterised by stepped formation

Maps 2.1 and 2.2 of the Kilkenny City Centre Local Area Plan 2005 illustrate the hierarchy of the road network in the City and Environs both in terms of the existing road network and strategic road proposals. The Central Access Scheme, Eastern Ring Road, Western Ring Road and North Link Road are the strategic routes that will have a significant impact on traffic flow in the City.

The road and street hierarchy maps of the City Centre LAP illustrate the objective of pedestrianising High Street, and St Kieran's Street, which are existing pedestrian thoroughfares.

All significant development proposals will be required to have transport and traffic assessments and Road Safety Audit carried out in accordance with the publication 'Traffic Management Guidelines' published by the DoEHLG/DoT/DTO.

8.2.1 Road Objectives

It is the objective of the Kilkenny Borough Council and the Kilkenny County Council to:

1. Reserve free from development the line of the proposed Central Access Scheme and to complete the Central Access Scheme within the plan period. (R1 on the zoning objectives map)
2. Reserve free from development the proposed line of the western by-pass for the city from the Castlecomer Road to the Callan Road including for a river crossing. (R2 on the zoning objectives map)
3. Complete the N10 Ring Road Improvement Scheme from the Dublin Road Roundabout to the Waterford Road Roundabout. (R3 on the zoning objectives map)

4. Complete the N10 Road Improvement Scheme from Dublin Road Roundabout to Leggettsrath Roundabout (R4 on the zoning objectives map)
5. Complete the R697 Kells Road Improvement Scheme from Upper Patrick St. to the Kells Road Roundabout (R5 on the zoning objectives map)
6. Provide a link road from the roundabout at Springhill on the N10 to the Outrath Road (R6 on objectives map).
7. The development of the lands located at R7 (known as the Murphy machinery lands) to be dependent on access from the link road from the N10 to the Outrath road.
8. Reserve free from development the proposed line of a new road link from the Callan Road to the Waterford Road roundabout. (R8 on the zoning objectives map).
9. Provide a second entrance to the Hebron Industrial Estate from the Hebron Road (R9 on zoning objectives map).
10. Continue to implement the recommendations of the Cycle Routes Study for the City & Environs as resources and finance permit.
11. Complete the Golf Links Road, New Orchard Road and Lovers Lane Improvement Scheme
12. Complete the pedestrianisation of Kieran St. (from Parliament Street to Rose Inn Street);
13. Pedestrianise High Street from Friary Street junction to its junction with Kieran Street;
14. Implement a traffic management scheme for Upper New Street, Jacob Street and Upper Patrick Street.
15. Prepare and implement traffic management and calming schemes for the City & Environs as the need arises.
16. Complete a traffic calming scheme for the Castlecomer Road.
17. Provide appropriately designed pedestrian crossing points at all schools in the City & Environs within the Plan period.
18. Promote the diversion of heavy through traffic via the eastern by-pass;
19. Introduce charges for on-street parking within the city centre;
20. Provide suitable arrangements for coach parking within the City and Environs;
21. Facilitate the provision of approved bus stops and shelters within the City and Environs as the need arises;
22. Provide a pedestrian bridge over the Nore at the Carnegie Library.
23. Where roads infrastructure is provided to accommodate future development, to require contributions from developers who benefit from such works.
24. Ensure that adequate footpaths, public lighting and cycle paths are provided in newly developing areas.
25. Ensure that all new footpaths are dished at junctions wherever feasible and that tactile surfaces are used where appropriate to assist the visually impaired.
26. Complete the John's Bridge Rehabilitation Scheme
27. Complete the Ballybought Street Improvement Scheme
28. Complete the Glendine Road Improvement Scheme
29. Complete the Newpark Drive Improvement Scheme

8.2.2 Traffic Management and Gateways

The centre of the city is an area of high pedestrian activity and, to a lesser extent, cyclist activity. In the context of the historical form and predominantly narrow streetscape, the movement of pedestrians and cyclists should, in overall terms, take precedence over the movement of vehicular traffic. However it must also be

recognised that the movement of some types of vehicular traffic trips are essential for the continued economic consolidation and growth of the city centre. In particular, vehicular trips to car parks for deliveries and for public service vehicles and private coaches must be catered for in a manner that is compatible with pedestrian and cyclist movements.

In order to cater for these partially conflicting slow mode and vehicular movements, in the context of the roads and street hierarchy, a series of Gateways will demarcate the city centre streetscape within which vehicular movements will be restricted and will cater only for vehicular trips that have a destination in the city centre. The Gateway locations are indicated on Map 2.4 of the Kilkenny City Centre LAP (2005) and will be defined by a variety of urban design and traffic management schemes some of which already exist.

8.2.3 Pedestrian/Cycle Movement

8.2.3.1 Cycle routes

Kilkenny is a relatively flat and compact City with a significant proportion of its population living within two kilometres of the City Centre. These characteristics contribute towards making Kilkenny City an ideal location for commuting to work or school by bicycle. A unique opportunity also exists in Kilkenny to promote leisure cycling, by the creation of high quality cycle routes linking places of local and national interest.

During the period of the last plan a Pedestrian and Cycle Network Study was commissioned and completed by the local authorities. Based on this study, undertaken in 2001, a cycle network has been developed for the City linking the outlying residential areas to the major trip attractions, namely educational, commercial, leisure and community facilities. This cycle network is indicated on Map 2.5 of the Kilkenny City Centre LAP (2005) incorporating routes outside of the City Centre.

Key to the delivery of a successful cycle network is the provision of a complete supporting infrastructure. This includes providing secure cycle parking facilities at popular destinations such as The Parade, Johns Green, Bateman Quay and High Street and within the Specific Development sites.

POLICY

- **IE1 Implement the recommendations of the Kilkenny City & Environs Cycle Routes Study as resources and finances permit as part of the transport strategy for the City & Environs.**

ACTION

- **To complete a mobility and traffic management plan dealing with issues such as modal shift accessibility.**

8.2.3.2 Pedestrian movement

In general terms, new and upgraded main pedestrian links should be provided based on the following principles:

- Connected: Linking the places where people want to go.
- Convenient: Direct routes should follow desire lines, with easy to use crossings.
- Comfortable: Good quality footways with adequate widths and free of obstructions.
- Convivial: Attractive, well lit and safe, with a variety of landscaping and views along the route.
- Conspicuous: Easy to follow routes with helpful signage.

These principles should be broadly applied to both existing and new main pedestrian links within the City in order to optimise accessibility to, from and within the City Centre. Outside of the Gateways, pedestrian links are provided on traditional footpaths spaces. These form key links to and from the city centre and are fundamental to the principle of providing accessibility to all. The improvements to existing links and the development of new links within the boundary of the Kilkenny City Centre Local Area Plan (2005) provide the template for developing links out into the Environs from the city centre through the Gateways. In particular, the development of these external links should be incorporated into the master planning of new western and north-western environs.

The city centre, within the Gateways, contains the core retail area and main tourist trails and therefore must provide an overall priority to pedestrians. This priority can take a variety of forms and following the completion of the Central Access Scheme the pedestrianisation of St Kieran's Street, and High Street, from Friary Street to St Kieran's Street, can be delivered. A key element of new linkages is the provision of pedestrian and cycle linkages on both the east and west bank of the river. These will serve as both amenity routes and access routes to the city centre. As amenity routes, they will form part of long distance amenity routes along the Nore. Within the urban area of the City they will provide ideal short and longer distance walking routes along the river incorporating the existing bridges, the Central Access Scheme Bridge, and new pedestrian bridges at John's Quay and to the south of John's Bridge. These links will form part of the Bateman Quay and County Hall sites and will open up new vistas of the City and in particular the Castle.

The Councils recognise the importance of walking and that an essential element of any integrated transport system is to provide for the needs of cyclists and pedestrians. The increased provision of cycle lanes and safer facilities for pedestrians is identified as a key action in the Government's *Sustainable Development – A Strategy for Ireland* and has been enshrined in the European Charter of Pedestrian Rights.

POLICY

- **IE2 To improve facilities for pedestrians and access facilities for people with special mobility needs in line with the aims of the European Charter of Pedestrian Rights.**

8.2.4 Car Parking

Within the city centre public car parking is provided both on and off street. Car parking inventories carried out during the preparation of the Kilkenny City Centre Local Area Plan indicated that there were approximately 1,400 free or daily rate parking spaces within or on the periphery of the city centre.

POLICY

- **IE3 Seek the provision of well located car parking spaces, multi storey car parking being the preferred option and to ensure that adequate and convenient car parking spaces are provided;**
- **IE4 To ensure, through price control measures, that the city centre car parking spaces are for short stay purposes**
- **IE5 To provide and control the development of parking for both long and short term parking demand that optimises the use of all spaces.**

Public parking within the boundary of the Local Area Plan will mainly be reserved for short-term parking, which will be subject to a tariff system.

8.2.5 Bus Services

Bus services in the City must be considered in the context of the various forms of services that operate in the City. These are as follows:

- City and Environs services
- Hinterland services
- Inter city services
- Coach tours
- School bus services

POLICY

- **IE6 To investigate the establishment of a Transport Forum to oversee transport policy for the city and county, in conjunction with the County Development Board.**
- **IE7 To facilitate the provision of bus shelters as appropriate.**

8.2.5.1 City and Environs Services

At present the City and Environs are served by a nominal service. Within the context of the potential growth in population there is potential for the urban area to be served by scheduled services. This potential is the subject of a detailed investigation, in order to ascertain the overall viability and scale of the service in accordance with the City Centre Local Area Plan.

8.2.5.2 Hinterland Services

The City is presently served by a number of services from various towns within the county. These services by and large set down and pick up passengers at The Parade. In addition these services use the bus bays at The Parade as a stop-over facility. These services are an integral part of the transport system for the City and County. Proposals for the future provision for these services in the vicinity of The Parade are outlined in the Urban Design Framework for The Parade. This went through a Part VII planning procedure in 2006.

8.2.5.3 Inter City Services

The City is served by both private and state operated services. The state services operate from the McDonagh station site whilst private services generally operate from The Parade. Ideally these services should operate from a joint facility for a number of reasons including:

- The development of a transport hub for all intercity bus and rail services.
- The proximity of the rail station to the national road network
- The preclusion of the requirement for bus services to travel on the street network within the City Gateways.

8.2.5.4 Coach tours

Coach tour buses are generally facilitated at the larger hotels or in the vicinity of the main entrance to Kilkenny Castle. The vicinity of the Castle entrance should only be used for the purposes of set down and pick up whilst stop over facilities should be provided elsewhere.

8.2.5.5 School Services

School services are generally well served in the City, either adjacent individual schools or in bus bays such as the facility on Gaol Road. These services provide a vital social need and should be accommodated for the convenience and safety of students.

8.2.6 Taxi Services

Taxis serve as an integral part of the City's transport network and their role will grow as the City and Environs grow. It is critical that the City is facilitated with adequate taxi services that are readily available at peak demand periods. In this context the provision of taxi services is to be facilitated in terms of providing taxi ranks and 'pick up' and 'set down' facilities. Furthermore transport objectives must be tailored to accommodate taxi services.

Taxi ranks are designated at present on The Parade and in Johns Street between 8 p.m. & 8 a.m. Taxis are also available at Bateman Quay and Canal Square

8.2.7 Signage

The City Centre Local Area Plan looked in some detail at 'Directional and Explanatory Signage Strategy' for the City and gave a framework for the commissioning and implementation of a comprehensive Signage Scheme.

The overarching objective of any Signage Scheme is to provide clear, concise and consistent directional signage for vehicular traffic and clear, convenient and discrete signage for pedestrian traffic.

POLICY

- **IE8 To prepare a comprehensive Directional and Explanatory Signage Scheme for Kilkenny City & Environs during the lifetime of this Plan, in line with objectives in the Kilkenny City Local Area Plan.**

The Signage Strategy for vehicular traffic can, by and large, be considered separately for traffic entering and traffic leaving the City Centre. The overall aim of the Signage Strategy should be to direct traffic to the main public car parks and to direct exiting traffic to key routes and external destinations from the point of exit from these car parks.

The Pedestrian Signage Scheme should be based on directing pedestrians within the City Centre area to the main tourist attractions, amenity walking routes, public buildings, main retail areas and main public car parks.

A crucial element of the Signage Strategy is to strike a balance between the provision of an adequate but discrete amount of directional information, preferably based on a series of walking trails around the historic core and along the river corridor that will help visitors to discover the historic and amenity attractions in an informal manner.

8.2.8 Rail

Journey speed is a key factor in choosing rail travel over other modes of transport. In the past rail services in the South-East did not offer significant time savings compared to travel by bus or private car.

The *Regional Planning Guidelines* (2004) identified a need for the upgrading and redesigning of services between Waterford, Kilkenny, Carlow and Dublin to include additional services throughout the day coupled with early morning and late evening trains so as to facilitate business users.

Kilkenny City is connected to the Dublin/Waterford line by a spur from Lavistown to the Railway Station on the Dublin Road.

Major investment has taken place with the completion of network resignalling on the Dublin to Waterford intercity line. This improved journey times and safety across the network. Further investment will come on stream with the provision of new rolling stock and this will allow improved service frequencies on a phased basis on all intercity routes. Delivery of these units began in March 2007 and will continue until mid-2008.

Under this investment programme by Iarnród Éireann it is envisaged that there will be enhanced rail services on the Dublin to Waterford intercity route, with two hourly services during the day. This will allow for improved passenger facilities, in particular commuter and tourist services, which will help to facilitate economic growth and assist in the sustainable development strategy for the City and its Environs and the county as a whole.

POLICY

- **IE9 Seek the improvement of services to and from Kilkenny City in particular the provision of commuter services between major urban centres and towns within the county, the region and to and from Dublin City for the benefit of the commercial and tourism sectors.**
- **IE10 Seek to implement the South-East Regional Passenger Transport Strategy 2002-2012.**

8.2.9 Airports

The Council recognises the importance of air travel in improving the attractiveness of the city and county for industrial, commercial and tourism development. The South-East Regional Airport is located close to Tramore Bay, about six miles by road from Waterford City centre. Aer Arann operates commercial service to the UK and France. The Irish Coast Guard operates an air/sea rescue service from the airport. The Councils recognise that Waterford Airport is a valuable asset to the South East region and must be developed to ensure that the South East Region has a viable regional airport. This is important if enhanced regional accessibility to air services is to be provided. To develop the Regional Airport into a strategic asset, the following key components are required:

- The extension of the existing runway to accommodate larger aircraft,
- Improved transport linkages and services between the airport, and the entire South-East Region, i.e. roads and public transport,
- Additional operators offering services from this location.

There is an aerodrome located three miles to the west of Kilkenny City. It is a privately owned public use airfield. Principally it has a leisure use but it does have potential for expansion.

POLICY

- **IE11 Support the continued development of airport facilities and services at the South East Regional Airport and Kilkenny Aerodrome to the benefit of industrial commercial and tourism development.**
- **IE12 Support the improvement of transport linkages and services between the airport, and the entire South-East Region, i.e. roads and public transport.**
- **IE13 Facilitate the future development of Kilkenny aerodrome by reserving air corridors as necessary.**

8.3 Energy and Telecommunication Facilities

The availability of energy is of critical importance to facilitate new development. The National Development Plan 2007-2013 sets out policies for the provision of electricity from both renewable and non-renewable sources.

8.3.1 The National Grid

In support of sustainable development and efficient energy utilisation, the Councils recognise and support all energy source providers in the development of a suitable network in the South-East region capable of sustaining the scale of development proposed for the region, subject to amenity and health considerations.

8.3.2 Gas

Industry needs efficient, reliable, cost effective and environmentally friendly energy. The extension of the natural gas pipelines to the centres of industry and commerce will be an extra boost to the economic growth of the region.

8.3.3 Renewable Energy

The development of renewable energy sources is a priority at national and European level for both environmental and energy policy reasons. The Councils strongly support national and international incentives for limiting emissions of greenhouse gases and encouraging the development of renewable energy resources. The planning and land use policies in the development plan are intended to promote efficiency in the use of energy, transport and natural resources.

8.3.3.1 Kilkenny Sustainable Energy Forum

The Kilkenny Sustainable Energy Forum was set up in early 2007, as the result of an action identified under the County Development Board Strategy 2002-2012. This Forum is composed of various statutory bodies, non-governmental organisations and industry and construction representatives, amongst others. The Forum aims to promote the use of sustainable energy in Kilkenny, by supporting sustainable energy initiatives, providing best practice examples and through advocacy.

8.3.3.2 Carlow-Kilkenny Energy Agency

The Carlow Kilkenny Energy Agency was established to provide sustainable energy information, support and services to the people of Carlow and Kilkenny, to local businesses and community groups and to the Local Authorities. The objectives of the Agency are achieved through five focus areas:

1. Energy awareness and dissemination campaigns
2. Energy Management for the Councils
3. Energy efficiency and renewable energy projects
4. Sustainable energy training
5. Energy Policy Development

POLICY

- **IE14 Work with all relevant agencies to support the development of alternative forms of energy where such developments are in accordance with the proper planning and land use evaluation of the area.**
- **IE15 Encourage high standards of energy efficiency in all building developments and encouraging developers, owners and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy.**

8.3.3.3 Hydro Energy

In responding to planning applications for hydro-electric generation schemes, the Councils will expect best practice in the preparation of applications to ensure that the proposed hydro development does not present a negative impact on amenity or on the indigenous fish population, including seasonal migration. The *Guidelines on the Construction & Operation of Small-Scale Hydro-Electric Schemes and Fisheries* prepared by the Central & Regional Fisheries Board & the Department of Communications, Marine & Natural Resources recommends

guidelines from a fisheries perspective which should be followed for proposed small-scale hydro-electric schemes.

All proposed developments will be assessed having regard to current capacities in the national grid to accommodate such inputs. The Councils will consult with all relevant service providers in this regard at a very early stage in the assessment of such proposals. Appropriate proposals for the reinstatement of mills and associated power generation will be welcomed by the Councils subject to amenity considerations.

8.3.3.4 Bioenergy

Bioenergy is energy derived from biomass. Biomass is all organic material and can be either the direct product of photosynthesis, (for example plant matter such as leaves or stems, etc.) or the indirect product of photosynthesis (for example animal mass resulting from the consumption of plant material). Types of biomass that are used to provide bioenergy include; residues from forestry and related industries, recycled wood, agricultural residues, agri-food effluents, manures, the organic fraction of municipal solid waste, separated household waste and sewage sludge, and purpose grown energy crops (e.g. short rotation forestry & miscanthus grass). Biomass can be converted into useful heat and/or electricity through a number of processes such as combustion, gasification and anaerobic digestion. Liquid biofuels can also be derived from biomass crops such as oilseed rape, beet and wheat, as well as recovered vegetable oils and tallow.

There is huge potential for the development of biomass in Ireland. Although this industry is currently modest in scale, Ireland's growth rate, technological advances, and the deregulation of the electricity industry together with stricter controls on waste management will result in an increase in applications for biomass installations.

The South-East Regional Authority is currently developing a Regional Bio-Energy Implementation Plan. The aim of this project is to establish a structured regional framework to allow the region to play its part in national compliance with EU policy and to maximise the resource potential. The overall objective of the project is to raise awareness and to increase the production and consumption of bio-energy in the Region.

POLICY

- **IE16 Facilitate the development of projects that convert biomass to energy.**
- **IE17 Locate biomass installations in areas that do not affect residential or visual amenity and which are served by public roads with sufficient capacity to absorb increased traffic flows.**

8.3.3.5 Energy Recovery from Waste

As our need for energy increases, the recovery of energy trapped in waste materials can benefit the environment by replacing energy from non-renewable sources. Even after extensive recycling, the residual waste stream still has a high combustible content available for energy recovery. The Waste Management Plan for the South East Region 2006-2011 sets out the policies in relation to energy from waste, and a key policy of that Plan is that an integrated waste facility incorporating thermal treatment and energy recovery will be developed in the region.

POLICY

- **IE18 Seek to respond positively to applications for waste to energy projects in the context of a sustainable energy policy and the Joint Waste Management Plan.**
- **IE19 Examine the feasibility of recovering energy from the landfill gas at Dunmore Landfill.**
- **IE20 Facilitate the provision of an integrated waste facility incorporating thermal treatment and energy and associated necessary infrastructure in the region.**

8.3.4 Sustainability and Energy Efficiency in Buildings

The recently published Government White Paper entitled *Delivering a Sustainable Energy Future for Ireland 2007-2020* and the *National Climate Change Strategy 2007-2012* commit the Government to reviewing the Building Regulations with the aim of reducing energy demand by 40% relative to current standards. In addition, the Government is committed to providing 15% of electricity consumed from renewable sources by 2010 and 33% by 2020. The Council is committed to these targets.

The Government is reviewing the Building Regulations (*Technical Guidance Document L - Conservation of fuel and energy*) which is due to be completed in 2008.

Dwelling Energy Assessment Procedure (DEAP) is the official Irish procedure for calculating and assessing the energy performance of dwellings. Published by Sustainable Energy Ireland (SEI), the procedure takes account of the energy required, for space heating, ventilation, water heating and lighting, less savings from energy generation technologies. It calculates both the CO₂ emission rate and energy consumption per annum. This is a useful tool for designers when considering and comparing options to conserve energy and reduce CO₂ emission. The right design decisions in relation to building form, dwelling layout, levels of insulation, amount and orientation of glazing, utilisation of solar energy, heating system and fuel type, use of draught lobbies, construction materials and measures to conserve potable water, can contribute greatly to sustainability. In addition these will lead to cost savings, in the long term, while raising the level of comfort for the occupants of the dwelling.

DEAP is also used to calculate the Building Energy Rating (BER) of a dwelling. The BER is a label containing the energy performance of the dwelling, expressed as primary energy use per unit floor area per year (kWh/m²/per annum) and illustrated as an Energy Rating (A1, A2, A3, B1, B2, B3, etc) for the dwelling, it also includes a Carbon Dioxide (CO₂) Emissions Indicator (kgCO₂/m²/yr) associated with this energy use and an advisory report.

Guidance and assistance on these and other matters pertaining to the sustainable use of energy is available from Sustainable Energy Ireland (SEI) and the Carlow Kilkenny Energy Agency.

The Department Guidelines on *Quality Housing for Sustainable Communities* (2007) set out how sustainable energy considerations should be incorporated into all stages of the design process, and these are outlined in Chapter 10.

The design of any building should consider the following:

- Site layout and associated bio-climatic/passive solar design measures
- Enhanced levels of insulation in walls, floors, glazing and doors
- Reduced uncontrolled air infiltration losses
- Use of healthy and controllable ventilation systems
- Heat recovery systems
- Use of daylight
- Water conservation measures
- More sustainable building materials
- Improved heat generation appliance efficiency, e.g. condensing boilers
- Intelligent heating system configuration and time/temperature/zone/function controls
- Efficient provision of domestic hot water
- Fuel switching to low or zero CO₂ emitting fuels
- Energy efficient lighting systems
- Incorporation of renewable energy systems e.g. active solar, heat pumps, biomass
- Provision of appropriate group or district heating systems.

In the case of non-domestic buildings additional options include:

- Heating, ventilation and air conditioning systems
- Electrical energy use including motive power
- Efficient lighting systems and controls
- Building Energy Management Systems
- Occupancy Controls
- Monitoring and Targeting Systems
- Combined Heat and Power (CHP).

During the course of this Plan the Council will develop a Sustainability Checklist in conjunction with the Carlow-Kilkenny Energy Agency, which will be utilised in the assessment of any new developments.

POLICY

- **IE21 To devise a Sustainability Checklist in conjunction with the Carlow-Kilkenny Energy Agency.**

8.3.4.1 Alternative Energy Systems

For large buildings over 1,000m², the Energy Performance of Buildings Regulations (S.I. No. 666) 2006 require that due consideration has been given to the technical, environmental and economic feasibility of installing alternative energy systems in the proposed building, and that the use of such systems has been taken into account, as far as practicable, in the design of that building. This shall also apply to all housing schemes of ten or more units.

POLICY

- **IE22 Encourage ‘A’ energy ratings for all new dwellings and non residential buildings, in conjunction with the Carlow – Kilkenny Energy Agency and Sustainable Energy Ireland.**
- **IE23 Require that as part of any planning application, a statement of intent with calculations be submitted showing how the proposal will comply with Part L of the Building Regulations in relation to the energy performance coefficient and carbon performance coefficient.**
- **IE24 Require that planning applications demonstrate that due consideration has been given to the technical, environmental and economic feasibility of installing alternative energy systems in a proposed large building, as defined in S.I. No. 666 of 2006, and that the use of such systems has been taken into account, as far as practicable, in the design of that building.**

8.3.5 Telecommunications

Telecommunications has been a key driver of growth in the Irish economy over the last decade. The availability of advanced broadband technologies in particular is seen as a critical factor for Ireland to develop as an eBusiness hub, but more importantly for the promotion of regional development.

A progress report, published in 2004, on the Government Action Plan on the Information Society ‘*New Connections*’ reiterated that widespread availability of open-access, affordable, always-on broadband infrastructure for businesses and citizens remains the most important aspect of government policy on broadband. The implementation of broadband is under the auspices of the Department of Communications, Marine and Natural Resources. The NDP will facilitate continued growth in the telecommunications sector. It is anticipated that significant drivers of change will include advances in existing technologies, the development and deployment of new technologies, the changing role of market players and changes in consumer expectations. These changes will increase the availability of broadband and will make it an even more essential and powerful tool than it is today, for both business and residential consumers.

8.3.5.1 SERPANT: South-East Broadband Project

The South-East Regional Authority, in partnership with its constituent local authorities, is managing the roll-out of the Department of Communications, Marine and Natural Resources’ regional broadband programme in the South-East, known as SERPANT. This programme provides high speed, open access broadband networks in major towns and cities, known as Metropolitan Area Networks (MANs). The MANs are publicly owned, while allowing all telecommunication operators open access to the networks. Kilkenny city and Waterford were included in the Phase 1 MANs, and the networks were completed in 2005.

POLICY

- **IE25 Support and facilitate the provision of advanced communication networks and services to the extent required to contribute to national, regional and local competitiveness and attract inward investment.**

- **IE26 Encourage the further co-ordinated and focused development and extension of telecommunications infrastructure including broadband connectivity in the county as a means of improving economic competitiveness and enabling more flexible work practices e.g. teleworking.**
- **IE27 Ensure the provision for development in connection with telecommunications is made in ways which will maximise the use of existing masts and sites so as to limit the impact of development.**

8.3.5.2 Telecommunications Antennae

National policy in respect of telecommunications is included in the *National Development Plan 2007-2013*, the *National Spatial Strategy 2002-2020* and the *Guidelines for Telecommunications Antennae and Support Structures* (DoE 1996). These documents all recognise the importance of establishing a modern and efficient telecommunications network.

The suitability of sites for the location of telecommunication structures will be determined by:

- The need to protect residential and community amenities
- The need to protect visual amenities

The Councils will only grant temporary planning permissions (for periods of 5 years). This will allow review and reassessment in relation to numbers and concentrations, technology and the general dynamic nature of both the industry and the receiving environment within which these masts are sited.

POLICY

- **IE28 Have regard to the *Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities* published by the Department of the Environment in July 1996.**
- **IE29 Ensure the sharing of masts and support structures where this is feasible.**

8.4 Air Quality

The National Climate Change Strategy 2007-2012 emphasises that reducing greenhouse gas emissions will benefit air quality. Some progress has already been made to date through the ban under the Air Pollution Act, 1987 (Marketing, Sale and Distribution of Fuels) (Amendment) Regulations, 2000, in October 2001 on the marketing, sale and distribution of bituminous coal in Waterford City Environs and the extension of this ban to Kilkenny City and Environs under the Air Pollution Act, 1987 (Marketing, Sale and Distribution of Fuels) Regulations, 2003. The role of the Council in this regard is to protect, enhance and control air and noise pollution and to ensure the provision of the highest standards.

The Council supports the Polluter Pays Principle and will have regard to the Local Government (Planning and Development) General Policy Directive 1988 (or as may be amended from time to time) and any regulations (such as the Smokeless Fuel Regulations and Solvent Regulations) issued by the Minister for the Environment relating to air quality standards nationally, including:

- Air Framework Directive of 1996 (Due for revision 2007)
- Air Quality Standards Regulations 2002
- Ozone in Ambient Air Regulations, 2004

POLICY

- **IE30 Implement the provisions of national policy and air pollution legislation, in conjunction with other agencies as appropriate.**
- **IE31 Ensure that the developments, which are subject to the requirement of the Air Pollution Act 1987 and Air Pollution (Licensing of Industrial Plant) Regulations 1988 or any subsequent regulations meet appropriate emission standards and other relevant national and international standards.**
- **IE32 Support public transport and non motorised transport as a means of reducing locally generated air emissions and to encourage landscaping and tree planting as a means of purification and filtering of the air.**

8.4.1 Noise and Dust

Excessive noise and dust levels can have an adverse impact on the city's environment. The Council will seek to minimise noise through the planning process by ensuring that the design of future developments incorporate measures to prevent or mitigate the transmission of noise and vibration, where appropriate.

POLICY

- **IE33 To seek to minimise the noise and dust through the planning process by ensuring that the design of future developments incorporate measures to prevent or mitigate the transmission of dust, noise and vibration, where appropriate.**

8.4.2 Light Pollution

While adequate lighting is essential to a safe and secure environment, light spillage from excessive or poorly designed lighting is increasingly recognised as a potential nuisance to surrounding properties and a threat to wildlife, and can reduce the visibility of the night sky. Urban and rural locations can suffer equally from this problem. Lighting columns and other fixtures can have a significant effect on the appearance of buildings and the environment and where proposals for new lighting require planning consent, the Council will ensure that they are carefully and sensitively designed. Lighting fixtures should provide only the amount of light necessary for the task in hand and shield the light given out so as to avoid creating glare or emitting light above a horizontal plane.

8.5 Water Quality

The importance of water for life and as a key to development is becoming increasingly clear. As the demand for water for domestic, industrial, and recreational purposes increases, so also does the need to protect it to ensure an adequate supply of clean water for all, including the flora and fauna that also dependent on it.

The Councils are responsible for the protection of all waters including rivers, lakes, estuarine waters and groundwater. The work includes implementation of pollution control measures, licensing of effluent discharges, implementing and monitoring compliance with environmental legislation, and drawing up pollution contingency measures. Current and pending European directives such as the Water Framework Directive and the Nitrates Directive will have implications for Kilkenny in dealing with the problems associated with preserving water quality in the county.

Eutrophication of waterways has been identified as a strategic challenge facing Ireland's environment. Eutrophication arises from excess inputs of nutrients (mainly nitrogen and phosphorus) to waters leading to excessive plant growth, depletion of oxygen and habitat degradation. The major sources of nutrient loss to waters are agriculture and municipal sewage discharges, with other sources also making a contribution.

The Councils will continue to take appropriate measures in relation to agricultural, industrial and residential development in order to prevent ground and surface water pollution.

8.5.1.1 Water Framework Directive

In response to the increasing threat of pollution and the increasing demand from the public for cleaner rivers, lakes and beaches, the EU developed the Water Framework Directive. The directive establishes a framework for the protection of all waters including rivers, lakes, estuaries, coastal waters, groundwater, canals and other artificial water bodies for the benefit of everyone. The protection of water for wildlife and their habitats is also included under the directive.

Management of water resources must be planned and implemented, through Management Plans, in a way that achieves the best possible balance between the protection and improvement of the water environment and the interests of those who depend on it for their livelihood and quality of life. Good ecological and chemical status for all waters must be achieved by 2015 with no deterioration in existing status in the meantime.

To facilitate this process a statutory river basin district advisory council has been established in each river basin district to consider matters relating to the preparation of river basin management plans and other matters relevant to the protection and use of the aquatic environment and water resources in the district and to advise and make recommendations on these matters to the relevant public authorities. The South-East River Basin Advisory Council is the relevant authority in the South East.

The Councils are participating in the preparation of a River Basin Management Plan in relation to the South Eastern River Basin District which is due to be completed by mid-2009.

POLICY

- **IE34 To actively participate in the implementation of the Water Framework Directive**

- **IE35 To jointly with other local authorities and the relevant Public Authorities, participate and co-operate in the South Eastern River Basin District Management Project**
- **IE36 To implement the South Eastern River Basin Management Plan**
- **IE37 To increase public awareness of water quality issues and the measures required to protect and where required, improve the quality of all waters**
- **IE38 To take account of the findings of the National Programs of Measures Studies being developed for the River Basin Management Plans**

8.5.1.2 Phosphorus Regulations

The Water Quality Standards for Phosphorus Regulations, 1998 (S.I. 258 of 1998) require that water quality be maintained or improved and set out water quality targets for lakes and rivers. The targets set in the Regulations must be met by 2007 at the latest for waters surveyed by the EPA in the 1995-97 period and within a maximum of ten years for waters first surveyed after 1997.

8.5.1.3 Dangerous Substances Regulations

The Dangerous Substances Regulations (S.I. No. 12 of 2001) prescribe water quality standards in respect of 14 dangerous substances in surface waters, e.g., rivers, lakes and tidal waters. The substances concerned include pesticides (atrazine, simazine, tributyltin), solvents (dichloromethane, toluene, xylene) metals (arsenic, chromium, copper, lead, nickel, zinc) and other substances (cyanide, fluoride).

The Council will have regard to both the Phosphorus Regulations and the Dangerous Substance Regulations in the assessment of all planning applications.

POLICY

- **IE39 Ensure the sustainable and economic provision of an adequate supply of good quality water for industrial, domestic and other beneficial uses, including the propagation of healthy fish stocks.**
- **IE40 Implement its adopted Water Quality Management Plans in order to prevent pollution and to ensure that beneficial uses of the waters e.g. industrial, domestic and agricultural abstraction, fishing and recreation, are protected.**
- **IE41 Ensure the protection of sources of potable water and will continue the process of monitoring the quality of water resources.**
- **IE42 Prevent industrial water pollution by ensuring that development is appropriately located, by seeking effluent reduction and 'clean production' where feasible, by requiring that waste water treatment facilities are adequate, and that effluents are treated and discharged in a satisfactory manner.**
- **IE43 Prevent pollution of water by means of development management and enforcement measures.**
- **IE44 Implement the measures quoted under the Water Quality Standards Reports for Phosphorous and Dangerous Substances Regulations.**
- **IE45 To implement the Water Quality Management Plans for the River Nore pending adoption of the South East River Basin Management Plan**

8.6 Water Services

Water supply and sewerage are amongst the most important Local Authority services as they directly affect people's health and welfare and they are essential for industrial, commercial, agricultural, tourism and housing development. Extensions to water supply and sewerage will be carefully co-ordinated with roads development proposals and planning proposals in order to encourage the compact, economic and orderly development of the City within its development boundary.

8.7 Water Supply

Water is supplied to Kilkenny City and Environs by Kilkenny County Council's treatment plant at Troyswood and the Borough Council's treatment plant at Radestown. Between them, these produce 3.2 million gallons of water per day. Water is a valuable resource and water conservation is regarded nationally and at EU level as a key element to sustainability of water supplies.

Significant industrial, commercial and domestic expansion has continued in Kilkenny City & Environs during the period of the last development plan. This has led to an urgent need to augment the water supply for the City & Environs to ensure a continued quality water supply into the future.

8.7.1 Water Conservation

Water supplies are a scarce and expensive resource and cannot be wasted and in this regard water conservation policies are now mandatory on the Council and are in accordance with the principles of sustainability. Work is in progress on a Water Conservation Programme for Kilkenny City & Environs.

The object of water conservation is to reduce unaccounted for water in a supply thereby, improving the level of service to consumers, lowering operating costs and maximising the value of investment already made in the supply.

POLICY

- **IE46 Ensure an adequate, sustainable and economic supply of good quality water in sufficient quantities for the domestic, commercial and industrial needs of Kilkenny City and Environs;**
- **IE47 Conserve water supplies within the existing supply system and to eliminate leakage at all available opportunities;**
- **IE48 To protect the sources of water supply from polluting activities;**
- **IE49 Implement the Water Quality Management Plan for the River Nore;**
- **IE50 To ensure that there is sufficient spare capacity in the water supply network to cater for all anticipated requirements;**

ACTIONS

- **Continue the Kilkenny City and Environs Water Conservation Scheme to reduce unaccounted for water from 45% to 20%;**
- **Provide and plan for the Kilkenny City Regional Water supply scheme.**

8.8 Waste Water Services

The Purcellsinch treatment works provides the wastewater treatment facilities for the City and its environs. Stage IV of the Kilkenny Main Drainage Scheme was completed during the period of the last plan.

The Purcellsinch treatment plant has a design capacity of 107,000 population equivalent. This design level is exceeded occasionally due to shock-loading of the system from unidentified sources. The Council have a management regime in place to minimise the impact of the shock loadings.

As part of the Councils' water services investment programme an upgrade of the existing plant is proposed. Design work is well advanced and it is a major priority investment for the DoEHLG for the South East Region. It is anticipated that construction will start on the upgraded facility in 2009.

POLICY

- **IE51 Prioritise the upgrading of the Purcellsinch wastewater treatment plant.**
- **IE52 Provide for the necessary drainage facilities to serve the needs of all development within the City and Environs and to prevent pollution;**
- **IE53 Separate the disposal of foul and surface water effluents through the provision of separate sewerage networks;**
- **IE54 To maximise the benefit from capital expenditure by ensuring the economic use of existing and planned waste water treatment facilities;**
- **IE55 Meet in full the requirements of the E.U. Urban Waste Water Treatment Directive.**

8.8.1 Sludge management

A Sludge Management Plan for Kilkenny was prepared in 2003. This Sludge Management Plan considered all forms of non hazardous sludge arising and predicted to arise in the county over the next 20 years and proposed sustainable management strategies for them.

POLICY

- **IE56 Implement the sludge management plan for the city and county.**

8.8.2 Surface Water Drainage

Individual developments facilitated under the guidance of this development plan shall be obliged, in all cases where surface water drainage measures are required, to provide a surface water drainage system separated from the foul drainage system.

In the case of one-off rural dwellings or extensions, except in circumstances where an existing surface water drainage system is available to the proposed site for development and which, in the opinion of the planning authority has adequate capacity to accommodate the identified surface water loading, surface water shall be disposed of, in its entirety within the curtilage of the development site by way of suitably sized soak holes. In the case of driveways drainage measures shall be provided to a detail acceptable to the planning authority so as to avoid run-off from the site to the adjoining public road.

For all other green-field developments it shall, in general, be the policy of the Council, to require the limitation of surface water run-off to pre-development levels. Where a developer can clearly demonstrate that capacity exists to accommodate run-off levels in excess of green-field levels then the planning authority shall give consideration to such proposals on a case by case basis.

In the case of brown-field development, while existing surface water drainage measures will be taken into account, some attenuation measures for surface water may be required at the discretion of the planning authority in the interests of balanced and sustainable development.

In line with the above Kilkenny County and Borough Councils will consider all drainage proposals consistent with SuDS (Sustainable Drainage Systems).

To give adequate allowance for climate change in designing surface water proposals a multiplication factor of 1.2 shall be applied to all river return periods up to 100 years except in circumstances where the OPW have provided advice specifying the particular multiplication factor for return periods up to 100 years. In the case of rainfall a multiplication factor of 1.1 shall be applied to rainfall intensities to make allowance for climate change requirements.

In the design of surface water systems, regard shall be had to the Greater Dublin Regional Code of Practice for Drainage Works and associated GDSDS technical documents.

8.8.3 Flooding

Flooding is a natural phenomenon of the hydrological cycle. There are many factors that influence flood behaviour and the degrees of risk that it possesses. Like other natural processes, flooding cannot be completely eliminated, but its impacts can be minimised with proactive and environmentally sustainable management. The accepted national policy response to flood protection is now to manage the risk to life and property as sustainably as possible and to consider flood risk and its related impacts on development on a catchment basis, rather than on an individual location basis. This will facilitate sustainable development through the reduction of future flood damage, and hence reduce the associated potential economic and social costs.

The Office of Public Works (OPW) is charged at a national/central government level to monitor and address situations pertaining to flooding and is in the process of preparing comprehensive guidelines to enable Planners to contribute substantially to the management of flooding related issues in consultation with the Department of the Environment Heritage & Local Government and other relevant stakeholders. Initial draft guidelines "*Flood Risk & Development - Suggested policy/ Guidelines for inclusion in Development plans*" have been published and are incorporated here.

During the period of the last Plan the Flood relief scheme for the River Nore was completed.

The River Breagh is liable to flooding upstream of the city. Works proposed in relation to the Western Environs Infrastructural Scheme will help to alleviate the

existing flooding regime along the existing Circular Road but further work needs to be done in relation to the management of flood risk along the River Breagagh.

8.8.3.1 Development Assessment Criteria

Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas. Appropriately designed development, which is not sensitive to the effects of flooding, may be permissible in flood plains provided it does not reduce the flood plain area or otherwise restrict flow across floodplains. (Examples of such development might include park areas, sports pitches, certain types of industry, warehousing, etc. designed to be flood resistant and/or insensitive). Such development should only be permitted provided it incorporates adequate measures to cope with the ever-existent flood risk, e.g. adequate drainage systems, safety measures, emergency response facilities and/or warning and response systems and where it is considered that flooding would not result in significant hardship/financial loss or cost.

Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. e.g.:-

- Hard surface areas (car parks, etc.), should be constructed in permeable or semi-permeable materials,
- On site storm water ponds to store and/or attenuate additional runoff from the development should be provided,
- Soak-aways or french drains should be provided to increase infiltration and minimise additional runoff.

For developments adjacent to watercourses of a significant conveyance capacity any structures (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/maintenance. A setback of 5m-10m is required depending on the width of the watercourse. Development consisting of construction of embankments, wide bridge piers, or similar structures will not normally be permitted in or across flood plains or river channels.

All new development must be designed and constructed to meet the following minimum flood design standards:-

- For Urban areas or where developments (existing, proposed or anticipated) are involved - the 100 year flood
- For Rural areas or where further developments (existing, proposed or anticipated) are not involved - the 25 year flood
- Along Estuaries - the 200 year tide level
- Where streams open drains or other watercourses are being culverted - the minimum permissible culvert diameter is 900mm. (Access should be provided for maintenance as appropriate.)

All significant developments impacting on flood risk areas will be required to provide a Flood Impact Assessment to accompany the planning application to identify potential loss of floodplain storage and proposals for the storage or attenuation of run/off discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment.

The precautionary principle (an absence of existing information on flooding in a given location should not be taken to assume an absence of flood risk) and the principle of proportionality (assessments undertaken should be appropriate in nature and scale to the development proposed) shall apply.

POLICY

- **IE57 Ensure that development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.**
- **IE58 Ensure that development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff.**
- **IE59 Require that new development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations.**
- **IE60 Control development in the natural floodplains of all rivers and streams where such development may have a negative impact on flood control, access for channel maintenance or future flood control works or might contribute to environmental degradation were flooding to occur.**
- **IE61 Restrict development, which is sensitive to the effects of flooding in flood prone or marginal areas unless adequate mitigation measures, which may involve the preparation of a Flood Impact Analysis, are proposed to the satisfaction of the Planning Authority.**

8.9 Waste Management

Waste management in Ireland is regulated by the Waste Management Acts, 1996 to 2007. The local authorities of Carlow County, Kilkenny County, Waterford City and County, Wexford County, and South Tipperary County prepare a Joint Waste Management Plan for the South East.

The current *Joint Waste Management Plan for the South East Region (JWMP)* sets out the policies and objectives for waste management for the period 2006 to 2011. The purpose of this JWMP is to:

- Promote waste prevention and minimisation through source reduction, producer responsibility and public awareness.
- Provide a management plan for the recovery/recycling/disposal of waste arising on a regional basis.

Section 4 of the Waste Management Amendment Act 2001 provides that the development plan in force in an area shall be deemed to include the objectives contained in the waste management plan made by the local authority. Therefore this development plan is deemed to contain the policies and objectives of the Joint Regional Waste Management Plan, as reviewed.

8.9.1 Waste Infrastructure

The Dunmore Landfill and Civic Amenity site is located in Dunmore on the Castlecomer Road approx 5km from Kilkenny city centre. This facility accepts all non-hazardous waste for disposal in addition to providing recycling facilities for hazardous and non-hazardous waste. It is expected that the landfill element will close during the lifetime of this plan, to be replaced by an integrated regional facility, as outlined in the JWMP.

Under the JWMP, a 3 bin collection system will be mandatory from 2008 throughout urban areas greater than 1,000 persons for household, industrial and commercial waste or as otherwise determined by the Region. This third collection bin will be utilised to collect bio-waste.

8.9.2 Litter Management Plan

Under the Litter Pollution Act, 1997, each local authority is required to adopt a litter management plan (LMP). The Litter Management Plan 2003 – 2006 is under review and the new Plan for 2007 – 2010 will be completed by mid-2007.

A clean and well-presented local environment is a sign of good civic organisation and pride. This has been reflected locally in the good performance of the city in the Tidy Towns competition.

POLICY

- **IE62 To reduce to a minimum the cost of recycling to the consumer in Kilkenny City and Environs.**
- **IE63 Prepare and implement Litter Management Plans and carry out its statutory functions in relation to the Litter Pollution Act 1997.**
- **IE64 Build on the achievements to date in the Tidy Towns and to develop a civic spirit which fosters pride in a clean and litter free city.**
- **IE65 Continue in its partnership approach with the Keep Kilkenny Beautiful Committee, community groups, trade unions, the business community, the local media, sporting organisations, tourism bodies and Gardai in the support and fostering of anti-litter initiatives within the city.**

8.9.3 Development Assessment Criteria

In assessing planning applications, regard will be had to the waste produced by proposed developments including the nature and amount of waste produced and proposed method of disposal. Proposed apartment and housing developments must be appropriately laid out to enable the implementation of three bin collection systems.

The Council will ensure that proposed apartment, housing and commercial developments are either serviced by existing infrastructure or make appropriate provision for bring sites in their layout. Adequate access must be provided in developments to service proposed bring sites. In assessing significant developments, the Councils may require that a Waste Management Plan be submitted for the operational phase of the development.

In assessing significant construction/demolition projects, the Council will require that the developer shall include construction and demolition waste management plans, to be prepared in accordance with the *Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (2006)* as published by the Department of the Environment, Heritage and Local Government. These plans should seek to focus on waste minimisation in general and optimise waste prevention, re-use and recycling opportunities, and shall provide for the segregation of all construction wastes into recyclable, biodegradable and residual wastes.

For any development, the developer shall ensure that all operations at the site during the construction and demolition phase shall be managed and programmed in such a manner as to minimise waste production and that procedures are in place to deal with any litter arising.

POLICY

- **IE66 Implement the Joint Waste Management Plan for the South East Region.**
- **IE67 Fully participate in the preparation, adoption and implementation of future Joint Regional Waste Management Plans.**
- **IE68 To use its statutory powers to protect the environment from indiscriminate and unsightly dumping in order to protect the appearance of rural and urban areas, and in the interests of public health.**
- **IE69 To develop and implement education programmes that increase the awareness and understanding of local government decision makers, educators, business and industry personnel, general public and students of the need to effectively reduce and manage solid waste through the continued work of the Environmental Education and Awareness Officer.**
- **IE70 Encourage the provision of recycling facilities in appropriate quarry developments, construction sites and landfills for the recycling/recovery of construction & demolition waste, subject to normal planning and environmental sustainability considerations, and in accordance with the Joint Waste Management Plan.**
- **IE71 Require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development, as deemed necessary. The sites shall be made available to the Council at the developer's own expense and will be maintained by the Council or its agents.**
- **IE72 Consider, when undertaking development or when authorising or permitting development, the provision of facilities within developments**
- **IE73 Have regard to the *Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects 2006***

8.10 Control of Major Accident Hazards Directive (Seveso II Directive)

The E.U. Directive (96/82 EC) (known as the Seveso II Directive) was adopted on the 3rd February 1999. It was introduced into Irish law through statutory instrument; the EC (Control of Major Accident Hazards Involving Dangerous Substances) Regulations (S.I. No. 476 of 2000). The Directive aims to prevent major accident hazards involving dangerous substances and chemicals and the limitation of their consequences for man and the environment.

These must be pursued through controls on the following:

- The siting of new establishments
- Modifications to existing establishments
- Development in the vicinity of an establishment which by virtue of its location and type is likely to increase the risk or consequences of a major accident.

Any relevant proposals for development will be referred to the Health and Safety Authority whose technical advice is taken into account in the overall assessment of the development, in addition to normal planning criteria.

At present there is one Seveso II site within the Kilkenny City & environs; Grassland Fertilizers (Kilkenny) Ltd Palmerstown, on the Tullaroan Road in Kilkenny.

Article 12 of the Directive provides that appropriate consultation procedures must be put in place so as to ensure that, before decisions are taken, technical advice is available to Planning Authorities in respect of relevant establishments. The Health and Safety Authority (or the National Authority for Occupational Health and Safety NAOSH) provides such advice where appropriate in respect of planning applications within a certain distance of the perimeter of these sites.

POLICY

- **IE74 In order to reduce the risk and limit the consequences of major industrial accidents, it is the policy of the Councils to consult with the Health & Safety Authority when assessing proposals for development in or near sites which are identified under the COMAH (Seveso II) Directive.**

8.10.1 Contaminated Land

Contaminated land is generally considered to be lands where there are substances which could cause significant harm and endanger health. Examples of land uses that may have caused such contamination include gas works, landfill sites and scrap yards. While applications for development on contaminated lands will generally be encouraged, the Council will require that a detailed investigation is carried out and appropriate measures are taken to ensure that the land is treated properly before development takes place. A register of contaminated sites within the county will be completed during the lifetime of this plan.

POLICY

- **IE75 Require the applicant to engage an environmental consultant to investigate and assess the possibility and extent of contamination and to recommend remediation measures for agreement within the Council, in relation to proposals for developments on land which is or may be contaminated.**

ACTION

- **Complete a register of contaminated sites within the county during the lifetime of this plan.**

8.11 Fire Service

The County Council is the Fire Authority for Kilkenny City and County. There are stations located in Kilkenny City, Freshford, Castlecomer, Urlingford, Graiguenamanagh, Thomastown and Callan.

POLICY

- **IE76 To upgrade and replace fire stations and to replace and provide new equipment and vehicles as the need arises.**

9 General Location and Pattern of Development and Land Use Zoning Objectives

9.1 Introduction

The purpose of zoning is to indicate to property owners and the general public the type of development which the Planning Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and, in association with phasing, to create a basis for investment in public and private infrastructure and facilities thereby ensuring that land suitable for development is used to the best advantage of the community as a whole.

Zoning policy must also have regard to the strategic policies underlying the Development Plan⁷. These include the principles of sustainable development, the integration of land use and transportation planning, the concept of the compact city, the neighbourhood strategy and the protection of natural resources.

The criteria for zoning policy are:

- National/Regional/Local Policy Context. (i.e. the NSS, Regional Planning Guidelines, PLUTS, etc.)
- Development Strategy outlined in Chapter 2
- Assessment of need
- Water, drainage and road infrastructure (existing and planned)
- Supporting infrastructure. (social, community, commercial, existing and planned)
- Physical suitability
- Environmental policy (ground and surface water quality, flooding, etc.)
- Heritage policy
- Sequential approach⁸

The zoning strategy is designed to ensure that adequate, suitably located and serviced land is available to cater for the orderly development of the City and Environs having regard to:

- The need to deliver a compact urban form for the City & Environs and reduce urban sprawl
- The need to reduce reliance on private transport
- The maintenance of a clear line between the built-up urban area and the rural area
- The promotion of sustainable residential densities in the City & Environs
- The promotion of balanced development between different areas of the City & Environs.
- The promotion of the neighbourhood concept as outlined in Chapter 3.

⁷ Zoning Policy as outlined in the Manager's Report on the pre draft consultations.

⁸ Sequential Approach- zoning should extend outwards from the core of an urban area, with undeveloped lands closest to the core and public transport routes being given preference. In addition, areas to be zoned should be contiguous to existing zoned development lands.

- The maintenance of a vibrant and vital city centre

Section 8 of the Planning & Development Act 2000 provides that there shall be no presumption in law that any land zoned in a Development Plan shall remain so zoned in any subsequent Development Plan.

9.2 Development Strategy

The development strategy for the City & Environs has been outlined in Chapter 3 of this Development Plan.

During the period of the last plan a Local Area Plan was adopted for the Western Environs Area of the City which zoned 114 hectares of land for development of residential neighbourhoods, community and employment uses. Development has commenced in this area on the basis of the existing services and some 76 housing units have been completed. A further 464 units are granted planning permission. The Compulsory Purchase Order necessary to deliver infrastructure to release the remaining lands for development is awaiting confirmation with the completion of the scheme expected by the end of 2008.

The Local Authorities have prepared a Local Area Plan for Loughmacask. The Loughmacask Plan is structured in such a way to allow acceptable servicing proposals to come forward which will remove the existing deficiencies in the area.

The population projections indicate a demand for housing to satisfy a housing need for an extra 3,128 people between 2008 and 2014. Taking an average occupancy of 2.5 people this equates to 1,251 households. Applying a density of 24 units per hectare (10 units per acre), 52 hectares would be required. Applying an average density of 30 units per hectare (12 units per acre) there is a requirement of 41 hectares.

The Western Environs LAP contains 94 hectares of uncommitted residentially zoned land. The Loughmacask LAP contains 71 hectares of land which is likely to be released in the immediate future. In addition, there are available residential lands within the Borough Council's administrative area at Robertshill and through other brown-field sites.

Under this strategy there will be in excess of 166 hectares of land zoned and available for development within the plan period.

There is a further 242 hectares of land within the plan's development boundary which are at present zoned for agriculture and which can be used into the future for further development of the City & Environs.

9.2.1 Employment Land

As part of the development strategy the major employment areas are shown on the Map 3.1. These are located south of the N10 Ring Road at Smithsland, Joinersfolly Loughboy and Danville, the Hebron Road, Purcellsinch and a new Business Park zoning at Leggestrath.

These land banks are strategically located and zoned close to existing and proposed transportation corridors such the N9/N10, the Ring Road extension and the proposed N10 motorway link.

In all a total of 412 acres of green field land is available in the various business and industrial zones.

South of the N9/N10 at Smithsland, Joinersfolly, Loughboy and Danville is a strategic parcelling of lands that cater for Enterprise, Business and Technology parks for Foreign Direct Investment through the IDA and quality industrial lands catering for small and medium enterprises. In this area there is 106 acres of greenfield uncommitted land available for development. There is also a further 25 acres of zoned land where permission has been granted for 21 serviced industrial sites.

This approach enables a clustering of businesses and firms including those involved in interrelated activities thereby providing for critical mass of economic activity at one specific location.

9.2.2 City Centre Local Area Plan (See Section 2.3 of City Centre LAP)

The City Centre Local Area Plan acknowledges the added dynamism and interest that particular non retail uses, specifically cafes, restaurants, public houses and bars (but excluding fast food outlets) can bring to a retail centre.

However there is a need to strike a balance between the need to maintain the dominant role of the retail function of the city centre and the wider aim of increasing the city centre population and protecting the amenities of existing residents.

The local area plan states that such uses will be encouraged to locate in the area but should be dispersed to prevent a clustering and that a high quality of design should be achieved.

Policy P.L.U.4 of the local area plan states:

The Borough Council will have regard to the following considerations in the assessment of applications for change of use in the retail core:

- The number and proximity of similar uses already operating in the immediate area.
- The scale of the proposed outlet.
- The physical impact of the proposed use on the internal structure of the building in which it will be located.
- The quality of the shopfront design and associated signage.
- The relevant Specific Objectives of this Local Area Plan in respect of inappropriate land uses and the public realm.

POLICY

- **LPD1 Public House and Entertainment Use - To control the location, size and activities of entertainment uses that are likely to attract significant numbers of people in particular public houses with large floor areas with or without other entertainment and night clubs, in order to safeguard the general amenity, environmental quality, residential amenity, character and function of the area.**

In applications for such developments the onus will be on the applicant to demonstrate that the proposed new entertainment use, or extension to existing use or variation in opening hours would not cause harm to general amenity, environmental quality, residential amenity or the established character and function of the area.

Section 3 of the City Centre Local Area Plan contains urban design frameworks for 11 identified sites within the plan area. There are broad urban design objectives for each site along with illustrations of indicative layouts for each site. These illustrations are intended to be indicative only and the final proposals for each site will be dependant on a detailed design exercise for each site.

9.2.3 Mixed Use Zoning

The completion of the M10 Motorway project will result in the Hebron Road becoming the main entrance to the city. The current land uses along the Hebron Road do not reflect or promote the future role of this road as an entrance corridor to the city. In order to stimulate re-development along the Hebron Road, a new mixed use zoning has been introduced.

Any development that takes place along this corridor will have to reflect and promote the role of the Hebron Road as the main entrance corridor to the city. This will require a high quality built environment.

In addition, this zoning has been applied at White's Bridge on the Kennyswell Road in the area of Robertshill to allow for a more balanced form of development, considering the proximity of lands to the city centre and the existing residential use in the area.

9.2.4 Phasing of Development

Due to the existence of large undeveloped areas of land within the Development Boundary, the Planning Authority will continue to control the phasing of development as necessary through the preparation of Local Area Plans as the need arises.

Amendment to phasing of development in the Western Environs Local Area Plan

The development of blocks A, B, C, F, G, K and N within the Western Environs LAP will not be dependent on the completion of one of the blocks H, J or L.

9.3 Zoning Objectives

It is proposed to designate thirteen land use zones in this Development Plan.

In this section:

Permitted Use means a use which is acceptable in the relevant zone. However, it is still the subject of the normal planning process. Uses listed under each zoning objective are generally acceptable in principle in the relevant zones. The schedule of Permitted Uses is intended as a guideline in assessing development proposals and should not be regarded as being exhaustive.

Open for Consideration means a use which may be permitted where the Planning Authority is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, and will not conflict with the permitted uses and also conforms with the proper planning and development of the area.

9.3.1 Agriculture

Objective: To conserve and protect agricultural land from interference from non-agricultural uses. To prevent premature development of agricultural land adjacent to development areas.

Permitted Uses: Agriculture, horticulture, public service installations.

Open for Consideration: Public Open Space, guesthouse, restaurant, Nursing home, dwelling houses in certain limited cases as outlined in Section 10.29, halting site, private open space, other uses not contrary to the proper planning and development of the area.

9.3.2 Low-density Residential

Objective: To protect, provide and improve residential amenities at low density. Low density housing is defined as not more than 5 per acre on average and must have regard to the character of the area.

Permitted Uses: Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, local convenience shop, nursing homes, and medical centre.

Open for Consideration: public house, hotel, restaurant.

9.3.3 Residential

Objective: To protect, provide and improve residential amenities.

Permitted Uses: Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, local convenience shop, nursing homes, and medical centre.

Open for Consideration: public house, hotel, restaurant.

9.3.4 General Business

Objective: To provide for general development.

Permissible Uses:

Dwellings, retailing, retail warehousing, wholesale outlets, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, halting sites, hotels, motels, guest houses, clubs, private garages, open spaces, public service installations, medical and related consultants, restaurants, public houses, car parks, halls or discotheques, and other uses as permitted and open for consideration in residential zoning.

Open for Consideration: open space, workshop or light industry.

9.3.5 Neighbourhood Centres

Objective: To provide for local shopping, non retail services, community and social needs.

Permitted Uses: Supermarket (for local neighbourhood needs only), newsagents, car park, office above street level, place of worship, library, public building or place of assembly, cultural or recreational facility, leisure centre, medical consultancy, Playgroup or crèche, restaurant, public house, hotel/ motel, guest house, coffee shop, travel agents.

Open for Consideration: open space, workshop or light industry above street level, off-license, residential.

9.3.6 Recreation, Amenity and Open Space

Objective: To preserve, provide and improve recreational open space.

Permitted Uses: Open space, sports clubs, recreational buildings, stands, pavilions, agricultural uses, halting site, and public service installations.

9.3.7 Community Facilities

Objective: To protect, provide and improve community facilities.

Permitted Uses: Educational, religious and cultural facilities, public buildings, schools, churches, hospitals, convents, community centres and halls, school playing fields, colleges, orphanages, hostels, halting sites, cemeteries, libraries, public service installations and nursing homes.

9.3.8 Industrial/Warehousing

Objective: To provide for industrial employment and related uses.

Permitted Uses: General industrial uses and ancillary offices, open spaces, warehouses, car and heavy vehicle parks, petrol filling stations, civic amenity/recycling centre, local convenience shop, Automated teller machines, car showrooms, advertisement structures, wholesale premises, public service installations, play school/crèche, repair garages, telecommunications structure, waste transfer stations, single retail warehousing units (excluding retail warehousing parks).

Open for Consideration: science and technology based industry, restaurant, halting sites.

9.3.9 Industrial/ Technology Park

Objective: To provide for industry and information technology-related industrial and office development and ancillary services. The purpose is to encourage mainly services type employment on a campus environment.

Permitted Uses: Industrial premises and office based industry, Car parks, crèches, local convenience shop, Automated teller machines, open spaces, warehouses, third level education and research.

Open for consideration: recreational use/buildings, public service installations and conference facilities, restaurant, waste transfer stations

9.3.10 Business Park

Objective: To provide for commercial activity including industry, information technology-related industrial and office development and ancillary services and retail warehousing

Permitted Uses: Car park, park and ride facility, childcare facility, community facility, enterprise centre, funeral home, light industry, medical and related consultants, office based industry, science and technology based industry, car showrooms, local convenience shop of not more than 300m² (gross), automated teller machines, restaurant, conference facilities, public service installations, hotel, warehousing, including retail warehousing⁹.

Open for consideration: recreational use/buildings, public service installations and waste transfer stations

Not Permitted: retailing other than retail warehousing

Where permission is granted for retail warehousing, conditions will be attached restricting the sale of goods to bulky goods as defined in the plan and restricting the size of individual units. The County Council or Kilkenny Borough Council will take enforcement action against developers to ensure compliance with these conditions.

9.3.11 Mixed Use

Objective: To consolidate and facilitate the development of inner suburban sites for mixed use development which will allow for commercial and residential uses.

⁹ Retail warehousing is defined as large single level stores specialising in the sale of bulky household goods or goods sold in bulk. Bulky Goods to be defined as: Goods generally sold from retail warehouses where DIY goods or goods, such as flatpack furniture are of such a size that they would normally be taken away by car and not manageable by customers travelling by foot, cycle or bus or that large floor areas would be required to display them e.g. furniture in room sets, or not large individually but part of a collective purchase which would be bulky e.g. wallpaper and paint. In the interests of clarity this definition excludes such items as non-durable household goods, alcoholic and non-alcoholic beverages, tobacco, food, and small personal and household items.

Permitted Uses: Dwellings, open spaces, places of worship, community facilities, halting sites, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, car park, park and ride facility, childcare facility, community facility, enterprise centre, funeral home, light industry, medical and related consultants, office based industry, science and technology based industry, local convenience shop, automated teller machines, restaurant, conference facilities, public service installations, hotel, warehousing, including retail warehousing¹⁰, discount foodstore.

Open for Consideration: recreational use/buildings, waste transfer stations and public house.

9.3.12 Agricultural Trade

Objective: To develop a centre of excellence and one stop shop for agricultural related trade and activities with an emphasis on high value added activities, by providing for and improvement of agricultural trade, related uses and ancillary activities and services and to provide for industrial employment and related uses.

Permitted Uses: Livestock market, and related uses and agricultural trade, Agricultural science and technology based industry, local convenience shop, automated teller machines, restaurant, Farm/agricultural business, Farm advisory business, Veterinary suppliers, Veterinary practitioners, general industrial uses and ancillary offices, open spaces, warehouses, car and heavy vehicle parks, petrol filling stations civic amenity/recycling centre, car showrooms, advertisement structures, wholesale premises, play school/crèche, repair garages, telecommunications structure, public service installations, waste transfer stations, garden centre.

Not Permitted: the sale of higher order comparison goods as found in town centres, significant levels of non-agricultural related-office/commercial development. The total of industrial and related uses should not extend to more than 40% of the entire floor area of buildings on site.

¹⁰ Retail warehousing is defined as large single level stores specialising in the sale of bulky household goods or goods sold in bulk. Bulky goods to be defined as: Goods generally sold from retail warehouses where DIY goods or goods, such as flatpack furniture are of such a size that they would normally be taken away by car and not manageable by customers travelling by foot, cycle or bus or that large floor areas would be required to display them e.g. furniture in room sets, or not large individually but part of a collective purchase which would be bulky e.g. wallpaper and paint. In the interests of clarity this definition excludes such items as non-durable household goods, alcoholic and non-alcoholic beverages, tobacco, food, and small personal and household items.

9.4 Zoning Map Objectives

Land Use Objectives

- **Z1- Robertshill Mixed Use Zoning**
 1. No vehicular connection to be permitted between the Central Access Scheme and Kennyswell Road through the site.
 2. Public open space to be provided along the Breaghagh River, to form part of the Breaghagh Regional Park.
 3. Any residential component of the site to be readily accessible from the parklands.
 4. An overall Framework Plan of the entire site shall be submitted at planning application stage.
 5. Any development on the site must have due regard to the amenities of existing residences.

- **Z2 - Dublin Road Mixed Use** - Significant development proposals must be made in the context of a long term vision for the redevelopment of the entire Mixed use zone as set out in a development framework acceptable to the Planning Authority.

- **Z3 – Hebron Road-**
ACTION: To prepare an Urban Design Framework Plan for the Hebron Road as the main entrance corridor to the City.

- **Z4 - Bleach Road Woolen Mills** - The Council will consider development proposals which provide for:
 - securing a sustainable use of the protected structures,
 - protection of the River Nore SAC and
 - securing the objectives for the creation of the River Nore Linear parkAny such development proposals on the land will be assessed taking into account all relevant Development Plan policies in relation to heritage, conservation, open space and recreation and traffic.

- **Z5 - Nuncio Road** – any development of this site must include for an appropriate level of open space which will be designed and laid out in a manner that will provide for a local pocket park to serve the general area.

- **Z6 Newpark Hotel** - any development at this location shall be subject to the Planning Authority being satisfied that there will be no long term impact on the water regime of the Fen and that public access to the Fen will be enhanced.

- **Z7 - Waterford Road** - Having regard to the location of the land at the junction of Waterford Road (Regional Road), Bohernatounish Road and Nuncio Road and notwithstanding the residential zoning on the site, development at this location shall include for a mix of uses such as a shop, crèche, medical centre, other non retail uses such as personal and professional services along with office use. The proportion of non-residential uses can be greater than that of residential but in the mix of uses proposed on the land there shall be a significant proportion devoted to residential use. Any development proposal on this site shall address the entire block.

- **Z8 - Robertshill, Circular Road** - Having regard to the extent of residential development in the area, development at this location shall include for a mix of uses such as a small shop, crèche, other non-retail uses such as hairdressers and irrespective of the residential zoning a small amount of office space. The quantum of non-residential mixed uses can be greater than that of residential subject to any proposal meeting the normal quantitative standards and other policy requirements of the Development Plan.
- **Z9 - Newpark Upper, Johnswell Road** – to facilitate appropriately-scaled development in accordance with the Business Park zoning and to provide for the creation of the River Poccocke Linear Park through these lands with public access and appropriate linkages.
- **Z10 - St. Canice's Hospital** - To work with the HSE and other relevant stakeholders in the preparation of a framework plan for the most appropriate land uses within the grounds of St Canice's Hospital. Such a framework plan shall take account of all the existing land uses and develop a framework for the appropriate land uses and urban design criteria for the lands.

ACTION

- **To prepare an Urban Design Framework Plan for the grounds of St Canice's Hospital and the HSE offices as outlined on the zoning objectives map.**

Road Objectives

- R1. Reserve free from development the line of the proposed Central Access Scheme and to complete the Central Access Scheme within the plan period.
- R2. Reserve free from development the proposed line of the western by-pass for the city from the Castlecomer Road to the Callan Road including for a river crossing.
- R3. Complete the N10 Ring Road Improvement Scheme from the Dublin Road Roundabout to the Waterford Road Roundabout.
- R4. Complete the N10 Road Improvement Scheme from Dublin Road Roundabout to Leggettsrath Roundabout
- R5. Complete the R697 Kells Road Improvement Scheme from Upper Patrick St. to the Kells Road Roundabout
- R6. Provide a link road from the roundabout at Springhill on the N10 to the Outrath Road.
- R7. The development of the lands located at R7 (known as the Murphy machinery lands) to be dependent on access from the link road from the N10 to the Outrath road.
- R8. Reserve free from development the proposed line of a new road link from the Callan Road to the Waterford Road roundabout.
- R9. Provide a second entrance to the Hebron Industrial Estate from the Hebron Road.

Recreation & Amenity Objectives

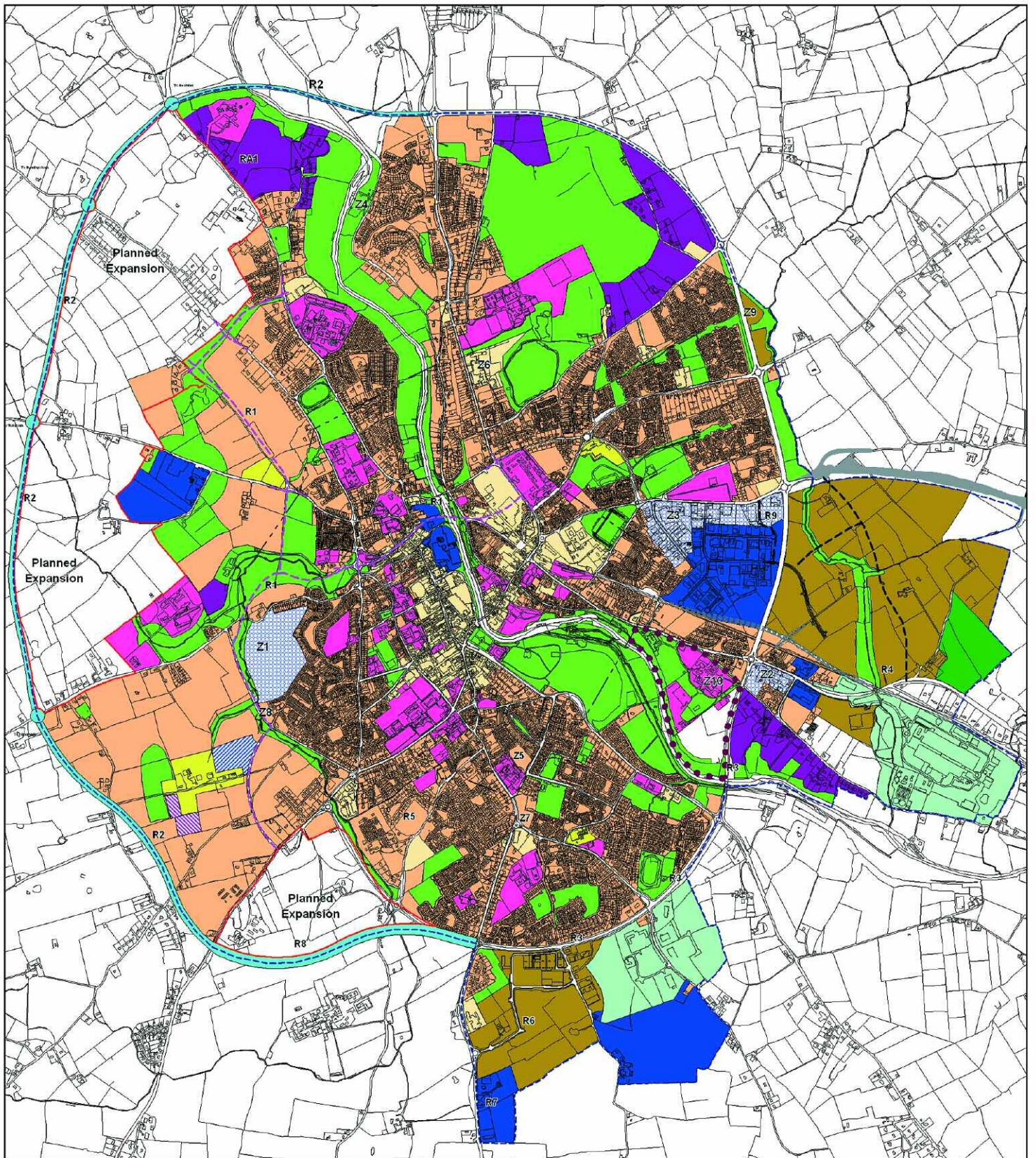
- RA1 - Create access points to the River Nore Linear Park as opportunities arise

9.5 Non-Conforming Uses

Throughout the City and Environs there are uses which do not conform to the zoning objectives for the area. Extensions to and improvement of premises accommodating these uses may be permitted where the proposed development would not seriously injure the amenities of the area or prejudice the proper planning and development of the area. In some cases, the Planning Authority may encourage relocation of permitted incompatible uses, for example by exchange of sites.

9.6 Transitional Areas

While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas, it is necessary that developments are designed in a manner which would not be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas particular attention must be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of these residential areas.



Kilkenny City & Environs Development Plan 2008-2014

Figure 9.1: Zoning Objectives Map



1: 10,000

Based on Ordnance Survey of Ireland Map.
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10 Requirements for New Development

The purpose of this section of the Plan is to encourage the creation of living and working environments of the highest quality by ensuring a high standard of design, layout and function for all development under the Planning Acts and Regulations, to conserve and build upon positive elements in the built and natural environment, and to protect amenities.

Development Control will be exercised by the Councils in a positive manner, having regard to the provisions of the Local Government (Planning and Development) Act 2000, and to the proper planning and sustainable development of the City & Environs, its amenities and the Councils' policies and objectives.

It is intended that reference to these standards will provide guidance and assistance to those who seek permission for development. However, it should not be assumed that compliance with the standards contained herein will automatically or necessarily result in a granting of planning permission, since the standards are merely a statement of general principles. Decisions regarding individual applications for development rest with the relevant planning authority and will be determined on a case-by-case basis in accordance with circumstances at the time an application is submitted. Developers are advised to consult with the Planning Authority prior to the preparation of detailed plans.

There may be instances where a conflict will arise between various policy objectives, and in such cases all issues will be assessed in the interests of the proper planning and sustainable development of the city and environs.

NOTE: "City Centre" is defined by the City Centre Local Area Plan

10.1 Access for Persons with Disabilities and the Mobility Impaired

All new developments shall have access for persons with disabilities and those who are mobility impaired, incorporated into the design of the building as an integral part of the proposal. The Council, in all its developments, will make provision for accessibility for all persons with particular regard for measures to enhance access for persons with mobility and visual impairment.

10.2 Urban Design

Sustainable communities have a high quality natural and built environment. They are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment and contribute to a high quality of life. They are safe and inclusive, well-planned, built and run, offer equality of opportunity and good services for all.

Planning for future housing must take account of the needs of a modern, dynamic and multi-cultural society, reflecting a diversity of housing needs.

Sustainability involves the construction of homes that are structurally sound, energy efficient, environmentally friendly and adaptable over time to changing

household needs. Best use must be made of the County's and City's land resources in the construction of new housing schemes by integrating housing provision with necessary transport and other physical infrastructure, social infrastructure and amenities.

POLICY

- **RND1 It is the policy of the Councils to encourage the establishment and maintenance of high quality sustainable residential communities.**

It is an aspiration of the Councils to carry out an Urban Design Guide for the City and Environs over the course of this Plan.

10.2.1 Qualities of Urban Design

Design is a creative, intuitive and subjective process. For planning to promote good design, it needs to guide and control the physical form of development. By guiding the physical form of development, the planning authority seeks to achieve quality defined by the attributes listed below.

Good urban design is rarely brought about by a local authority prescribing physical solutions, or by setting rigid or empirical design standards but by approaches which emphasise design objectives or principles.

The physical form of development can be described under the following headings:

<p>Layout: urban structure The framework of routes and spaces that connect locally and more widely, and the way developments, routes and open spaces relate to one other. The layout provides the basic plan on which all other aspects of the form and uses of a development depend.</p>
<p>Layout: urban grain The pattern of the arrangement of street blocks, plots and their buildings in a settlement. The degree to which an area's pattern of blocks and plot subdivisions is respectively small and frequent (fine grain), or large and infrequent (coarse grain).</p>
<p>Landscape The character and appearance of land, including its shape, form, ecology, natural features, colours and elements, and the way these components combine. This includes all open space, including its planting, boundaries and treatment.</p>
<p>Density and mix The amount of development on a given piece of land and the range of uses. Density influences the intensity of development, and in combination with the mix of uses can affect a place's vitality and viability. The density of a development can be expressed in a number of ways. This could be in terms of plot ratio (particularly for commercial developments), number of dwellings, or the number of habitable rooms (for residential developments).</p>

Scale: height

Scale is the size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person. Height determines the impact of development on views, vistas and skylines.

Height can be expressed in terms of the number of floors; height of parapet or ridge; overall height; any of these in combination; a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views.

Scale: massing

The combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces.

Massing is the three-dimensional expression of the amount of development on a given piece of land.

Appearance: details

The craftsmanship, building techniques, decoration, styles and lighting of a building or structure.

This includes all building elements such as openings and bays; entrances and colonnades; balconies and roofscape; and the rhythm of the facade.

Appearance: materials

The texture, colour, pattern and durability of materials, and how they are used.

The richness of a building lies in its use of materials which contribute to the attractiveness of its appearance and the character of an area.

Successful streets, spaces, villages, towns and cities tend to have characteristics in common. There is considerable overlap between the objectives and they are mutually reinforcing. The planning authorities wish to guide and control development in order to achieve the following qualities in the design:

Aspects of quality

Aspect	Policy
<p>Character A place with its own identity</p>	<p>To promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture.</p>
<p>Continuity and enclosure A place where public and private spaces are clearly distinguished</p>	<p>To promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas.</p>
<p>Quality of the public realm A place with attractive and successful outdoor areas</p>	<p>To promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people.</p>
<p>Ease of movement A place that is easy to get to and move through</p>	<p>To promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.</p>
<p>Legibility A place that has a clear image and is easy to understand</p>	<p>To promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around.</p>
<p>Adaptability A place that can change easily</p>	<p>To promote adaptability through development that can respond to changing social, technological and economic conditions.</p>
<p>Diversity A place with variety and choice</p>	<p>To promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.</p>

10.3 Residential Development Standards

POLICY

- **RND2 To encourage the well-planned and economic provision of residential accommodation on serviced lands.**

Planning applications for residential development shall have regard to the following standards and guidelines and policies of the Development Plan. These standards will be reviewed to take account of the Government Guidelines on Sustainable Residential Development in Urban Areas when adopted.

10.3.1 Housing Layout and Design

In new residential areas, it is the sense of place which should have priority. It is not the road layout, but the relationship of buildings to each other to create elegant spaces, which is paramount. It should be the aim of all involved in providing housing that new developments be based on a network of spaces rather than a hierarchy of roads, and a layout in which roads play their part but are not dominant.

The Planning Authority will require a high level of residential amenity conducive to a good quality living environment in new residential developments.

In all significant (the definition of significant being dependent on the particular local context) residential schemes a framework plan should be prepared at the outset and will be required as part of the application documents. The principal functions of the framework plan are:

- To establish that key characteristics are taken into account at the outset
- To establish the overall form of development based on the density and layout of the buildings and spaces
- To illustrate the contribution of the roads and streets network to the spatial hierarchy, as well as linking the development to the rest of the locality,
- To create a place of distinction, drawing inspiration from a neighbourhood's character,
- To harness intrinsic site assets and resources.

10.3.2 Density

As in the preceding Development Plan it is not intended to prescribe maximum residential density standards. The emphasis will be on providing quality-housing environments based on innovation and a design led approach.

A high standard of architectural design and layout will be required. The Planning Authority will seek to ensure that new developments have individuality and a sense of place, which is generated by the interaction between the physical characteristics and features of the site and its surroundings and the layout, landscaping and design of the new housing.

Residential density will be determined in principle by reference to the good urban design referred to above in conjunction with the following factors: -

- Existing densities in adjoining residential areas
- Compliance with quantitative and qualitative standards
- Capacity of the infrastructure to absorb the demands created by the development
- Existing features on the site
- Specified rear garden sizes.

In assessing applications for residential development the Planning Authority will have regard to the policies and objectives outlined in the *Guidelines for Planning Authorities on Residential Density*.

The appropriate residential density in any particular location will be determined by the following:-

- i) The extent to which the design and layout follows a coherent design brief resulting in a high quality residential environment;
- ii) Compliance with qualitative and quantitative criteria set out;
- iii) Proximity to points of access to the public transport network;
- iv) The extent to which the site may, due to its size, scale and location, propose its own density and character, having regard to the need to protect the established character and amenities of existing adjoining residential areas;
- v) Existing topographical, landscape or other features on the site, and;
- vi) The capacity of the infrastructure, including social and community facilities, to absorb the demands created by the development.

The same criteria will be applied to development proposals involving an increase in density on existing housing sites.

10.3.3 Gated Communities

Gated communities serve to exclude and divide communities and in no way support the creation of a permeable, connected and linked city.

POLICY

- **RND3 To discourage new housing developments that include gated communities in their plans.**

10.3.4 Bin Storage Standards

Each residential unit shall have adequate storage for three wheeled bins. Residential units with no rear access shall provided adequate storage for the bins to the front of the development, in contained units. In apartment schemes, bin storage shall generally be on the ground floor level of development, be adequately ventilated, screened from public view and adjacent to the block it serves. Where appropriate, the bin storage area shall be a separate structure to the apartment building.

10.3.5 Separation Distance between Houses

In general, there should be adequate separation (traditionally about 22 m between 2-storey dwellings) between opposing first floor windows. However, relaxation of this standard will be considered where the careful positioning of opposing windows can prevent overlooking even with shorter back-to-back distances. Windows serving halls and landings do not require the same degree of privacy as, say, balconies and living rooms.

A minimum of 2.3 metres shall be provided between the side walls of detached, semi-detached and end of terrace dwellings to ensure privacy and ease of access. A property boundary should ideally occur mid-way along this dimension.

10.3.6 Boundary Treatment of House Sites

Where the flank or rear boundaries of house sites abut roads, pedestrian ways or public open space, suitably designed screen walls 1.8 metres in height shall be provided. Where concrete screen walls are proposed they shall be suitably rendered and capped in an acceptable manner.

10.3.7 Housing Developments and Road Noise

The Environmental Noise Regulations SI No. 140 2006 requires that planning applications identify and implement noise mitigation measures within the zone of influence of existing national roads. Planning applications for housing developments along existing or planned National Routes will be required to have regard to these regulations.

10.3.8 Naming of Housing Developments

It is the policy of the Councils that the naming of new residential development should reflect the local and historical context of its siting as far as possible such as local names which reflect the landscape, its features, culture or history of the area in which the development is located. Also considered will be the names of historical persons associated with the area. The use of Irish names will be encouraged. The naming of residential developments shall be approved by the Planning Authority prior to the launching of any advertising campaign for a development.

10.4 Apartments

The design and layout of new apartments should provide satisfactory accommodation for a variety of household types and sizes – including families with children - over the medium to long term. Regard should be given to relevant Government Guidelines on this, including *Sustainable Urban Housing: Design Standards for Apartments*.

In general, apartments will be required to have the following minimum floor areas measured internal wall to wall:

Table 10.1: Minimum Floor Areas for Apartments

Apartment Type	Minimum Floor Area
One bedroom	46 sq.m
Two bedrooms	65 sq.m
Three bedrooms	93 sq.m

The standards apply to units on one floor; duplexes should provide the additional floor area required to provide for stairways and landings in accordance with the Building Regulations (approximately 10 sq. metres). All apartment schemes should provide for a mix of units; comprising of one-bedroom, two-bedroom and family units.

All living rooms, kitchens and bedrooms should minimise overlooking of adjoining/adjacent residences and should be so located so to avoid facing towards nearby high boundary or gable walls.

10.4.1.1 Apartments Open Space

Private open space can be provided in the form of rear gardens or patios for ground floor units, and balconies at upper levels. It is important that in the latter case adequate semi-private or communal open space, in the form of landscaped areas, should also be provided. Roof gardens offer only limited potential in this regard, due to climatic and safety factors, and should not form the major share of such space. Private open space at ground floor level should receive some sunlight, but also needs some form of screening to ensure privacy.

Balconies (or glass-screened “winter gardens”) need to be of a certain minimum width to be useful from an amenity viewpoint, being able to accommodate chairs and a small table. A minimum width of 1.5 metres for one-bedroom units, and 1.8 metres for apartments with 2 or more bedrooms, is recommended, generally extending for the full length of the external living room wall. While wider balconies might be desirable in certain cases, this has to be balanced against the need to avoid overshadowing the living room.

Site conditions, such as elevations facing north or overlooking busy streets, or tall buildings, may diminish the amenity value of balconies. Balconies may not be appropriate in historic areas. In such cases, it will be the designer’s responsibility to provide some form of compensating amenity for the occupants. This might take the form, for instance, of above-average sized living rooms and generous landscaped communal open spaces.

Balustrading to balconies should be safe for children. Vertical privacy screens should generally be provided between adjoining balconies.

10.4.1.2 Daylight and sunlight

The amount of sunlight reaching an apartment significantly affects the amenity of the occupants. Dual-aspect apartments are likely to maximise the availability of sunlight, but this solution may not always be possible (e.g. with corner units). Single-aspect apartments should allow the main living rooms to face south or west; north-facing units should be excluded. Particular care is needed where

windows are located on lower floors which may be overshadowed by adjoining buildings. The orientation of buildings within the site should maximise energy efficiency.

10.4.1.3 Storage Areas and Communal Facilities

Provision should be made in apartments for general storage areas (additional to minimum kitchen presses and bedroom furniture) for bulky items not in daily use, in the range of 3 sqm.

Table 10.2: Minimum storage space requirements

Apartment	Storage Space Required
One bedroom	3 sq m
Two bedrooms / 3 persons	5 sq m
Two bedrooms / 4 persons	7 sq m
Three or more bedrooms	9 sq m

Lifts should be provided for all apartment blocks of three or more storeys. There is a need to provide two lifts where the apartment building has more than six storeys and serve more than 60 apartments, where it would be unreasonable to expect people to climb stairs in the event of a lift breakdown. Lifts should provide access to basement car parks.

10.5 Open Space Requirements

Public open space is one of the key elements in defining the quality of the residential environment. It provides passive as well as active amenity and has important ecological and environmental aspects. In calculating the area of the open space, the area of roads, grass margins, roundabouts, footpaths and visibility splays shall not be taken into account.

10.5.1 Design of Open Space

Integrated pleasant, attractive and landscaped open space should form an intrinsic element of new residential development. The precise location, type and design of open space provision will be negotiated with developers according to the specific characteristics of the development, the site and its context. All open spaces proposed by developers should be designed and set out by suitably qualified landscape architects or similar design professionals so as to ensure a high standard and consistency with good design and layout practice.

Developers should consider providing a variety of open spaces both formal and informal semi-natural areas should be provided such as wetlands, woodlands, meadows, green corridors as well as formal gardens, and seating areas. These elements work best as part of a structure to the provision of open space.

The Planning Authority will normally expect all public open space provision to take account of the following general principles:

- Public open space should be provided in a comprehensive and linked way and designed as an integral part of the development, rather than as an afterthought.
- Wherever possible the majority of open space should be multi-functional. Areas providing for informal amenity and children's play can often successfully be combined.
- Public open space should be well designed from a visual perspective as well as functionally accessible to the maximum number of dwellings within the residential area.
- Attractive natural features should be protected and incorporated into open space areas.
- Public open space areas should be provided with a maximum amount of surveillance from dwellings within the estate.
- Open space should be suitably proportioned and narrow tracts, which are difficult to manage, should not be acceptable.
- The use of hard landscaping elements such as paving or cobbled areas should play an increasingly important role in the design and presentation of open space concepts.
- The provision of open space to serve new residential developments should be on a hierarchical basis varying in size from large regional parks to small children's play area and passive recreation spaces close to peoples' homes.

To ensure implementation of open space provision the Councils will attach appropriate planning conditions to permissions, and where necessary will enter into agreements with developers. These will provide for the laying out and landscaping of open space areas in accordance with a details scheme to be agreed with the Councils.

10.5.1.1 Open Space in New Residential Development.

The Borough and County Councils will not normally permit new residential development unless public open space is provided within the development to a minimum standard of 2.4 hectares per 1,000 population or greater. A reduction to this standard will only be permitted in exceptional circumstances as determined by the local authority. Where such a relaxation occurs the provision of open space within any scheme should not be below 10% of the site area.

Where a proposed development is located in close proximity to an established park area or zoned open space this may be relaxed depending on the nature and quality of existing provision.

Developers will be required to make suitable provision for the future management and maintenance of open space required under this policy where spaces and facilities are not taken in charge by the Local Authority.

Reduced provisions may be acceptable in urban locations where there are more sustainable patterns of development and maximum use can be made of urban land or redevelopment schemes where open space is already available. With relatively high densities such as townhouses or apartments, good quality landscaped open space should be provided.

Open space provision for smaller residential developments and schemes catering for special needs such as accommodation for the elderly will be considered more

flexibly on its merits and having regard to the requirements of likely future residents.

POLICY

- **RND4 To secure a high quality of design layout and landscaping in all new residential developments consistent with the Residential Density Guidelines.**

10.5.1.2 Provision of Sports and Recreation Facilities

Developers will be required to make provision for sports and recreational infrastructure commensurate with the needs generated by that development and the capacity of existing facilities in the area to cater for existing and future needs. Residential planning applications in excess of 200 units will require a recreational needs assessment. This assessment should have regard to the Kilkenny Open Space, Sport and Recreation Study for the City and County and any future developer contribution scheme. Recreation provision should form an integral element of development proposals. Where provision is not provided on-site it may be directly provided off-site.

The Council will apply Table 6.2 as guidelines.

10.5.2 Public Open Space

10.5.2.1 Play Space

A standard of a minimum of 10 sq. m. of dedicated playable space per residential unit is to be provided as an integral part of each new development. This playable space can form part of the overall open space provision of a development but must be dedicated to play.

This space is to be distributed throughout the development and should take into account the presence or lack of existing off-site provision. The total space requirement should be broken down into the relevant typologies taking account of the maximum walking distances from residential units given below. All children and young people should have access to play space which should be within a reasonable and safe walking distance from home.

To ensure that children and young people are guaranteed this access to play space the following standards should be observed when new residential developments are being laid out:

Play Space Type	Maximum walking distance from residential unit
Doorstep Playable Space	100m
Local Playable Space	400m
Neighbourhood Playable Space	800m
Youth Space	800m

Doorstep playable space suitable for younger children can be included in smaller areas while the other play spaces will require larger areas. The doorstep playable space should be laid out to include a mixture of fixed equipment such as rockers, cradle swings, carousels, slides and junior multi units together with the use of sand, water and other materials for creative play. The use and manipulation of a

site's topography and existing features such as trees, rocks, water courses etc. should be an integral part of the creation of the play space.

The local playable space should include a mixture of rockers, swings, carousels, multi units, space nets and balance beams among other items of fixed equipment suitable for children up to 12 years of age together with the use of sand, water and other materials for creative play. The use and manipulation of a site's topography and existing features such as trees, rocks, water courses etc. should be an integral part of the creation of the play space.

A neighbourhood playable space should be an extension of both the doorstep and local playable space with a wider range of play equipment and range of play opportunities providing a challenging, stimulating play environment.

Youth space should include detailed proposals to provide for the recreational requirements of young people over 12 of an area. Any set of proposals shall take into account the existing level of provision in the surrounding area and will attempt to deal with existing deficiencies.

The provision of playable space will be required as part of the overall Framework plan for any new residential development, see Section 10.2.1. It should be included in the proposed development from the outset to ensure that there is clarity about the location, size and function of facilities. The Parks Department of the Council should be consulted at the earliest possible opportunity during the preparation of a development proposal to ensure that the best possible outcome is achieved.

10.5.3 Private Open Space

An adequate amount of private open space should be provided within the curtilage of each dwelling. In general the requirement will be 60 to 75 sq.m minimum for 3/4/5 bedroom houses in order to ensure that most household activities are accommodated and at the same time offers visual delight, receive some sunshine and encourage plant growth. Private open space will be measured from behind the front building line.

The boundaries of rear gardens should generally be provided with a permanent durable barrier with a minimum height of 1.4 metres. Where rear gardens back onto public areas, excluding a public roadway, this height should be increased to 1.8 metres.

It should be noted that in the case of apartments and duplex apartments private open space will be provided in the form of landscaped areas, courtyards, terraces/patios and balconies. Roof gardens will also be considered provided they are easily accessible, secure and attractively landscaped. The following open space requirements apply:

Table 10.3: Open Space Requirements

Type of Unit	Required Open Space
3/4/5 bedroom houses	60-75 sq.m
1/2 bedroom houses	48 sq.m
1 bedroom apartment	10 sq.m
2/3 bedroom apartment	15-20 sq.m

10.6 Home-Based Economic Activities

Home-based activities are defined as small-scale commercial activities, which are secondary to the use of the premises as a residence. They are permitted where the primary use of the dwelling remains residential and where the amenity of surrounding residences is not adversely affected. The planning authority, in considering applications for such uses, will consider the following:

- The nature and extent of the work;
- The effects on the amenities of adjoining properties particularly as regards hours of operation, noise and general disturbance;
- The anticipated levels of traffic generation; and
- The generation, storage and collection of waste.

Over the counter services, business signage, advertising hoardings, security gates/grills and excessive security lights are not normally appropriate in a residential area and should be subject to appropriate restrictions. The local authority may grant a temporary permission of two/three years for home-based economic activities to facilitate on-going monitoring of the activity.

10.6.1 Plot Ratio

Plot ratio is the relationship between site area and the total floor area of the buildings erected on it. The plot ratio is calculated by dividing the gross floor area of the building by the site area.

Plot ratio = Gross Floor Area divided by gross site area.

The purpose of plot ratio is to prevent adverse effects of both over-development and under-development on the amenity and the layout of buildings, to achieve desirable massing and height of buildings, to balance the capacity of the site and street frontages. It is recommended that a maximum plot ratio of 2.0 be set for the city centre and 1.0 for all other areas. The Planning Authority will permit higher plot ratios only in cases where exceptional standards of design are achieved.

10.6.2 Site Coverage

The purpose of site coverage control is to prevent over-development, to avoid overshadowing and to protect rights to light of adjoining properties. The maximum normal site coverage for uses in all areas is 65%. In the city centre, site coverage may be allowed to increase up to 85% or up to the existing site

coverage. In some cases, a higher percentage may be allowed, subject to the proper planning and sustainable development of the site.

Site coverage = Ground floor area divided by gross site area.

10.7 Subdivisions

10.7.1 Subdivision of Existing Residential Units

The subdivision of existing residential units into a number of smaller residential units should be discouraged. Applications for permission to subdivide or change the use or part of the (residential) premises in this regard shall be considered in certain limited cases. The design of developments shall be such that it complements the existing layout or streetscape and shall not interfere with the residential and other amenities of the area and shall provide a suitable quality of residential amenity for all the proposed units.

10.7.2 Granny Flats/Extensions

A 'family' flat refers to a sub-division or extension of a single dwelling unit to accommodate a member of the immediate family and is generally acceptable, provided it is not a separate detached unit and that it is possible to provide direct access to the remainder of the house. There shall be no permanent subdivision of the garden. The flat shall not be let or sold, other than as part of the overall property and shall revert to being part of the original house when no longer occupied by a family member. The design should ensure that the flat forms an integral part of the main dwelling unit capable of reintegration for single family use.

The principal requirement for any proposed domestic extension is that the design should have regard to the need for light and privacy of adjoining properties. The form and design of the existing building should be followed and the extension should integrate fully with the existing building by using similar detailing and window proportions. The character and form of the existing building should be respected and external finishes and window types should match the existing.

10.8 Archaeology

It is the policy of the local authorities to ensure that archaeological material is not disturbed so that an opportunity will be given to investigate and record any material of archaeological value that may be found or to protect them in-situ on sites. Developers are advised to consult the Heritage Council's *Archaeology & Development: Guidelines for good practice for developers* (2000) in this regard.

In areas designated of Archaeological Interest in the Sites and Monument Record or the Urban Archaeological Survey by the Office of Public Works, developers shall consult with the Planning Authority at the earliest possible stage prior to development works, including the digging of trenches or foundations. Where development is permitted on or in the vicinity of a listed archaeological site, or within an area of known archaeological interest, it shall be normal to require the developer to make provision for archaeological remains to be retained in situ below new development.

In cases where permitted works will impinge on known archaeology, the developer will be required to:

- Employ a licensed archaeologist at the applicant's expense to carry out trial excavations in advance of development;
- To liaise and consult with the Department of the Environment, Heritage and Local Government on all matters affecting the sites and monuments in its charge;
- Adjust building lines and construction methods to avoid damage to remains so far as practicable.

Developers may be required to contribute to and to allow a reasonable time for excavation, monitoring, recording and/or removal of any features prior to the commencement of development. Important sites shall be left physically intact wherever feasible.

10.9 Construction Standards

Standards for site development works and, in particular, footpaths, sewers, drains and water supply shall be in accordance with the Building Regulations and the *Recommendations for Site Development Works for Housing Areas* (1998) published by the Department of the Environment and Local Government.

In addition the following are the requirements of the Planning Authority:

- Road carriageway construction shall be of flexible type with bituminous surface or other approved paving.
- All pavement kerbs shall be ramped at pedestrian crossing points to facilitate ease of access.
- Grids on gullies shall be of lockable type and shall be set at right angles to the roadway.
- Nameplates to streets and estates to a standard satisfactory to the Planning Authority shall be provided and erected. The proposed name of the housing estate should be lodged with the planning application. All nameplates shall be bi-lingual, preferably making use of established local places names.
- Street furniture should be carefully located so as not to obstruct footpath users with prams or wheelchairs.

- Traffic signs shall be provided as required by the Planning Authority.
- All sewers to be taken in charge by the Planning Authority shall have a minimum diameter of 225mm.

The Planning Authority will normally require that all wires and cables for the provision of public utility services shall be ducted underground to preserve the amenity and visual character of an area, and in the interests of public safety.

10.10 Sustainable Building

10.10.1.1 Daylighting and Solar Gain

The creation of a satisfactory microclimate for a housing scheme requires a balance between the provision of wind shelter and optimising the availability of

daylight, sunlight and solar gain. The orientation of the dwelling on site, the internal layout of the dwelling and window orientation, can affect significantly the level of daylighting within the dwelling and the impact of solar gain on internal temperature. Where feasible, the main habitable rooms should have south and/or west facades. It is also desirable that bedrooms have a southerly or easterly aspect. Circulation and ancillary areas may be located on the north side. For all dwellings, including apartments, at least one main living room should be facing within 90° of due south. As high a proportion as practicable of the glazed areas of the dwelling should be facing within 30° of due south so as to maximise solar gain. The amount of north facing glazing should be minimised. Depending on site layout and degree of over shading by trees or other buildings in summertime, it may be necessary to make provision for shading against excessive solar gain. For rooms likely to experience high levels of solar gain, at least some elements of the room enclosure should have high thermal capacity, e.g., masonry or concrete components.

10.10.1.2 Fuels and Heating

Efficiency, affordability and environmental impact, e.g., emissions of CO₂ and other harmful gasses, are particularly important in the context of sustainability. It is recognised that natural gas is the most efficient non-renewable source of fuel for space heating. However, where this is not available, designers may wish to consider the possibility of utilising renewable sources of energy such as solar collectors, photo-voltaic, hydropower, wind power, wood pellets, biogas, geothermal sources, or where available local source of waste heat energy etc.

For apartment buildings over 1000m², the Energy Performance of Buildings Directive, requires designers to carry out a feasibility assessment of alternative energy systems before construction. The preferred methodology for assessing the feasibility of such sustainable energy systems shall be the Sustainable Energy Ireland software tool or other acceptable methodology. This shall also be applied to residential developments of more than 10 units.

The Council will assess alternative methods for heating County Hall.

10.10.1.3 Construction Materials

The design should ensure that, as far as possible, standard sizes of materials and components can be used, with minimum need for on-site modification and associated construction waste. In addition, in relation to materials for internal finishes and fittings, designers should choose non-toxic materials. Care should be taken to limit emissions of pollutants such as formaldehyde, solvent vapours and other volatile organic compounds that can adversely affect indoor air quality.

External finishes should be durable and maintenance free, as far as possible, particularly in inaccessible areas or areas which cannot easily be reached for maintenance purposes.

10.10.1.4 Water

The design should aim to conserve potable water, insofar as practicable. Water saving fittings, e.g., showerheads, taps, toilet cisterns and other appliances should be used, where feasible and acceptable. Consideration should be given

to the collection and safe storage of rainwater and its use for purposes other than human consumption.

10.10.2 Green Public Procurement

Green Public Procurement is the approach by which Public Authorities integrate environmental criteria into all stages of their procurement process, thus encouraging the spread of environmental technologies and the development of environmentally sound products, by seeking and choosing outcomes and solutions that have the least possible impact on the environment throughout their whole life-cycle.

POLICY

- **RND5 The Councils will endeavour to use green public procurement where possible and will liaise with and seek support from ICLEI (Local Governments for Sustainability) to develop a procurement policy in line with National Guidelines and International Best Practice.**

10.10.3 Building Height Control

The following considerations will be taken into account in deciding an application for high buildings and other high structures:

- Overshadowing and consequent loss of light caused to surrounding property
- Overlooking (particularly of residential property) and consequent loss of privacy to surrounding premises
- Disruption of scale of the streetscape
- Does it detract from historic buildings or spaces or important landmarks?
- Effect on existing buildings having special value (for example, a spire, dome, tower or other high building)
- Views obscured
- Obtrusion on the skyline
- Scale of the building in relation to its open spaces and buildings
- Is site large enough to give visual transition
- Purpose or civic importance of the building
- Effect on micro-climate
- The need to create a positive urban design
- Analyse impact at city wide and at a local scale

Where in the opinion of the Planning Authority, a location for a high building is acceptable the building itself should be of outstanding architectural quality, creating a building which is elegant, contemporary, stylish, and in terms of form and profile, makes a positive contribution to the existing skyline.

10.11 Building Lines

The Planning Authority will normally seek to ensure that development is not carried out in front of established building lines. Generally, it will be an aim to create a continuous building line along a street edge. Consistent building lines will also be encouraged in the design of neighbourhood centres and in new industrial/business park developments, where buildings will have a clear relationship with each other. In built up areas development, which would

infringe on an existing building line and would be prejudicial to residential amenity, or orderly development will not be allowed.

Building lines may be relaxed in the following cases:

- to incorporate key landscape features into the development layout,
- to incorporate key landmark buildings,
- for innovative designs which can positively enhance the townscape,
- for innovative housing layouts, where the traditional set back from the public footpath is flexible due to new designs, with a decreasing emphasis on the minimum required space to the front of dwellings,
- to provide important areas of public open space, i.e. squares.

10.12 Parking and Loading

All new development will normally be required by the Planning Authority to provide adequate off-street car parking facilities. Such facilities shall cater for the immediate and anticipated future demands of the development, and shall be located within the site or in close proximity to such development. In residential schemes parking should be secure and attractive and should be provided as close as possible to the dwellings served.

In the city centre where car parking cannot be provided on site, a development contribution towards the provision of public car parking will be required.

Car parking facilities shall generally be provided behind established building lines in each development and shall be screened. The dimension of car parking bays shall be 4.8m by 2.4m. Car parking areas shall be constructed having regard to drainage, surfacing and ancillary matters. They should be provided with proper public lighting facilities and shall be clearly demarcated. All car parking areas should be properly landscaped by the provision of trees, shrubs and grassed areas in order to ensure that damage to the visual amenities is avoided.

Underground car parking facilities may be an alternative solution to the provision of car parking for inner city developments, subject to archaeological investigations.

In all developments of an industrial or commercial nature, developers will be required to provide loading or unloading facilities sufficient to meet the demand of such development. Off-street loading facilities shall conform to the following requirements:

- Each required space shall not be less than 3.75m in width, 6.0m in length and 4.25m in height, exclusive of drives and manoeuvring space and located entirely on the site being served.
- There shall be appropriate means of access to a street or road as well as adequate manoeuvring space.
- The maximum width of the driveway opening onto the street boundary will be 6m and the minimum width shall be 3.75m.

The Planning Authority may modify the requirements of loading and unloading facilities in any particular case where it considers it would be in the interests of proper planning and sustainable development of the area to do so. Parking and

service spaces must be located on site so as to prevent street obstruction and should be located where possible to the rear and side of the buildings and in such a manner to ensure minimal impact on the amenity of adjoining properties.

During the period of the last Plan the City Centre Local Area Plan was adopted and car parking provision for the City Centre Area was set out in that document. The table below incorporates the provisions of the City Centre Local Area Plan.

Table 10.4: Car Parking Standards

Land Use	Parking Spaces per Unit
Dwelling House	2 car parking space per unit and 0.25 per dwelling for visitor parking in suburban areas 1 space per unit in city centre with visitor parking to be provided from off site public parking provision.
Apartments	1.25 spaces per unit in suburban areas 1 space per unit with visitor parking to be provided from off-site public parking provision
Schools	1 space for every classroom plus 4 additional spaces
Churches, theatres, public halls	1 car space per 10 seats in suburban areas. 1 space per 15 seats in the city centre
Hotels, hostels and guesthouses	1 car space per bedroom In the city centre 1 space per bedroom Smaller developments can be facilitated by public parking in the vicinity of the development.
Public houses, inc hotel bar	1 car space for every 20 m ² of bar and lounge floor area in the City Centre and 1 car space per 10 m ² of bar and lounge floor area in all other locations.
Hotel function rooms	1 space per 10 m ² 1 space per 20 m ² gross floor area in the City Centre.
Shopping centres, supermarkets, Department stores	1 space per 25 m ² gross floor area
Shops	1 car space per 30 m ² gross floor area in City Centre 1 space per 20 m ² gross floor area in suburban areas
Restaurants, cafes	1 car space per 20 m ² gross floor area in both City Centre and suburban areas. In the City Centre parking from public provision
Banks and offices	1 car space per 15 m ² of gross floor area in suburban areas 1 space per 25 m ² gross floor area in the City Centre
Industry	1 car space for every 60m ² of gross industrial floor area
Warehousing	Each application will be determined by the Planning Authority
Retail Warehousing	1 car space for every 35 m ² of net retail floor space.
Golf	4 car spaces per hole
Par 3 golf courses or Pitch and Putt courses	2 spaces per hole

Sports grounds and sports club	Each application to be determined by the Planning Authority
Golf driving ranges, Shooting ranges	1 space per bay/ trap plus 3 spaces
Clinics and Medical Practices	3 car spaces per consulting room plus staff 1 per consultant + 1 per public room in the city centre
Hospital	1.50 spaces per bed
Nursing Home	1 space per 4 bedrooms plus staff

Predominantly night-time land uses within the City Centre will not provide any parking spaces exclusive to that development unless a specific need can be demonstrated. A financial contribution will be levied for the provision of public parking facilities within the vicinity of the development. This levy will be based on a defined parking standard for such developments as detailed in Table 10.3.

In the case of any use not specified above, the Planning Authority will determine the parking requirements, having regard to the traffic levels likely to be generated as a result of the development. Where a number of uses are contained within one development, the various uses shall be separated and the overall parking requirements for the development shall be assessed relative to each separate use in order to compute the overall parking requirement for the development (e.g. in a hotel the function rooms, bars etc. shall be assessed as separate from the bedroom provision).

However, where a developer can demonstrate to the satisfaction of the Planning Authority that parking spaces will be utilised throughout the day by a number of different users, availing of different facilities within a proposed development, the Planning Authority may, in the interest of sustainability, take this multi use into account when assessing parking needs. In addition to the above requirements, developers will be required to provide and maintain loading and circulation facilities sufficient to meet the likely demand of each development.

10.13 Infill Development

Within the city infill development and refurbishment schemes will be required to pay particular attention to the local architectural character and materials in use and the requirements of any Architectural Conservation Area within which the site is located. In the wider City and suburban areas infill and backland development will also have to pay particular attention to the local character of the area in terms of blocks, plots and buildings. Development will only be considered if it:

- Will not detract from the character of the area,
- Will not be detrimental to the residential amenities of the area,
- Will not be prejudicial to the proper planning and development of the area.

Contemporary infill proposals will be considered on their own merits.

10.14 Shopfronts

In order to conserve the distinctive character of Kilkenny City, it is the policy of the Planning Authority to encourage the maintenance of original shopfronts, or the reinstatement of traditional shopfronts where poor replacements have been installed. In the maintenance and reinstatement of traditional shopfronts, the Planning Authority will in particular encourage the use of local craftsmanship such as hand-painted signage and carpentry.

In new buildings the proposed shopfronts should have regard to the existing shopfronts on the street and should complement both the building and the street. In existing buildings the original fascia line should be maintained and not excessively enlarged or lowered.

Modern 'multiple' formats which have adopted a 'corporate image' will not necessarily be allowed to use their standardised shopfront design, corporate colours and materials. Such companies should be encouraged to ensure that their particular fascia takes account of the character of the street and local area. The construction of nameplate fascias linking two or more buildings of different architectural design and character is generally unacceptable. The removal of street doors giving separate access to upper floors will not be permitted unless alternative separate access is provided.

10.15 Security Shutters

The installation of security shutters can visually destroy and deaden the shopping street at night and thereby detract from the environment of the city. The erection of a security shutter and its associated screening requires planning permission. The Planning Authority will discourage the use of such shutters.

Where security shutters are considered to be essential because of the type of business transacted or goods stored the Planning Authority may permit them provided that they meet the following criteria:

- They must be open grille type (not perforated or solid)
- They must be painted or coloured to match the shopfront colour scheme
- Where possible they must be located, together with their associated housing behind the window display.

Alternatives to roller shutters such as the use of demountable open grilles will be preferred where security needs are involved.

10.16 Canopies and Blinds

Blinds were traditionally incorporated into the shop front fascia and designed to retract into it when not required. This is still the best way to handle a blind where one is required. The curved or Dutch canopy is unsympathetic to the traditional streetscape. They also obscure the shopfront detail neighbouring advertising and they deteriorate with age. These will not be permitted. The use of plastic canopies will be discouraged.

10.17 Lighting

Internally illuminated fascias or projecting box signs will not be permitted. Concealed strip or flood lighting of fascias and traditional hand painted signs lit by spotlight may be an acceptable alternative.

10.18 Advertising and Signposting

Advertising signs, separately, or more particularly in groups, can often cause injury to visual amenities, and can detract from the appearance of an area or a building; this is especially so when they are out of scale and character with their surroundings. They can also be a major distraction to road users and frequently result in traffic hazard. It is the policy of the Planning Authority to strictly control all advertising signs in relation to their location, design, materials and function.

Specific policies in relation to signage are referred to in Section 7.7, Architectural Conservation Areas.

Advertising in the City and Environs shall be controlled as follows:

- Signs will not be permitted where they interfere with the safety of pedestrians, the safety and free flow of traffic or if they obscure road signs.
- Signs shall be sympathetic in design and colouring, both to the building on which it will be displayed and its surroundings.
- Signs shall not obscure architectural features or details.
- Signs will not be permitted above eaves or parapet levels.
- Traditional painted sign writing or solid block individual lettering will be encouraged as will traditional or wrought iron hanging signs. The use of neon, plastic, PVC, Perspex flashing, reflectorised or glitter type signs on the exterior of buildings or where they are located internally but visible from the outside will be prohibited.
- Projecting signs, banners and flagpoles will be restricted in size and number to prevent clutter.
- Temporary hoardings may be approved where they can be used for the screening of building sites or land, which is unsightly.
- Signs attached to buildings are preferable to those on freestanding hoardings.
- Signs shall not be permitted to project above the roofline of buildings.
- Favourable consideration may be given, in consultation with business groups, to the erection of composite advance signs on which the facilities available in the city will be declared. Due to the damage which a proliferation of large, competitive advance signs can cause to the appearance and image of the important entrance routes into the city, the local authorities will seek to phase out individual advance signage as the opportunity arises.
- 'B&B' signage will be restricted to one sign per premises and no directional finger post signs will be permitted.

10.19 Telecommunication Antennae

Telecommunications antennae should be located so as to minimise any negative visual intrusion on the surrounding area, especially on landscapes or streetscapes of a sensitive nature. The preferred location for telecommunication antennae is

in industrial estates or areas zoned for industry or in areas already developed for utilities.

The use of tall buildings or other existing structures is always preferable to the construction of an independent antennae support structure. Sharing of installations (antennae support structures) will be encouraged where it is deemed to lead to a reduction in the visual impact on the landscape or townscape. All applicants must satisfy the Planning Authority that a reasonable effort to share the installations has been made.

10.20 Automatic Teller Machines

The planning authority will strictly control the location of Automatic Teller Machines (ATMs) having regard to the following:

- The need to protect the character of the street, building or shop front into which they are to be incorporated into especially buildings on the Record of Protected Structures.
- The design and location must be such that they are safe and easily accessible.
- Canopies, signs and logos shall be discreetly incorporated into the overall design
- The avoidance of a traffic hazard
- Satisfactory arrangements are made in relation to litter control.

The provision of ATMs at petrol stations will be encouraged to facilitate drivers wishing to use them. In general, ATMs will not be provided where customers queuing may cause disruption to pedestrians.

10.21 Fast food take-aways

The policy in the previous Plan was to actively discourage and prohibit take-away/fast-food outlets. However the reality is that there are several such facilities within the City & Environs and the prohibition was restricting market operators. The prohibition of the hot food take-aways resulted from the impacts of noise, odour, litter and anti-social behaviour late at night.

In this Plan it is intended to relax the prohibition on take-away food outlets but to restrict their development. A proliferation of hot food take-aways will not be permitted in any particular area. The location of a fast food take-away in neighbourhood centres, with complementary uses such as the convenience shop, chemist, video/DVD rental unit etc., would cut down on multiple trip generation in an area.

Planning applications for new fast food take-away uses will be considered on their own merits. Regard will be had to the impact of the take-away on the amenities of the area, including noise, odour and litter. The Planning Authority may impose restrictions on opening hours of such uses as a condition of a planning permission. Full shopfront details will be required at application stage to assess the visual suitability of proposals in the area.

10.22 Night Clubs/Public Houses

In order to maintain an appropriate mix of uses and protect night-time amenities in Kilkenny City & Environs the local authority will, through the appropriate use of its development management powers, prevent an excessive concentration of pubs, bars, nightclubs and hot-food take-aways in any one area. The Councils will ensure that the intensity of any proposed use is in keeping with both the character of the area (i.e. residential, mixed use, etc.) and with adjoining businesses, when development proposals are being considered. Along with general planning issues such as traffic, waste etc., the following issues will also be considered in the assessment of applications for new premises and extensions to premises:

- The amenity of nearby residents, i.e. general disturbance, hours of operation, car parking, litter and fumes.
- New buildings must be designed to prevent noise escaping and with adequate provision for refuse disposal, storage and collection.
- The need to retain a suitable diversity of uses in the city centre throughout the day and evening to maintain the vitality and viability of the City.
- An important consideration for the local authority will be the number and frequency of such facilities and events in such facilities.
- Facade design will be carefully controlled by the planning authority and in particular the type and degree of advertising signage and lighting. The design shall respect the character of the street and the buildings.

10.23 Childcare Facilities

Kilkenny Local Authorities recognise the social, educational and economic importance of encouraging the development of a broad range of childcare facilities within the City and Environs. They also recognise that childcare must be conveniently located.

Childcare is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children and therefore includes pre-schools, day-care services, crèches, playgroups and after-school groups. The provision of amenable and accessible childcare is an important aspect in the proper planning and sustainable development of new and existing communities.

It is the policy of the Councils to implement the *Childcare Facilities – Guidelines for Planning Authorities* as published by the DOELG in 2001. Where a large housing development is proposed, i.e. seventy five houses or more the planning authority will require the provision of a purpose built unit for childcare on the site which shall have regard to the existing level of childcare provision in the area. The Council will operate this requirement in a flexible manner.

In general childcare facilities will be assessed on the following:

- The suitability of the site/premises for the type and size of facility proposed, taking into consideration the effects on the existing amenities of the area.

- Adequacy of vehicular and pedestrian access and parking provisions, which may be required to include satisfactory and safe collection/drop-off areas where appropriate, for both customers and staff where it is merited by the scale of the development and the resultant intensity of vehicular movements.
- Provision of an adequate outdoor play area within the curtilage of all full day care facilities. This outdoor play area shall be so located to have minimum impact on the amenity of surrounding properties, particularly in residential areas and should also be separate from car parking and service areas.
- The design of the structure and capability of it being assimilated satisfactorily in to the built environment.
- Ease of accessibility for all.

Applications for crèches, playschools and pre school facilities shall be accompanied with information in relation to details of the proposed opening times, proposed number and age range of children, proposed number of staff, internal floor areas devoted to crèche, excluding areas such as kitchens, toilets, sleeping and other ancillary areas, details of external play areas and car parking arrangements for both parents and staff. Developers are advised to refer to the Department of the Environment and Local Government Guidelines on Childcare Facilities.

10.24 Nursing Homes

The need for nursing homes and residential care homes in the City & Environs is anticipated to grow into the future and these facilities should be integrated wherever possible into the established or planned residential areas of the City & Environs where their residents can avail of reasonable access to local services.

In determining planning applications for a change of use from a residential dwelling or other building to a nursing home the following will be considered:

- Whether such a use would not give rise to a traffic hazard and off-street car parking,
- The proximity to local services and facilities,
- Whether the size and scale is appropriate to the area.

10.25 Petrol and Gas Filling Stations

A petrol station may include the following: petrol pumps, diesel pumps, gas dispenser, storage tanks, hose pipes and other vehicle services i.e. car washing, oil, water and air. It may also include the sale of goods related to motor trade, a cash kiosk, and a canopy over the pumps and provision of minor repairs, oil and tyre changes.

Ancillary retail uses may be permitted such as small convenience type shops with a floor area generally not exceeding 100 sq metres of sales space. However, planning applications for the provision of such shops shall be applied for specifically. The layout of the station forecourt should be arranged to allow dedicated parking for those shopping at the shop.

The most suitable location for petrol filling stations and associated commercial developments is on the outskirts of the city and within urban speed limits. They will not be permitted at locations where because of their appearance, noise, fumes etc. they would be injurious to the amenities of the area, nor will they be permitted in areas where there are traffic hazards or where hazards might be likely to arise.

Any application for a new petrol filling station should provide sufficient road frontage, clear visibility, two points of access, sanitary convenience for public use, and the surface of the forecourt shall be graded, surfaced with bitumen macadam or other suitable material and drained to the satisfaction of the planning authority. A petrol/oil interceptor trap shall be fitted to the surface water drainage system.

10.26 Control of Major Accident Hazards Directive (Seveso II Directive)

This EU Directive 96/82/EC seeks to prevent major industrial accidents involving dangerous substances and to limit the consequences of accidents on people and the environment.

It is an objective of the Planning Authority to control, having regard to the provisions of the EU Directive, and any regulations giving effect to that Directive the following:

- Developments within the vicinity of existing Seveso site areas;
- The proposed development of a new Seveso establishment; and
- The modification of an existing establishment.

It is an objective of the local authorities to reduce the risk and limit the consequences of major industrial accidents by, where appropriate, taking into account the advice of the Health and Safety Authority when proposals for development as outlined above are considered.

10.27 Cycle Facilities

Kilkenny Borough Council and Kilkenny County Council shall require cycle facilities to be provided with any new development proposals. Bicycle parking stands should be provided in a secure and safe location, which is overlooked and provides easy access to entrances and exits.

The number of stands required will be one quarter the number of car parking spaces required for the development, subject to a minimum of one stand.

10.28 Multi-storey Car Parks

All applications for multi-storey car parks must be accompanied by a report consisting of recent quantitative data, which illustrates the need for parking spaces in the area proposed. The report should contain an assessment of this data by a competent consultant on the likely impact of the car park on the city. Each application for a multi-storey car park will be considered on its own merits. The height and design of multi-storey car parks should be sensitive to the receiving environment. It is preferable that the street edges of the multi-storey car park be wrapped in active commercial uses, such as retail, office etc. wherever feasible.

10.29 Housing on lands Zoned for Agriculture

On lands zoned for agriculture within the development boundary for Kilkenny City and Environs, Waterford City Environs, Callan, Castlecomer, Thomastown, and Graiguenamanagh housing will be restricted to the following categories of persons:

- Immediate members of farmer's families (sons & daughters) and/or
- Persons whose primary employment is in agriculture, horticulture, forestry or bloodstock, or other rural based activity in the area which they wish to build.

The basis of this policy is to preserve the existing agricultural use of the areas zoned for this purpose, to prevent speculation in land and to prevent urban generated development which would interfere with the operation of farming and prejudice the future planning and development of the area.

It is not the intention of the Council that all land within a development boundary designated would be zoned for development in the short term but that the lands would be released on a phased basis over a medium to longer term. The mere inclusion within the boundary confers no additional rights to development and landowners should have no expectation that building development will be allowed.

10.30 Tree and Hedgerow Preservation

The Councils will encourage the protection of all mature trees and hedgerows which occur on development sites and roads, and as part of the application process may require the submission of tree and hedgerow surveys to accompany applications for development. All trees with a diameter of 75mm and above (measured at a height of 1.4m above ground level) should be included in the survey. Hedgerows should be surveyed by reference to species, branch canopy, spread, shape, height and condition. Remedial works should also be indicated where appropriate and trees should be identified on site with suitable tags. Provision should be made in the site layout for incorporating specimen trees that are in good condition.

In any new development new planting may be required in the interests of the protection of residential amenity, particularly where industrial and/or commercial uses adjoin residential areas.

10.30.1 Prevention of Damage and Protection of Trees/Hedgerows during site development

Where trees or hedgerows are to be preserved on a development site, it is essential that the trees and hedgerows be protected by the erection of secure fencing prior to any site or engineering works commencing and that no materials be stored within the fenced area and that no vehicles have access to the fenced area. To ensure that trees and hedgerows are protected on a site which has been the subject of a grant of planning permission, a cash lodgement may be required, the amount of which shall be determined by the Planning Authority.

Development will not generally be permitted where there is likely damage or destruction either to trees protected by a Tree Preservation Order or those which have a particular local amenity or nature conservation value. Development that requires the felling of mature trees of amenity value, conservation value or special interest, even though they may not be listed in the Development Plan, will be discouraged.

The Council will have regard to BS 5837 1991 'Guide for Trees in relation to Construction' and BS 3998 'Tree Works' in the assessment of any planning application.

Where felling of trees is unavoidable, new planting will be required using native species. Trees of local provenance, (i.e. grown from seed from plants growing locally) are preferable if available because they will be best adapted to growing in County Kilkenny.

Kilkenny local authorities will promote the planting of native tree and shrub species, by committing to using native species (of local provenance wherever possible) in its landscaping work and on Council property. (A list of native trees and shrubs is included in Appendix G.) It is important that new planting serves not just to contribute to tree regeneration generally, but ensure that the age mix of trees guarantees that there is always replacement stock at differing stages of growth.

10.31 Development Contributions

The Local Authorities, taking into consideration the capital expenditure necessary for the provision of infrastructure, will require financial contributions by way of conditions attached to planning permissions in relation to drainage, water supply, roads, open space and car parking which facilitate the proposed development. The amount of financial charge will be in accordance with the relevant development contribution scheme.

10.32 Bonds

To ensure that developments undertaken by the private developers are satisfactorily completed developers will be required to provide cash deposits or submit a bond from an insurance company or other financial institution acceptable to the Planning Authority for the satisfactory completion of developments and their ancillary services. This bond or surety is to be submitted before development is commenced.

10.33 Future Publications of Standards and Guidelines

The Planning Authority will continue, during the course of the Plan period, to prepare and make available to the public, technical and design guidelines on matters affecting planning and sustainable development of the City and Environs.

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