



Kilkenny County Council

**Core Strategy -  
Variation No. 2 to Kilkenny County  
Development Plan 2008-2014**

Adopted by Kilkenny County Council on 19<sup>th</sup> September 2011

Forward Planning  
September 2011

### **Introduction**

Section 7 of the *Planning and Development (Amendment) Act 2010*, requires the written statement of a County Development Plan (CDP) to contain a Core Strategy which shows that the development objectives in the development plan are consistent with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines (RPGs). A planning authority shall prepare a core strategy not later than one year after the making of the RPGs and shall accordingly vary the development plan. The *Regional Planning Guidelines for the South-East Region 2010-2022* were adopted on the 26<sup>th</sup> July 2010. This variation provides for the inclusion of the core strategy in the Development Plan.

The RPGs for the South-East Region determined that in the order of 254 hectares will be required over the period 2010-2016 for Kilkenny city and county. The RPGs have divided the county allocation between the gateway (Waterford Environs in County Kilkenny), the hub (Kilkenny City) and the remainder of the county. For Kilkenny City there is an allocation of 48 hectares. Therefore this variation involves a significant level of changes through phasing of development land, in order to meet the objectives of the RPGs.

To comply with the requirements of the RPGs, Kilkenny Local Authorities will produce two variations, one for the County Development Plan and one for City & Environs Development Plan. This Variation forms Variation No. 2 to the County Development Plan.

The following table summarises the Local Area Plans within the County Council's area and the action proposed as part of this variation.

**Local Area Plans within County Council Area**

<b>Plan</b>	<b>Date Adopted</b>	<b>Expiry Date</b>	<b>Action under variation</b>
Ballyhale	19/07/2004	19/07/2010	Settlement map in Co Development Plan.
Ballyragget	19/07/2004	19/07/2010	Settlement Map in Co. Development Plan.
Bennettsbridge	20/07/2009	20/07/2015	Phasing of zoning
Callan	16/02/2009	16/02/2015	Amend LAP after Variation
Castlecomer	16/02/2009	16/02/2015	Amend LAP after Variation
Ferrybank/Belview	16/03/2009	16/03/2015	Amend LAP after variation
Fiddown	17/1/2011	17/1/2017	No action
Freshford	17/10/2005	17/10/2011	Phasing of zoning
Goresbridge	17/10/2005	17/10/2011	Phasing of zoning
Gowran	20/12/2010	20/12/2016	No action
Graigenamanagh	16/02/2009	16/02/2015	Amend LAP after variation
Inistioge	19/07/2004	19/07/2010	Settlement map in Co Dev Plan
Kells	17/10/2005	17/10/2011	Phasing of zoning
Kilmacow	21/12/2009	21/12/2015	Phasing of zoning
Knocktopher	19/07/2004	19/07/2010	Settlement map in Co Dev Plan
Mooncoin	20/10/2003	20/10/2009	Settlement map in Co. Dev Plan
Mullinavat	16/10/2006	16/10/2012	Phasing of zoning
New Ross	17/10/2005	17/10/2011	Phasing of zoning
Piltown	17/1/2011	17/1/2017	No action
Slieverue	16/10/2006	16/10/2012	Phasing of zoning
Stoneyford	16/10/2006	16/10/2012	Phasing of zoning
Thomastown	16/02/2009	16/02/2015	Amend LAP after variation
Urlingford	19/07/2004	19/07/2010	Settlement map in Co. Dev Plan
Woodstock	10/11/2008	10/11/2014	No action

As part of this core strategy, fifteen LAPs will be affected (Ballyhale, Ballyragget, Bennettsbridge, Freshford, Goresbridge, Inistioge, Kells, Kilmacow, Knocktopher, Mooncoin, Mullinavat, New Ross Environs, Slieverue, Stoneyford and Urlingford).

Of these fifteen, six LAPs have expired (Ballyhale, Ballyragget, Inistioge, Knocktopher, Mooncoin and Urlingford). In these villages it is proposed to assign a settlement boundary around these settlements accompanied by a set of policies to encourage development appropriate to the scale and character of the settlement within the boundary; these maps will be incorporated into the County Development Plan.

Nine Local Area Plans (Bennettsbridge, Freshford, Goresbridge, Kells, Kilmacow, Mullinavat, Slieverue, Stoneyford and New Ross Environs) will be subject to revised zoning maps, with the introduction of phasing of residential land in each settlement. Land identified as Phase 1 will be encouraged to be developed. Phase 2 land will not be permitted to be developed during the lifetime of the County Development Plan (up to June 2014). The revised zoning maps included in this Variation will take precedence over the LAP zoning map.

A further five LAPs (Callan, Castlecomer, Ferrybank/Belview, Graiguenamanagh and Thomastown) will be amended following the adoption of the core strategy through a separate process.

Four existing LAPs will not be affected - Woodstock LAP contains no residentially zoned land, and the recently adopted LAPs for Fiddown, Piltown and Gowran were drafted taking account of the RPGs. The City & Environs Development Plan was concurrently revised to take account of the city's core strategy.

This Variation should be read in conjunction with the Kilkenny County Development Plan 2008-2014. Deletions to the Development Plan are displayed in ~~striketrough~~ and insertions are presented in *italics*.

The housing strategy as included in the 2008 Development Plan has been revised as necessary to ensure that the population targets of the core strategy for the city are taken into account.

## Chapter 1: Strategic Context

### 1.5 Policy Context

South East Regional Planning Guidelines ~~2004-2020~~ 2010 – 2022

## Chapter 2: Demographic and Socio-Economic Trends

### 2.3 Population Projections

The NSS further envisages Kilkenny City as providing a critical mass of population and skilled labour, achieving a population of 30,000+ by 2020. *In 2010, the South East Regional Planning Guidelines revised this and it is now envisaged Kilkenny city will provide a critical mass of population and skilled workforce reaching a population of 28,200 by 2022.*

Delete from “Projections of population are provided for Kilkenny County along with Kilkenny city and environs” ... to the end of the section

Delete section 2.4 Migration Estimates

Delete section 2.5 Results

Insert Section 2.4 Regional Planning Guidelines for the South East Region

*The most recent South East Regional Planning Guidelines sets out population projections for the region with allocations of population to each County, Gateway, Hub and county town. These are set out below in Table 2.2.*

*Table 2.2 Population Projections for Kilkenny*

	<b>Population 2010</b>	<b>Population 2016</b>	<b>Population 2022</b>
<i>Kilkenny County</i>	<i>96,872</i>	<i>105,598</i>	<i>111,903</i>
<i>Kilkenny City &amp; Environs</i>	<i>24,000</i>	<i>25,800</i>	<i>28,200</i>
<i>Waterford City Environs in Co. Kilkenny</i>	<i>4,000</i>	<i>5,000</i>	<i>6,500</i>

*Source: Regional Planning Guidelines for the South East Region, 2010*

### **Chapter 3: ~~Development Plan~~ Core Strategy**

#### 3.2 Policy Context

##### 3.2.2 ~~The South East Regional Planning Guidelines 2004~~ *The Regional Planning Guidelines for the South East 2010-2022*

##### 3.2.4 *Water Services Investment Programme*

*Kilkenny County Council prepared a Needs Assessment in 2009, on which the DoEHLG based its 2010-2012 WSIP. The Needs Assessment identified that substantial deficiencies exist in water and waste water infrastructure within the County and proposed infrastructure with cost estimates, to address these needs.*

*Furthermore, stricter legislation and regulations, particularly the Water Framework Directive and Surface Water Regulation requirements, means that it is imperative that action is taken immediately to address these deficiencies. Kilkenny County Council therefore, has undertaken an extensive examination of the existing infrastructure, and identified the most problematic areas.*

*The WSIP is largely targeted at fulfilling regulatory requirements and in general will not deliver expansion in water and waste water treatment capacity over the lifetime of this Development Plan.*

Delete Section 3.3 Settlement Strategy in its entirety (3.3.1-3.3.5) and Figure 3.2 Settlement Hierarchy and replace with the following text and core strategy map.

#### *3.3. Development Strategy*

*The Planning and Development (Amendment) Act 2010 introduced a requirement to vary the County Development Plan 2008-2014 to include a Core Strategy. The purpose of the Core Strategy is to articulate a medium to longer term quantitatively based strategy for the spatial development of the County and to demonstrate that the Development Plan and its objectives are consistent with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines for the South East (RPGs).*

*The current Regional Planning Guidelines were adopted on the 26<sup>th</sup> July 2010. They were based on revised national and regional population projections prepared by the Department of the Environment, Heritage and Local Government in October 2009<sup>1</sup>.*

##### *3.3.1 Settlement Hierarchy*

*The settlement hierarchy for the purposes of the Core Strategy is set out on Table 3.1 and illustrated on Figure 3.2, Core Strategy Map.*

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<sup>1</sup> *National Population Projections and Regional population Targets 2010-2022(2009) and Gateway and Hub Population Targets (2009)*

# Kilkenny County Development Plan Variation No. 2

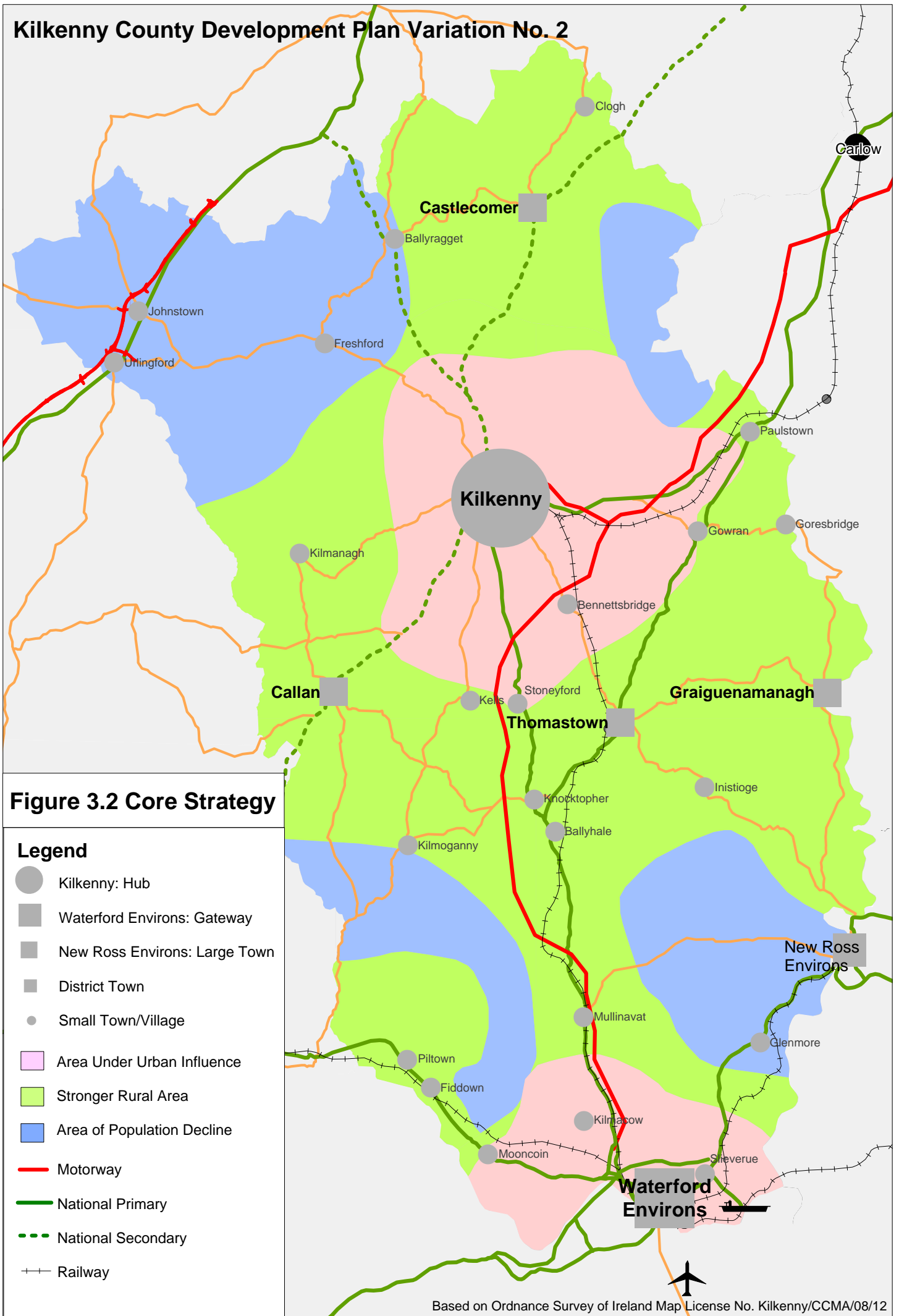


Table 3.1 County Settlement Hierarchy

<b>Type of Urban Centre</b>	<b>Town/Centre</b>
<i>Gateway</i>	<i>Waterford (Ferrybank/Belview)</i>
<i>Hub</i>	<i>Kilkenny City</i>
<i>Large Town</i>	<i>New Ross (Environs of in Co. Kilkenny)</i>
<i>District Town<sup>2</sup></i>	<i>Callan, Castlecomer, Graiguenamanagh and Thomastown</i>
<i>Smaller Towns and Villages</i>	<i>Ballyhale, Ballyragget, Bennettsbridge, Clogh-Moneenroe, Fiddown, Freshford, Glenmore, Goresbridge, Gowran, Inistioge, Johnstown, Kells, Kilmacow, Kilmanagh, Kilmoganny, Knocktopher, Mooncoin, Mullinavat, Paulstown, Piltown, Slieverue, Stoneyford and Urlingford.</i>

### 3.3.2. Kilkenny City & Environs

*Kilkenny City has been identified as a Hub in the National Spatial Strategy, and is a key driver which can help promote more balanced regional development. Under the NSS and Regional Planning Guidelines Kilkenny City has a target population of 28,200 to be reached by the year 2022. Kilkenny is the driver of growth for the County at a sub- regional level and also supports Waterford City in its role as a Gateway. In order to fulfill its role as a Hub, Kilkenny City will be the main focus for public and private sector investment within the county over the period of the Plan.*

### 3.3.3 Waterford Gateway (Ferrybank/Belview)

*Waterford is the principal city in the South-East Region and is the designated Gateway under the National Development Plan and the National Spatial Strategy. Development priorities for the City include enhancing its critical mass and implementing a co-ordinated approach to the development of the various parts of the city and its environs, which cross local authority boundaries.*

*In 2004, an integrated land use and transportation study was prepared for the Greater Waterford area (PLUTS) which set out a vision for the development of Waterford city as a Gateway<sup>3</sup>. This will have a key role in delivering social, economic and environmental sustainability for the City and its Environs.*

<sup>2</sup> *Graiguenamanagh did not exceed the 1,500 population threshold at the time of the 2006 Census and so was not included as a District Town in the RPG's. The town possesses many of the characteristics of a district town such as having primary and second level schools and its population is close to the population threshold. It is therefore included in the County hierarchy as a district town.*

<sup>3</sup> *Waterford Planning Land Use and Transportation Study, 2004-2020 (2004)*



*Kilkenny County Council is committed to the role of Waterford City as a Gateway and in this regard will facilitate the continued development of the Waterford Environs within County Kilkenny and Belview Port which are seen as having substantial potential for enhancing critical mass. The Council will ensure through a separate Local Area Plan for the environs of Waterford within County Kilkenny (Ferrybank/Belview LAP), that there is sufficient development capacity for the various land uses required to support the Gateway.*

*Kilkenny County Council's vision for the environs of Waterford in County Kilkenny is summarised as follows:*

*To ensure that the people of the Waterford City Environs in County Kilkenny enjoy a good quality of life with a high standard of education, excellent employment prospects and easy access to a full range of social, economic and cultural services. This will be achieved through integrated planning and cooperation with Waterford City Council, all the other authorities in the region and other agencies, ensuring that Waterford and its Environs can compete internationally and maximise its potential as a gateway city serving the entire South East Region.*

*The Council in its approach to developing the Ferrybank/Belview area as an integral part of the Gateway City for the South East Region is conscious of maintaining the area's social, cultural, sporting and political identity into the future.*

#### **Policy**

- **PS1 To implement the National Spatial Strategy and Regional Planning Guidelines by encouraging developments into the designated Hub of Kilkenny and the environs of the Waterford Gateway**
- **PS2 To cooperate with the relevant local and regional authorities in the development of the Atlantic Gateways Initiative**
- **PS3 To ensure that there is sufficient development capacity for the various land uses required to support Kilkenny City & Environs as Hub**
- **PS4 To facilitate and promote the continued development of the Belview Port Area as a strategic port for the region.**
- **PS5 To amend the adopted LAP for the Ferrybank/Belview area to take account of the Core Strategy for the County and ensure that there is sufficient development capacity for the various land uses required to support the Waterford Gateway.**

#### **3.3.4 Large Town – the Environs of New Ross.**

*The Regional Planning Guidelines identified New Ross as a Large Town. According to the RPGs, New Ross was targeted for growth having regard to its strategic location 23 km from Waterford City, its capacity for growth and its potential to deliver on the core objectives of critical mass and balanced regional development.*

*Development priorities for New Ross include supporting the strengthening of critical mass within the catchment of the Waterford Gateway and implementing a co-*

ordinated approach to the development of New Ross and its environs, which cross local authority boundaries in conjunction with New Ross Town Council and Wexford County Council.

## **POLICY**

- **PS6 To support the strengthening of critical mass within the catchment of the Waterford Gateway by implementing a co-ordinated approach to the development of New Ross and its environs within County Kilkenny between Kilkenny County Council, New Ross Town Council and Wexford County Council**

### 3.3.5 District Towns

District towns are identified in the RPG's as containing a population of between 1,500 and 5,000 in the 2006 census. The 2010 RPGs included Callan, Castlecomer and Thomastown in this category.

Graiguenamanagh, while it did not exceed this 1,500 population threshold, possesses many of the characteristics of a district town as identified in the RPG's such as being close to the population level of 1,500, having primary and second level schools, and is therefore included.

In general, these District Towns have well developed services and community facilities and have the capacity to accommodate additional growth (subject to certain physical infrastructural investments). Local Area Plans for the District Towns were adopted by the Council in 2009. These LAPs will be amended having regard to the implications of this Core Strategy.

## **POLICY**

- **PS 7 To amend the LAPs for Callan, Castlecomer, Graiguenamanagh and Thomastown adopted in 2009 to take account of the Core Strategy for the County.**
- **PS8 To ensure that the District Towns will in so far as practical be self-sufficient incorporating employment activities, sufficient retail services and social and community facilities.**
- **PS9 Promote enterprise and economic development in Graiguenamanagh in line with the Graiguenamanagh-Tinnahinch Development and Economic Study, 2006**

### 3.3.6 Smaller Towns and villages

For the smaller towns and villages within the County seventeen local area plans were prepared since 2003. In addition four LAPs were prepared for the district towns bringing the number of LAPs to 21.<sup>4</sup>

<sup>4</sup> There are 6 other LAPs within the County: 3 within Kilkenny City plus Ferrybank/Belview, New Ross and Woodstock

*The towns and villages where these were prepared are as follows: Ballyhale, Ballyragget, Bennettsbridge, Knocktopher, Fiddown, Freshford, Goresbridge, Gowran, Inistioge, Kells, Kilmacow, Mooncoin, Mullinavat, Piltown, Slieverue Stoneyford and Urlingford.*

*Six of these plans (Ballyhale, Ballyragget, Inistioge, Knocktopher, Mooncoin and Urlingford) expired between October 2009 and July 2010 and so are no longer the statutory plans for those areas.*

### **3.3.7 Smaller Settlements**

*The County contains a further settlement tier, below the level of smaller towns and villages, not readily identifiable in the RPGs, which also forms part of the settlement structure. These smaller settlements contain a few local services such as a school, post office, church, garda station etc. which serve the local area. These centres possess a very narrow range of physical and social infrastructure but have some limited capacity to cater for additional housing generally through low-density individual or multiple housing and other developments, in tandem with the provision of services. They will form an important component of the settlement network, by providing a basic level of services and by accommodating new growth that is compatible with the area. The scale and fabric of these centres must however be respected in new development proposals. Any new development should be of a design, layout, character and scale which fits well with the settlement involved and presents a high quality living environment.*

**Policy PS** *It is the policy of the Council to encourage low density housing in the form of individual or multiple developments within smaller settlements and also immediately adjacent (i.e. within 150 m) to an operating isolated rural service such as a school, public house, church or shop.*

*All applications for cluster development shall be assessed against the capacity of the area to absorb development. This capacity assessment will include consideration of environmental issues, roads, water services, community facilities and the surrounding area's natural and built heritage context.*

### **Design of Clusters**

- (a) The proposed cluster should be context driven, respecting the rural setting and character of the area. The visual impact and appearance of new development should be fully considered when locating and designing new buildings.*
- (b) Any development should maximise the use of existing hedgerows and landscape features e.g. existing buildings, trees, stone walls etc..*
- (c) Provide a common entrance and access road, and shall not be permitted to access directly onto a National Primary or Secondary Route,*
- (d) Be serviced by a common proprietary sewage treatment systems, and have an outfall or suitable ground conditions for percolation,*

- (e) *In the case of a development where serviced sites are to be sold, a design brief and development programme for the execution and completion of the development for the cluster shall be submitted at planning application stage.*
- (f) *A variety of house sizes should be provided.*

*Clusters are intended to encourage small-scale expansion. They may accommodate a number of dwellings (usually about 8) but the exact number will ultimately depend on scale and pattern of existing development in the vicinity, impact on the landscape and site conditions. Permissions granted for clusters within the Areas of Urban Influence shall be subject to an occupancy condition (See Section 3.4.2).*

### *3.3.8 The RPG Population Targets*

*The population targets set by the Regional Planning Guidelines for the South East Region are as follows:*

*Table 3.2 Kilkenny County Population Targets*

	2010	2016	2022
County Kilkenny	96,872	105,598	111,903
Kilkenny City	24,000	25,800	28,200
Ferrybank/Belview (Waterford City Environs in Co. Kilkenny)	4,000	5,000	6,500
Remaining share for county	68,872	74,798	77,203

*This population target allows for an expansion of 5,926 persons in the 6 years from 2010 to 2016 in the County's population outside of the two largest settlements (Kilkenny City & Ferrybank/Belview). This amounts to an increase of 8.6% in the population of the rural area, district towns and smaller towns and villages.*

*For previous intercensal periods this increase was 6.8 % between 2002 and 2006 and an estimated increase of 10.5 % between 2006 and 2010.*

*Given the current economic trends, emigration and immigration indicators from the CSO and the past economic and population trends an allowance of 8.6% increase is considered reasonable.*

#### *Actions to Implement RPG targets*

*The following actions are proposed to bring the County Development Plan into alignment with the Regional Planning Guidelines.*

#### *Kilkenny City & Environs*

*A Core strategy will be prepared and proposed as a Variation to the Development Plan for Kilkenny City & Environs in parallel with this County Core Strategy.*

*Ferrybank/Belview*

*As part of the Gateway City, Ferrybank/Belview has been allocated a population growth of 1,000 under the RPG's for the period 2010 to 2016. An amendment to the local area plan for Ferrybank/Belview will be commenced immediately following the publication of the draft core strategy.*

*Large Town – New Ross*

*The New Ross Environs LAP expires in October 2011. As part of this variation, the zoning map will be reviewed and phasing will be introduced. This revised map will then form part of the County Development Plan.*

*District towns*

*Under this core strategy a population figure and housing land requirement has been identified for each of the district towns. Each district town has a local area plan and amendments to these plans will be brought forward to Council before the end of 2011.*

*Having regard to the population targets set out in the RPG's for the County and the allocation for Kilkenny City (Hub) and Ferrybank/Belview (Part of the Gateway in Co. Kilkenny) and considering past and current economic trends, and emigration and immigration indicators from the CSO, a target of maintaining each District Town's share of the County's population in 2006 is considered reasonable for each of the district towns to 2016. The table below shows the percentage population for each town as a share of the County.*

*Table 3.3: Population in District Towns 1996 - 2006*

<b>Town</b>	<b>Population</b>			
	1996	2002	2006	2006 as % of County population
<i>Callan</i>	<i>1224</i>	<i>1,325</i>	<i>1,771</i>	<i>2%</i>
<i>Castlecomer</i>	<i>1,380</i>	<i>1,482</i>	<i>1,531</i>	<i>1.7%</i>
<i>Graiguenamanagh</i>	<i>1,113</i>	<i>1,166</i>	<i>1,097</i>	<i>1.3%</i>
<i>Thomastown</i>	<i>1,581</i>	<i>1,600</i>	<i>1,837</i>	<i>2.1%</i>

*Source: Census 1996, 2002 and 2006 (County population in 2006 was 87,558)*

*Applying this policy of maintaining each District Town's share at a constant level, the projected increase would be as follows:*

Table 3.4 Projected population in the District Towns to 2016

Town	YEAR			
	2002	2006	2010	2016 <sup>5</sup>
Callan	1,325	1,771	1937	2111 (174)
Castlecomer	1,482	1,531	1646	1794 (148)
Graigenamanagh	1,166	1,097	1162	1275 (113)
Thomastown	1,600	1,837	1937	2120 (183)

This level of increase will maintain the level of population within the district towns as a proportion of the County's population for the period from 2006 to 2016. These targets are used in this Core Strategy.

The current level of residential zoning in the District Towns is given below in Table 3.5.

Table 3.5 Current residential Zoning in the District Towns

Town	Date LAP adopted	Action	Residential zoning (ha)
Callan	16 <sup>th</sup> February 2009	To be amended 2011	51.19
Castlecomer	16 <sup>th</sup> February 2009	To be amended 2011	26.38
Graigenamanagh	16th February 2009	To be amended 2011	13.56
Thomastown	16th February 2009	To be amended 2011	65.06
<b>Total</b>			156.19

#### Smaller Towns and villages

Since 2003 local area plans were prepared for many of the smaller towns and villages within the County. Within this category of the settlement hierarchy seventeen plans were prepared. These are listed in Table 3.6 below.

<sup>5</sup> The population of the town in 2016 is estimated by applying its percentage share of the County's population in 2006 to the growth in the County's population under the RPG's (8,726) and adding that to the 2010 estimated figure.

Table 3.6: Local Area Plans for smaller towns &amp; villages prior to core strategy

		<b>Date Adopted</b>	<b>Expiry date</b>	<b>Undeveloped Residential zoning (ha)</b>
1	Ballyhale	19th July 2004	19th July 2010	15.08
2	Ballyragget	19th July 2004	19th July 2010	24.28
3	Inistioge	19th July 2004	19th July 2010	5.34
4	Knocktopher	19th July 2004	19th July 2010	5.7
5	Mooncoin	20th October 2003	20th October 2009	10.6
6	Urlingford	19th July 2004	19th July 2010	22.88
<b>Total 1-6</b>				<b>83.88</b>
7	Bennettsbridge	20 <sup>th</sup> July 2009	20 <sup>th</sup> July 2015	11.82
8	Fiddown	17 <sup>th</sup> January 2011	17 <sup>th</sup> January 2017	0.83
9	Freshford	17th October 2005	17th October 2011	26.25
10	Goresbridge	17th October 2005	17th October 2011	13.34
11	Gowran	20th December 2010	20 <sup>th</sup> December 2016	1.0
12	Kells	17th October 2005	17th October 2011	20.72
13	Kilmacow	21 <sup>st</sup> December 2009	21 <sup>st</sup> December 2015	22.59
14	Mullinavat	16th October 2006	16th October 2012	28.54
15	Piltown	17th January 2011	17 <sup>th</sup> January 2017	2.3
16	Slieverue	16th October 2006	16th October 2012	31.53
17	Stoneyford	16th October 2006	16th October 2012	15.14
<b>Total 7-17</b>				<b>174.06</b>

**Expired LAPs**

*The Local Area Plans for Ballyhale, Ballyragget, Inistioge, Knocktopher, Mooncoin and Urlingford have expired.*

*Under this core strategy, these six towns will be considered as part of the remainder area of the county. Each of these towns will be subject to a Settlement Plan which depicts a settlement boundary within which development will be considered in accordance with the policies outlined below. There will be no land use zoning objectives in these settlements. Development proposals within the boundary will be considered on their merits against the policies and objectives contained in this core strategy and the Development Plan generally.*

*The expired LAP's are no longer the statutory plans for their areas but the plans do contain a significant amount of information on the natural and built heritage and other planning issues. The expired plans will be used as supplementary guidance documents for planning purposes.*

*Housing development within the settlement boundary of these towns will not be subject to the rural housing policy as outlined in section 3.4 of the Development Plan.*

*Where a smaller town or village does not have a statutory Local Area Plan in existence at the time of this variation then for development management purposes it will be considered as part of the County's rural area i.e. there is no change in its status.*

**Existing LAPs**

*As can be seen in Table 3.6, the smaller towns and villages with LAPs contain 174 hectares of undeveloped residentially zoned land within their Plans.*

*If an average density of 15 units per hectare is applied (6 per acre) the 174 hectares could yield 4,245 housing units which could accommodate 7,517 persons assuming an average occupancy of 2.88 persons per unit.*

*Where a smaller town or village has an extant local area plan with zoning objectives then this core strategy will phase the zoned land in accordance with the individual maps for each small town or village. Any revised map in this Variation will supersede the existing map within the relevant Local Area Plan, see Figures 3.4 – 3.18.*

*Expansion of existing land uses within the Phase 2 lands will be considered on a case by case having regard to the potential impacts on the strategic nature of the phase 2 lands and general planning considerations.*

*At the time of this variation extant LAP's are in place for the towns and villages of Bennettsbridge, Fiddown, Freshford, Gowran, Goresbridge, Kells, Kilmacow, Mullinavat, Piltown, Slieverue and Stoneyford.*



*Three of these local area plans have already taken the implications of the RPG's into account: Gowran, Fiddown, and Piltown. There will be no change to these existing LAP's.*

*After the expiration of the other local area plans, the plans will no longer be the statutory plans for their areas and development management decisions will be based on the County Development Plan policies and objectives. These plans do contain a significant amount of information on the natural and built heritage and other planning issues. They will be used as supplementary planning guidance.*

*Development within all the settlements of the County must be of a scale that reflects the scale and character of the particular settlement and its function within the settlement hierarchy. Housing development within the development boundary of these towns will not be subject to the rural housing policy as out lined in section 3.4 of the Development Plan.*

*The smaller towns and villages need to be developed in a way that strengthens their role as local service centres whilst respecting their existing character. Achieving the right balance between encouraging development in smaller towns and villages and the scale and nature of such development is critical. It is important to ensure that new residential development in smaller towns and villages is of a design, layout, character and scale which fits well with the town or village involved and presents a high quality living environment.*

*The local authority will, if the need arises, prepare local area plans or other appropriate planning framework documents for areas within the County whether urban or rural and subject to the necessary resources being available.*

*There will no change in relation to rural service centres.*

*The implementation of the NSS and Regional Planning Guidelines at the County level will:*

- ★ *Allow the sustainable development of rural areas of the county,*
- ★ *Allow the sustainable growth of the Gateway, Hub and District Towns in the County,*
- ★ *Avoid the overprovision of zoned lands,*
- ★ *Avoid the potential of unsustainable leapfrogging of undeveloped lands,*
- ★ *Avoid the pressure for excessive development in unserved areas,*
- ★ *Ensure that adequate land is zoned to more than meet 1.5 times the population targets set in the RPG's.*

*The retail strategy for the City and County was adopted in 2008 and is three years old. The core strategy does not change the fundamental assumptions in relation to the strategic location of retail development within the County. It does alter the expected population levels within the timeframe of the Development Plan. Since its*

*adoption there has also been a significant change in the economic situation within the Country. In particular the economic outlook is pessimistic in the short term and is subject to some uncertainty. Having considered the time frame to the review of the County and City Development Plans (commencing in 2012) it is considered more appropriate at this time to review the implementation of the retail strategy in the light of the new Core Strategy. Subsequently, when the retail strategy is reviewed it will take account of the Core Strategy.*

Core strategy Table

(1)	Core Strategy population allocation (2)	Housing land requirement (hectares) (3)	Existing Zoning (hectares) (4)	Proposed Zoning (Hectares) (5)
County Kilkenny	8,726	254	726	
Kilkenny City	1,800	48	187	52
Ferrybank/Belview (Part Gateway)	1,000	27	172	Amend LAP
District Towns				
(a) Callan	2% (174) <sup>7</sup>	4.1	51.19	Amend LAP's for District Towns
(b) Castlecomer	1.7% (148)	3.5	26.38	
(c) Graiguenamanagh <sup>6</sup>	1.3% (113)	2.5	13.56	
(d) Thomastown	2.1% (183)	4.1	65.06	
Remainder area to include smaller towns and villages and environs of New Ross and the rural area of the county	5602	164.8	210.8	45
<b>Total</b>	<b>8,726</b>	<b>254</b>	<b>726</b>	

<sup>6</sup> Graiguenamanagh has been included as a district town even though it was below the threshold of 1,500 population in the 2006 Census.

<sup>7</sup> The figure in brackets is the population allocation for the District Town, which was derived by retaining its proportionate share of the County's population as set out in Section 3.3.8

*Core strategy Table*

*The measures as described above are set out in the Core Strategy Table. Column 2 displays the population allocation. Column 3 translates this population allocation into a land requirement by applying an average household size of 2.88 and using a population density of 20 dwellings to the hectare. After subtracting out the land requirement for the hub and gateway, the RPGs used a theoretical figure of 179 hectares of zoned land for the remainder of the county which incorporates 50% over zoning. This theoretical figure is to encompass all development in the remainder of the county – i.e. the district towns, New Ross, all smaller towns and villages, rural service centres, and one-off housing in rural areas for a six year period.*

*Column 4 of the Core Strategy Table shows an excess of lands within the County which are zoned for residential purposes.*

*Under this proposal, a total of 52 hectares of residential zoned land remains in Kilkenny city, which is an excess of 4 hectares. A large excess remains in the District Towns and in Ferrybank/Belview, but this will be addressed as discussed by amending these LAPs.*

*A total of 45 hectares remains in other settlements: New Ross Environs plus the smaller settlements (Bennettsbridge, Fiddown, Freshford, Goresbridge, Gowran, Kells, Kilmacow, Mullinavat, Piltown, Slieverue and Stoneyford).*

*One point of note is that this table includes only for residentially zoned land. Other land use zones, such as mixed use zones, do allow for residential use, in combination with other uses. The two settlements where this is most significant are Kilkenny city and Ferrybank. For Kilkenny city the sites have been assessed and their potential for residential use has been deemed low. In the case of Ferrybank, the LAP will be amended.*

*It is clear from the Core Strategy Table, that amending the LAPs for Ferrybank and the District Towns will bring the County population targets into alignment with the RPGs.*

**POLICY**

- **PS 10** *To strengthen the service centre role of smaller towns and villages.*
- **PS 11** *Each proposal for development within the smaller town or village will be considered on its merits.*
- **PS 12** *To ensure that new residential development in smaller towns and villages is of a design, layout, character and scale which fits well with the town or village involved and presents a high quality living environment.*
- **PS 13** *In assessing proposals for housing development and where appropriate, extensions of duration of permission, the Council will have regard to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009).*

- **PS 14** *The Council will seek environmental, community and infrastructural improvements in settlements, where appropriate, in order to that become more attractive settlement centres and assist in their long term vitality and viability along with that of the rural hinterland*
- **PS 15** *To revitalise existing villages through the promotion of development within them (particularly on infill sites, vacant sites and on backlands), in preference to continued ribbon development on the approach roads. This will promote the efficient use of available public infrastructure and services.*
- **PS 16** *To encourage development within the settlement boundary to support, strengthen and expand the service base of Ballyhale, Ballyragget, Inistioge, Knocktopher, Mooncoin and Urlingford, allowing development appropriate to the scale and character of these settlements whilst protecting their natural and built heritage.*
- **PS16a** *Employment generating proposals located on lands which straddle the settlement boundaries or are immediately adjacent to the settlement boundaries of Ballyhale, Ballyragget, Knocktopher, Inistioge, Mooncoin & Urlingford will be considered favourably by the Planning Authority subject to the normal assessment criteria.*
- **PS 17** *To encourage development on Phase 1 lands (residential) and prohibit new residential development of phase 2 lands in the settlements of Freshford, Goresbridge, Kells, Mullinavat, Slieverue, Stoneyford, Bennettsbridge, New Ross and Kilmacow during the lifetime of the County Development Plan.*
- **PS 18** *In partnership with relevant stakeholders and local communities, to facilitate and support the preparation and implementation of appropriate planning framework documents for appropriate villages in the county, as the need arises and resources allow.*
- **PS 19** *Have regard to Village Design Statements and expired local area plans that have been prepared in consultation with the local community, and with the relevant agencies, as supplementary planning guidance documents.*
- **PS 20** *For smaller towns and villages, no one proposal for residential development should increase the existing housing stock<sup>8</sup> by more than 12.5% within the lifetime of the plan.*
- **PS 21** *For villages of under 400 in population, any individual scheme for new housing should not be larger than about 10-12 units.*
- **PS 22** *Any significant additional development in Bennettsbridge, Freshford, Goresbridge, Kells, Mullinavat and Stoneyford will not be permitted pending the upgrade of the necessary water services infrastructure.*

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<sup>8</sup> Including permitted and committed development

## Chapter 4: Housing and Community Facilities

### Section 4.2 Housing Strategy

Add the following:

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. *As part of Variation No.2 Core Strategy a review of the affordability indicators was conducted in 2011. This is included as appendix A1.*

~~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.1,200<sup>9</sup>.~~

*The principal features to emerge from the analysis presented in the 2011 affordability review are as follows:*

- A total of 1,892 new households are planned for in County Kilkenny during the period 2010 to 2014.*
- The existing local authority waiting list is c.2,789*

### POLICY

- **HCF1 To implement the Housing Strategy contained in Appendix A and A1 of the Development Plan as amended by Variation 2.**

Delete the following:

~~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.~~

And replace with

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

- Rental Accommodation scheme,*
- Leasing initiatives*
- Other schemes focusing on the private rented sector,*

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<sup>9</sup>Of 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.

- the Voluntary Housing Sector
- Grant aid for the elderly and disabled,
- Incremental purchase scheme,
- Affordable housing/joint venture schemes,
- The local authorities housing building programme,
- The sale of sites scheme,
- The capital assistance scheme,
- The Homeless Action Team initiative.

## Chapter 5: Economic Development

### 5.5.3 Enterprise and Employment in Rural Areas

**ED14a: Employment generating proposals located on lands which straddle the settlement boundaries or are immediately adjacent to the settlement boundaries of Ballyhale, Ballyragget, Knocktopher, Inistioge, Mooncoin & Urlingford will be considered favourably by the Planning Authority subject to the normal assessment criteria.**

### 5.8.1 County Retail Hierarchy

Table 5.1: County Retail Hierarchy

Level/Retail Function	Centre
Level 1 Major Town Centre/County Town	Kilkenny City
Tier 1 Level 2 "Gateway Suburban Centre" <sup>10</sup>	Ferrybank/Belview
Tier 2 Level 2 Sub County Town	Callan Thomastown
Tier 3 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

#### 5.8.5.2 Waterford City Environs

**ACTION: To seek to undertake an integrated retail study.**

~~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.~~

<sup>10</sup> "Gateway Suburban Centre" above the level of the District Centre definition contained in the Retail Planning Guidelines but below the level of town centre. This is to allow for the re-configuration/expansion of the existing centre of additional level 2 type comparison shopping.

## Chapter 8 Heritage

### 8.2.1 Designated Natural Heritage Sites of International and National Importance

Habitats in the county, of international and national importance, are designated under EU and national legislation. The ~~four~~ *five* categories of designated site in effect in County Kilkenny 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. *Special Protection Area (SPA)*

*SPAs have been, and are being designated, under the EU Habitats Directive to protect birds which are rare, in danger of extinction or vulnerable to changes in habitat and which need protection.*

iii. 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.

iv. Statutory Nature Reserve

Nature reserves, designated under the Wildlife Act 1976 and Wildlife (Amendment) Act, 2000, are wildlife habitats which meet certain scientific criteria, are worthy of conservation, and where nature conservation is the primary objective and takes precedence over all other activities.

v. Wildfowl Sanctuary

Wildfowl Sanctuaries are designated under the Wildlife Act 1976 and Wildlife (Amendment) Act, 2000 to protect ducks, geese and waders from hunting.

At present there are 36 designated natural heritage sites of international and national importance in County Kilkenny, covering approximately 4.5% of the county; *the NPWS are in the process or proposing a Special Protection Area in the River Nore.* See Table 8.1 and Figure 8-1 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.



**Table 8.1: Designated Natural Heritage Sites of International & National Importance**

Insert the following into table 8.1:

Site Name	Site Code/ Ref	cSAC	pNHA	SNR	WF	pSPA
River Nore	004233					√

*pSPA* proposed Special Area of Conservation

Insert after policy H9:

- *Ensure that any plan or project which has the potential to directly, indirectly or cumulatively impact on a site protected under European legislation (SAC or SPA), is assessed in accordance with Article 6 of the Habitats Directive in order to avoid adverse impacts on the integrity and conservation objectives of the site. Any such plans or projects shall be referred to the Department of Arts, Heritage and the Gaeltacht for comments. Potential threats to a designated site may arise from developments such as water abstraction, or discharges from wastewater treatment plants, surface water or surface water attenuation at locations which are geographically remote from the site, through hydrological links with the designated site (tributaries, streams, drainage ditches and drains).*

## Chapter 9: Infrastructure and Environment

### 9.4.1 National Road Network

*The N29 National route was developed to service the Belview Port area and considerable Exchequer investment has taken place there in the provision of road, water, and wastewater infrastructure. The Port and its development is one of the key economic drivers for the County and the Region. In order to facilitate development of identified lands around the port for industrial and port related services it will be necessary to allow appropriately planned access to the N29. It is the intention of the Planning Authority to develop and agree a policy for the N29 in conjunction with the NRA.*

*Action: To develop and agree an appropriately planned policy response to access from the N29 Port road to industrial zoned lands in the Belview area in conjunction with the National Roads Authority.*

### 9.8.4: Sustainability and Energy Efficiency in Buildings

*IE39 To require that planning applications demonstrate that due consideration has been given to the Technical Guidance Documents of the Building Regulations.*

### 9.10.2 Groundwater

Kilkenny County Council requires that ~~sites~~ **all new applications** will be assessed in accordance with the EPA manual entitled ~~Wastewater Treatment Manuals: Treatment Systems for Single Houses (2000) as may be replaced or updated by the EPA's Code of Practice – Wastewater Treatment and Disposal Systems for serving Single Houses (p.e. ≤ 10), also referred to as EPA 2009 or such guidance as may replace this guidance.~~ The person carrying out the assessment will be suitably qualified *and on the Council's approved panel of Site Suitability Assessors.*

### 9.12.5 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. the lead agency for flood risk management in Ireland. The "Planning System and Flood Risk Management – Guidelines for Planning Authorities" were published in 2009 and these are incorporated here.~~

The Guidelines outline three key principles that should be adopted by regional authorities, local authorities, developers and their agents when considering flood risk. These are:

- Avoid the risk, where possible,
- Substitute less vulnerable uses, where avoidance is not possible, and
- Mitigate and manage the risk, where avoidance and substitution are not possible

#### ***Flood Management Strategy***

*The Council shall adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood risk. In accordance with the Guidelines, the avoidance of development in areas where flood risk has been identified shall be the primary response.*

*Proposals for mitigation and management of flood risk will only be considered where avoidance is not possible and where development can be clearly justified with the guidelines' Justification Test.*

#### **Avoidance of development in flood risk areas**

Flood zones are geographical areas within which the likelihood of flooding is in a particular range and they are a key tool in flood risk management within the planning process as well as in flood warning and emergency planning. There are three types or levels of flood zones defined for the purposes of the guidelines:

- Flood zone A – where the probability of flooding is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding) and where a wide range of receptors would be vulnerable;
- Flood zone B – where the probability of flooding is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding); and
- Flood zone C – where the probability of flooding is low (less than 0.1% or 1 in 1000 for both river and coastal flooding).

For the purposes of Variation No. 2, a Strategic Flood Risk Assessment has been carried out. This did not categorise the county into Flood Zones, but has identified areas within which development proposals shall be the subject of a site-specific Flood Risk Assessment. This FRA shall be appropriate to the type and scale of the development being proposed and shall be carried out in line with the Guidelines.

#### 9.12.5.1 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.~~

*Where flood risk may be an issue for any proposed development, a flood risk assessment shall be carried out that is appropriate to the scale and nature of the development and the risks arising. This shall be undertaken in accordance with the DoEHLG Flood Risk Assessment Guidelines.*

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:-

- 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.~~

#### Policies

**IE89** *To prepare flood zone maps as part of the review of any Development or Local Area Plans, as information becomes available.*

**IE90** *Applications for development in lands identified on the SFRA maps, shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed, in line with the Guidelines.*

**IE91** *For any development, where flood risk may be an issue, a flood risk assessment should be carried out that is appropriate to the scale and nature of the development and the risks arising. The applicant is primarily responsible in the first instance for assessing whether there is a flood risk issue and how it will be addressed in the development they propose.*

**IE92** *Development that is vulnerable to flooding will not be permitted in an area identified as subject to flood risk without a site specific flood risk assessment. Any development will not be permitted unless the criteria as set out in the Justification Test are satisfied.*

- ~~• IE89 To adopt a strategic response to flooding and to actively engage with all relevant authorities to sustainably manage annually and consider flood risk and its related impacts on development on a catchment basis.~~
- ~~• IE90 Ensure that development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.~~
- **IE91** 93 Ensure that development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff.
- ~~• IE92 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.~~
- ~~• IE93 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.~~
- ~~• IE94 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.~~

#### **9.13 Control of Major Accident Hazards Directive (Seveso II Directive)**

~~There is one~~ *are three* Seveso II sites within the county; Grassland Fertilisers (Kilkenny) Ltd. Palmerstown on the Tullaroan Road in Kilkenny City, Nitrofert Ltd, Raheen, New Ross, Co. Kilkenny and Trans-Stock Warehousing and Cold Storage in Christendom, Ferrybank, Co. Kilkenny. It should be noted that ~~this is~~ *these are* the only sites currently identified and that there may be additional sites designated in the future.

IE95: 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 and Safety Authority when assessing proposals for development **of**, in or near sites which area identified under the COMAH (Seveso II) Directive.

## **Chapter 10: Requirements for New Development**

### **10.1 County Plan and Local Area Plans**

#### **Insert**

*Variation 2 amended the zoning maps of a total of nine LAPs. As seven of these LAPs will expire prior to the expiration of the County Development Plan, the zoning text to accompany these is included here for clarity.*

*The purpose of zoning is to indicate to property owners and the general public the types of development which the Council considers most appropriate in each land use category. It is the intention of the Planning Authority that the zoning of particular areas for a particular use shall not in itself exclude other uses in that area provided they are compatible with the dominant use.*

*Zoning is designed to reduce conflicting uses within areas, to protect resources and, in association with phasing, to ensure that land suitable for development is used to the best advantage of the community as a whole.*

*In the following paragraphs:*

- **Permissible uses** means a use, which is acceptable in the relevant zone. However, it is still the subject of the normal planning process.
- **Open for consideration** means a use which may be permitted where the Council is satisfied that the individual proposal or 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.

#### **Agriculture**

**Objective:** *To conserve and protect agricultural land from interference from non-agricultural uses. To prevent development of agricultural land adjacent to development areas.*

**Permissible uses:** *Agriculture, horticulture, public service installations*

**Open for consideration:** *Public open space, guesthouse, restaurant, nursing home, dwelling houses in certain limited cases, halting site, private open space, other uses not contrary to the proper planning and sustainable development of the area.*

#### **Community Facilities**

**Objective:** *To protect, provide and improve community facilities.*

Permissible Uses: Educational, religious and cultural facilities, public buildings, crèches, schools, churches, hospitals, convents, community centres and halls, school playing fields, colleges, orphanages, hostels, halting sites, cemeteries, libraries and medical centres, nursing homes

Open for Consideration: Public service installations, Town Centre uses which would not conflict with the other objectives of the Plan and which would be in accordance with the proper planning and sustainable development of the area.

#### **General Development**

Objective: To provide for the development and improvement of appropriate uses in areas where existing commercial uses have established and allow for the development of The Environs of New Ross as a focus for local services, sustaining and strengthening its role as a population centre.

The purpose of this zone is to reflect the existing uses that have established in this zone and to allow for their improvement and expansion as necessary to improve retailing, residential, commercial, office, cultural and other uses appropriate to the further development of New Ross Environs.

Permissible Uses: Dwellings, retailing, 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: workshop or light industry, retail warehousing.

#### **Industrial**

Objective: To provide for industrial and related uses.

Permissible Uses: Industrial premises and ancillary offices, open spaces, warehouses, car and heavy vehicle parks.

Open for Consideration: Petrol filling stations, service stations, car showrooms, advertisement structures, wholesale premises, public service installations, play school/crèche.

#### **Open Space**

Objective: To preserve, provide and improve recreational open space.

Permissible Uses: Open space

Open for Consideration: Sports clubs, recreational buildings, stands, pavilions, agricultural uses, public service installations.

**Residential**

Objective: To protect and improve residential amenities and to provide for new residential development appropriate to the scale and character of the settlement.

Permissible Uses: Dwellings, open spaces, places of worship, community centres, halting sites, public service installations, playgroup or crèche, Nursing home.

Open for Consideration: Bed and breakfast establishments and guesthouses, lock up garages, retail shop of local convenience not more than 100 sqm in gross area, hotel, restaurant, and use by owner or occupier of part of a private residence as a studio, for a light industrial activity, a clinic or surgery, professional office, or as a playgroup or crèche.

**Residential (low density)**

Objective: To provide for low density residential development appropriate to the scale and character of the settlement.

The maximum residential density to be permitted here shall be 5 dwellings to the acre, depending on servicing arrangements.

Permissible Uses: Dwellings, open spaces

Open for Consideration: Places of worship, community centres, halting sites, public service installations, playgroup or crèche, Nursing home, Bed and breakfast establishments and guesthouses, lock up garages, retail shop of local convenience, hotel, public house, restaurant, use by owner or occupier of part of a private residence as a studio, for a light industrial activity, a clinic or surgery, professional office, or as a playgroup or crèche.

**Village Centre**

Objective: To provide for the development and improvement of appropriate town centre uses and allow for the development of the village as a focus for local services, sustaining and strengthening its role as a population centre.

The purpose of this zone is to protect and enhance the centre of the settlement and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a settlement. It will be an objective of the Council to encourage the development of backlands. Generally two storey buildings will be preferred.

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: workshop or light industry*

**Mixed Use (New Ross Environs)**

*Objective: To encourage the development of under utilised and brownfield lands with a view to consolidating and adding vitality to these areas and ensuring the efficient use of urban lands. A mix of uses such as residential, commercial, community, tourism and recreation are envisaged. Any retail development proposed shall comply with the requirements of the Retail Strategy.*

*Significant development proposals on this site must be made in the context of a masterplan/design statement for the former Albatross site, situated in both the Kilkenny County Council and New Ross Town Council jurisdictions. This master plan shall be prepared in consultation with both these authorities. There shall be an emphasis on the attainment of an appropriate mix of uses to include recreation, leisure, tourism, offices, residential and public open spaces.*

*Uses open for consideration will reflect the zoning objective above and will be agreed through the Master Plan process.*

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**Maps – Figures 3.4 to 3.18**

Maps are included for the settlements in the following order:

- 3.4. Ballyhale
- 3.5. Ballyragget
- 3.6. Inistioge
- 3.7. Knocktopher
- 3.8. Mooncoin
- 3.9. Urlingford
- 3.10. Bennettsbridge
- 3.11. Freshford
- 3.12. Goresbridge
- 3.13. Kells
- 3.14. Kilmacow
- 3.15. Mullinavat
- 3.16. New Ross Environs
- 3.17. Slieverue
- 3.18. Stoneyford

Variation No. 2 to Kilkenny County Development Plan 2008-2014  
Core Strategy - Settlement boundary for Ballyhale

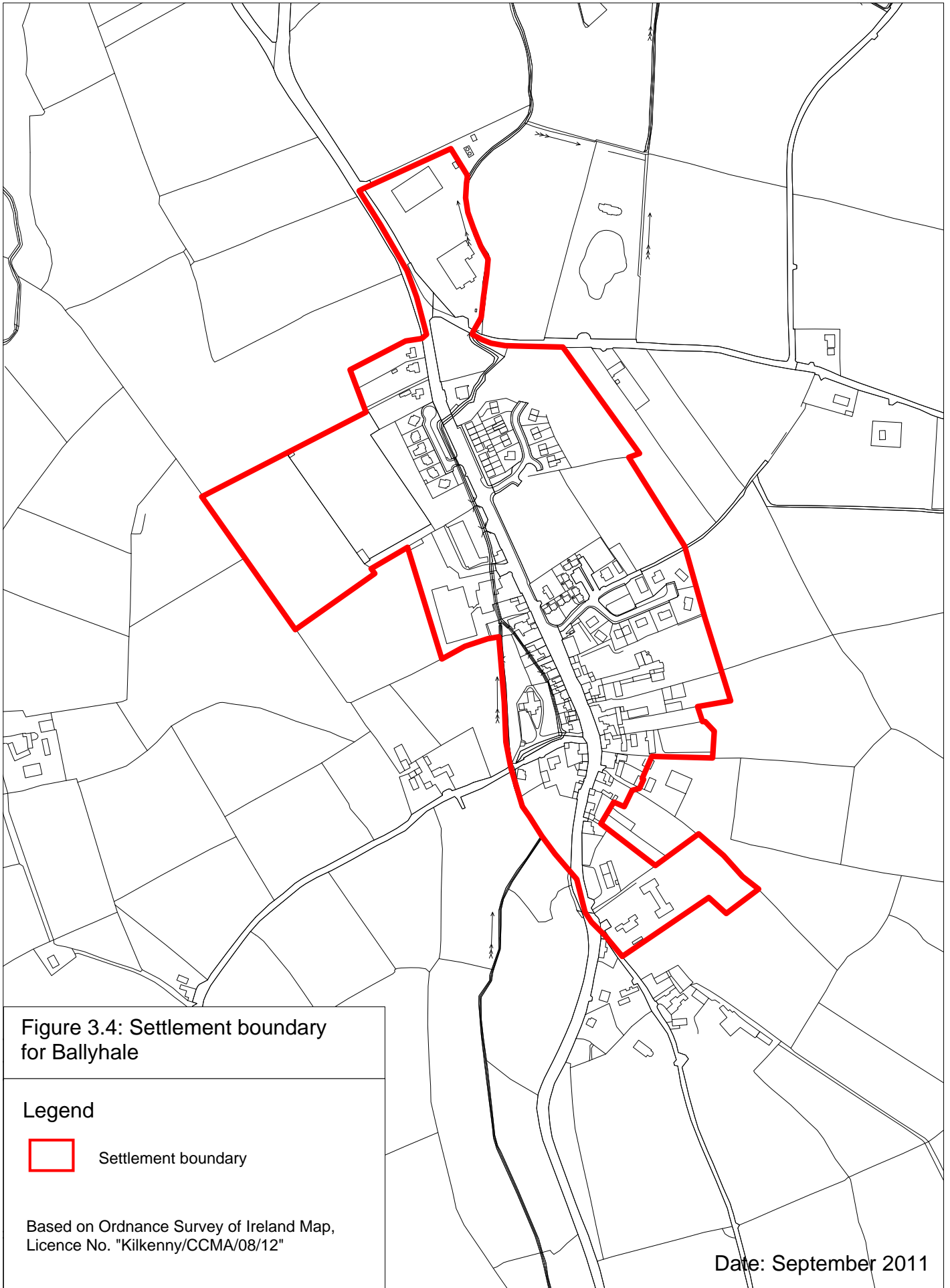



Figure 3.4: Settlement boundary for Ballyhale

Legend

 Settlement boundary

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

Date: September 2011

Variation No. 2 to Kilkenny County Development Plan 2008-2014  
Core Strategy - Settlement boundary for Ballyragget

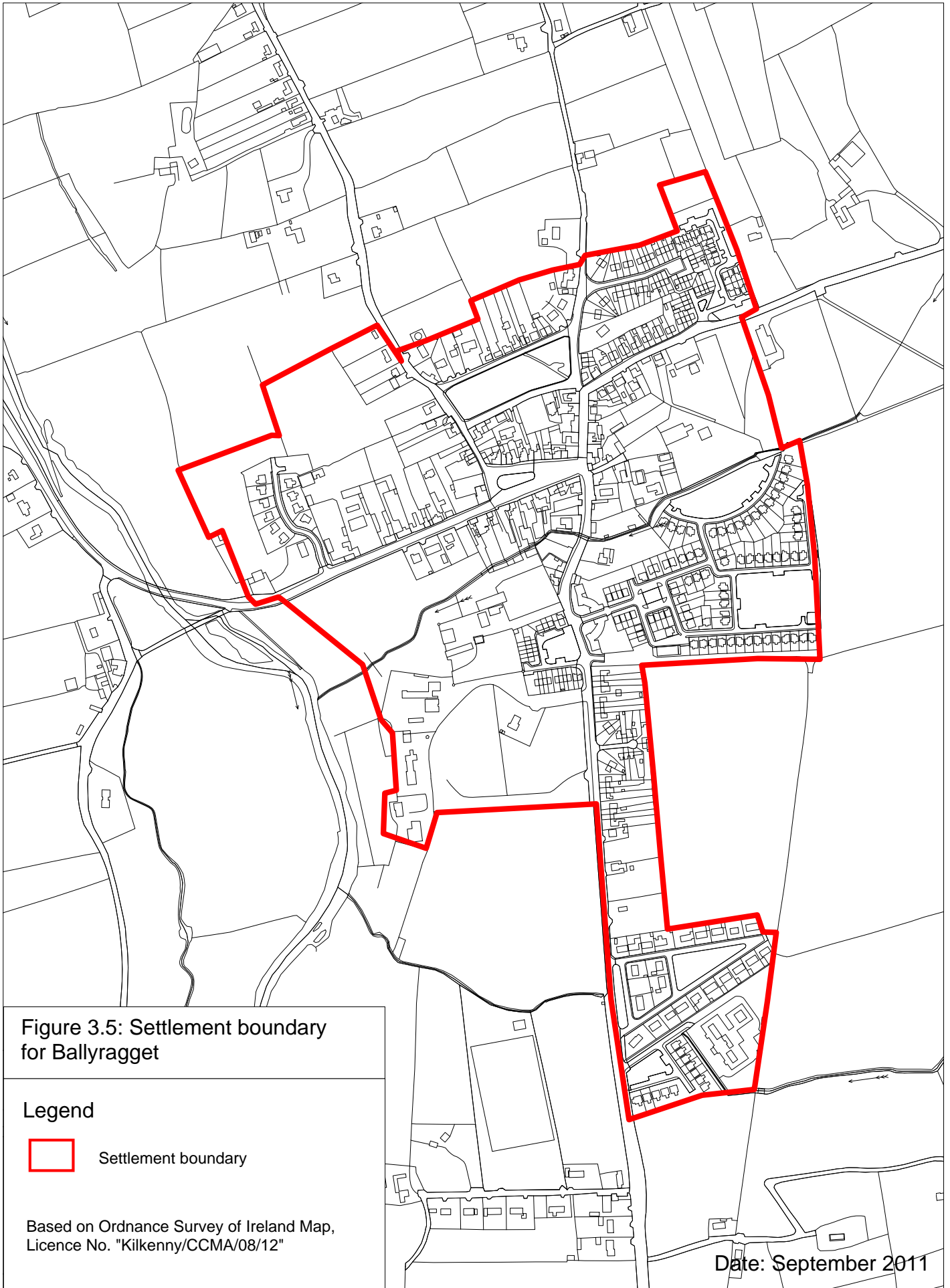



Figure 3.5: Settlement boundary for Ballyragget

Legend

 Settlement boundary

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

Date: September 2011

Variation No. 2 to Kilkenny County Development Plan 2008-2014  
Core Strategy - Settlement boundary for Inistioge

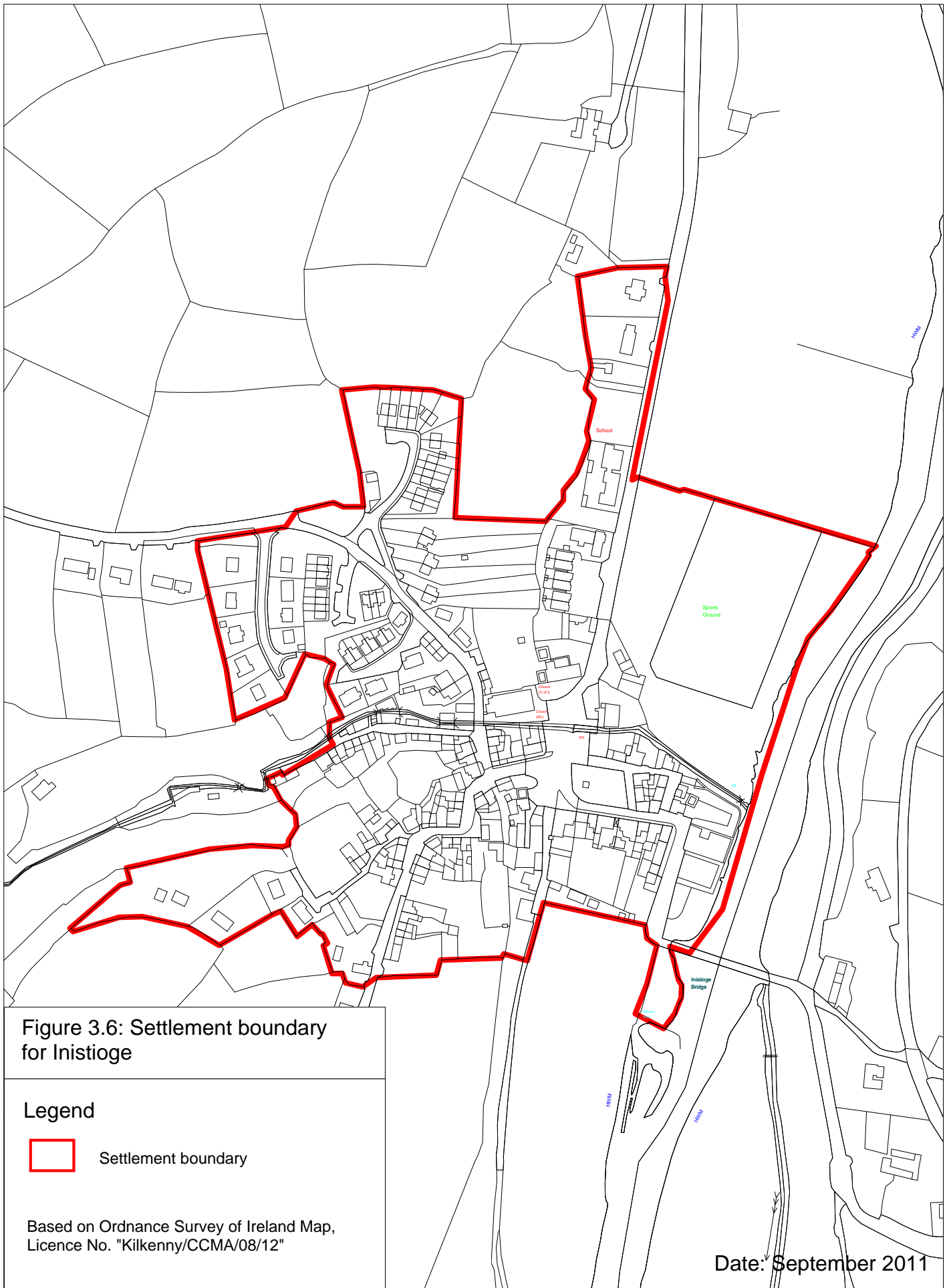



Figure 3.6: Settlement boundary for Inistioge

Legend

 Settlement boundary

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

Date: September 2011

Variation No. 2 to Kilkenny County Development Plan 2008-2014  
Core Strategy - Settlement boundary for Knocktopher

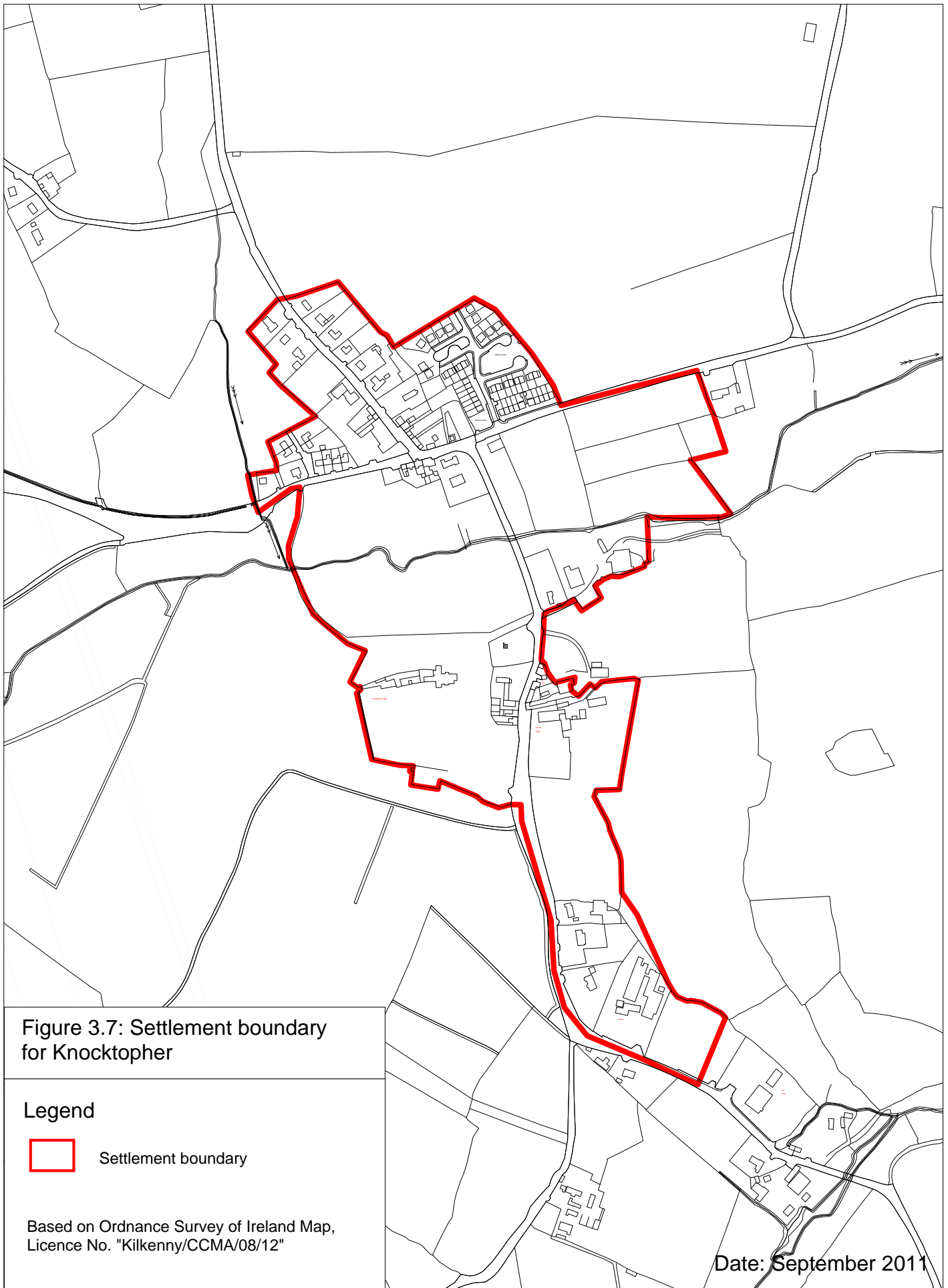



Figure 3.7: Settlement boundary for Knocktopher

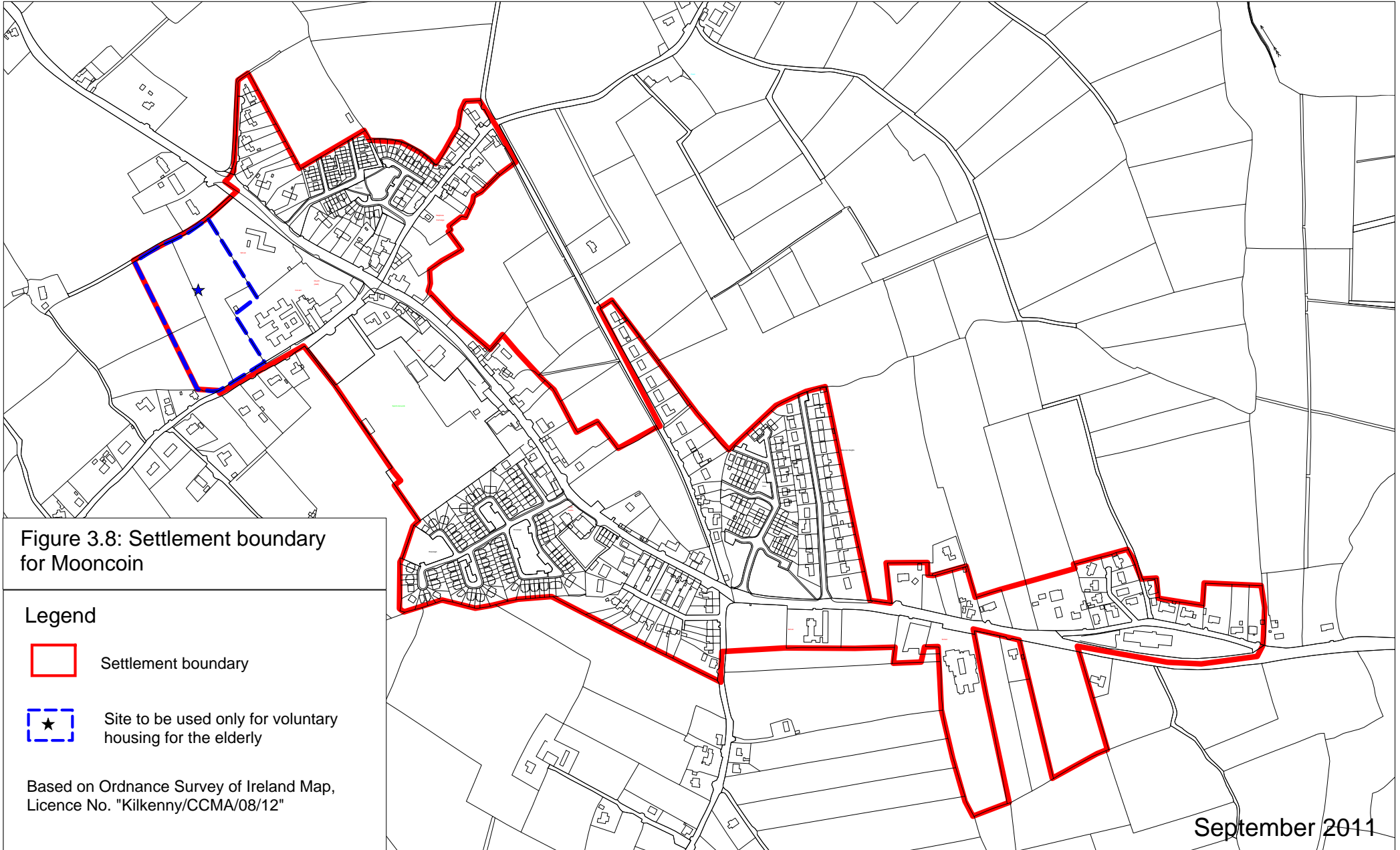
Legend

 Settlement boundary

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

Date: September 2011

Variation No. 2 to Kilkenny County Development Plan 2008-2014  
Core Strategy - Settlement boundary for Mooncoin





Variation No. 2 to Kilkenny County Development Plan 2008-2014  
Core Strategy - Settlement boundary for Urlingford

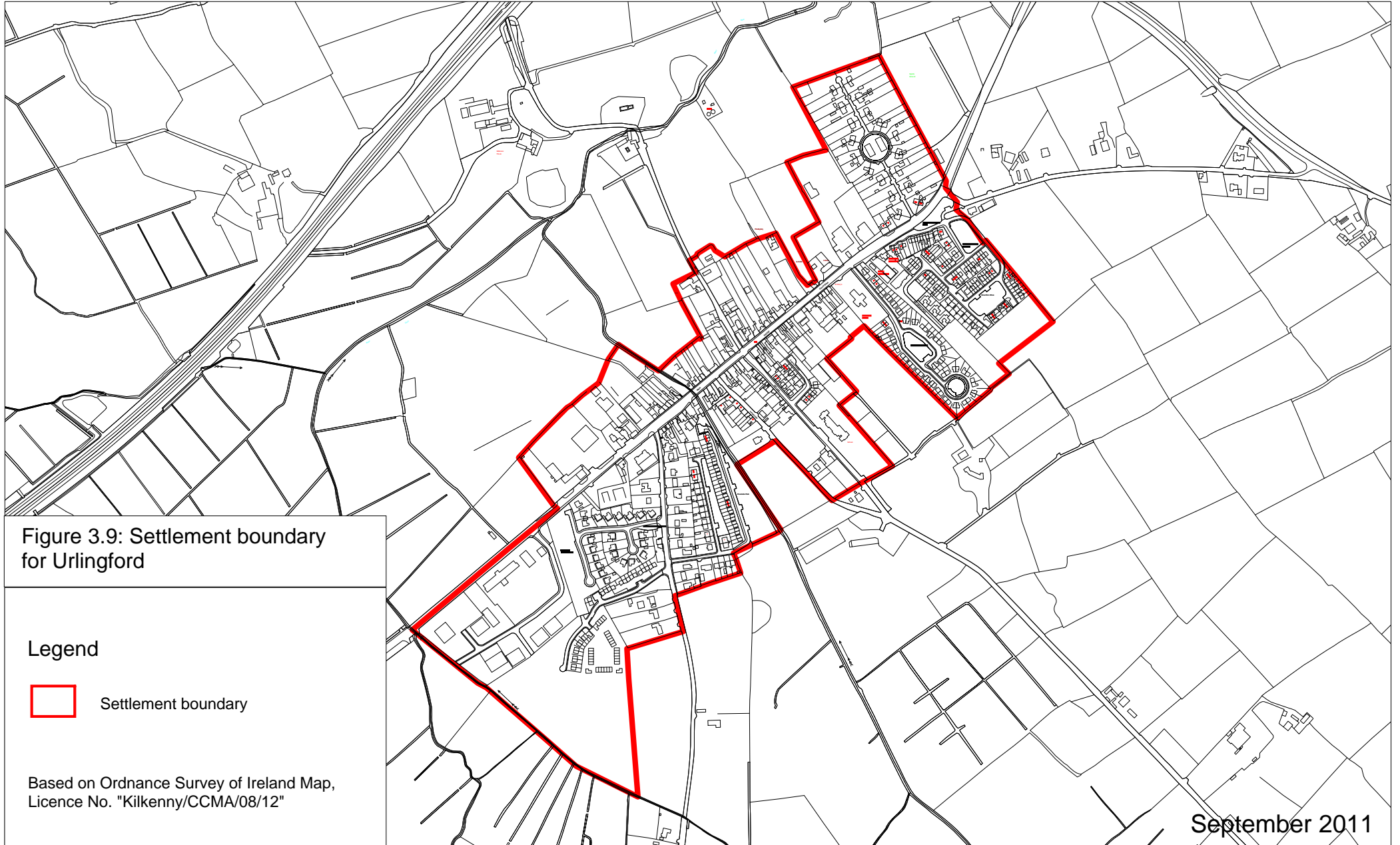



Figure 3.9: Settlement boundary for Urlingford

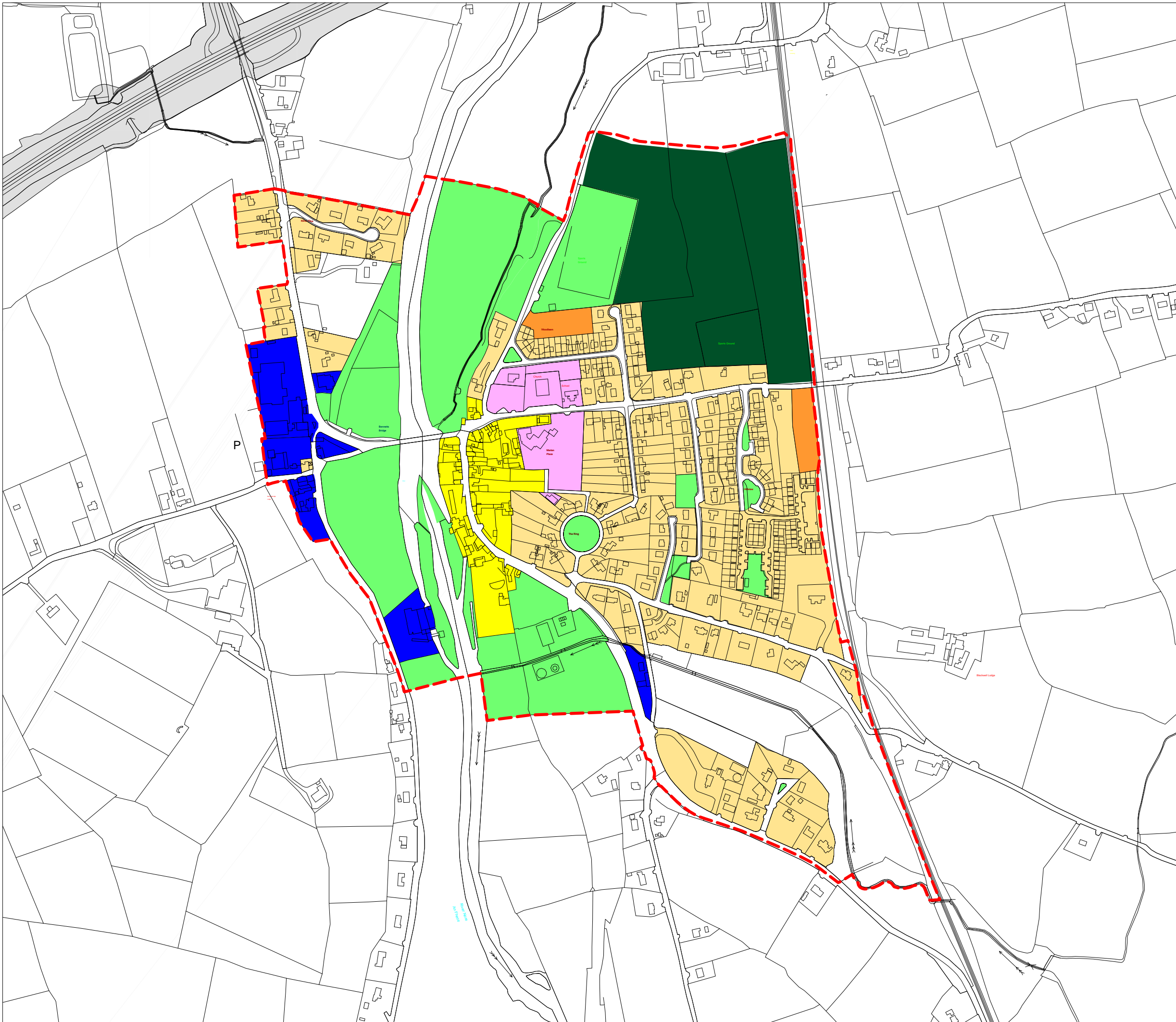
Legend

 Settlement boundary

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

September 2011

Variation No. 2 to Kilkenny County  
Development Plan 2008-2014  
Core Strategy  
Figure 3.10 Bennettsbridge Zoning



Legend

-  Plan Boundary
-  Existing Residential
-  Residential
-  Community Facilities
-  Open Space
-  Village Centre
-  Phase 2
-  Industrial
-  Agricultural

Date: September 2011

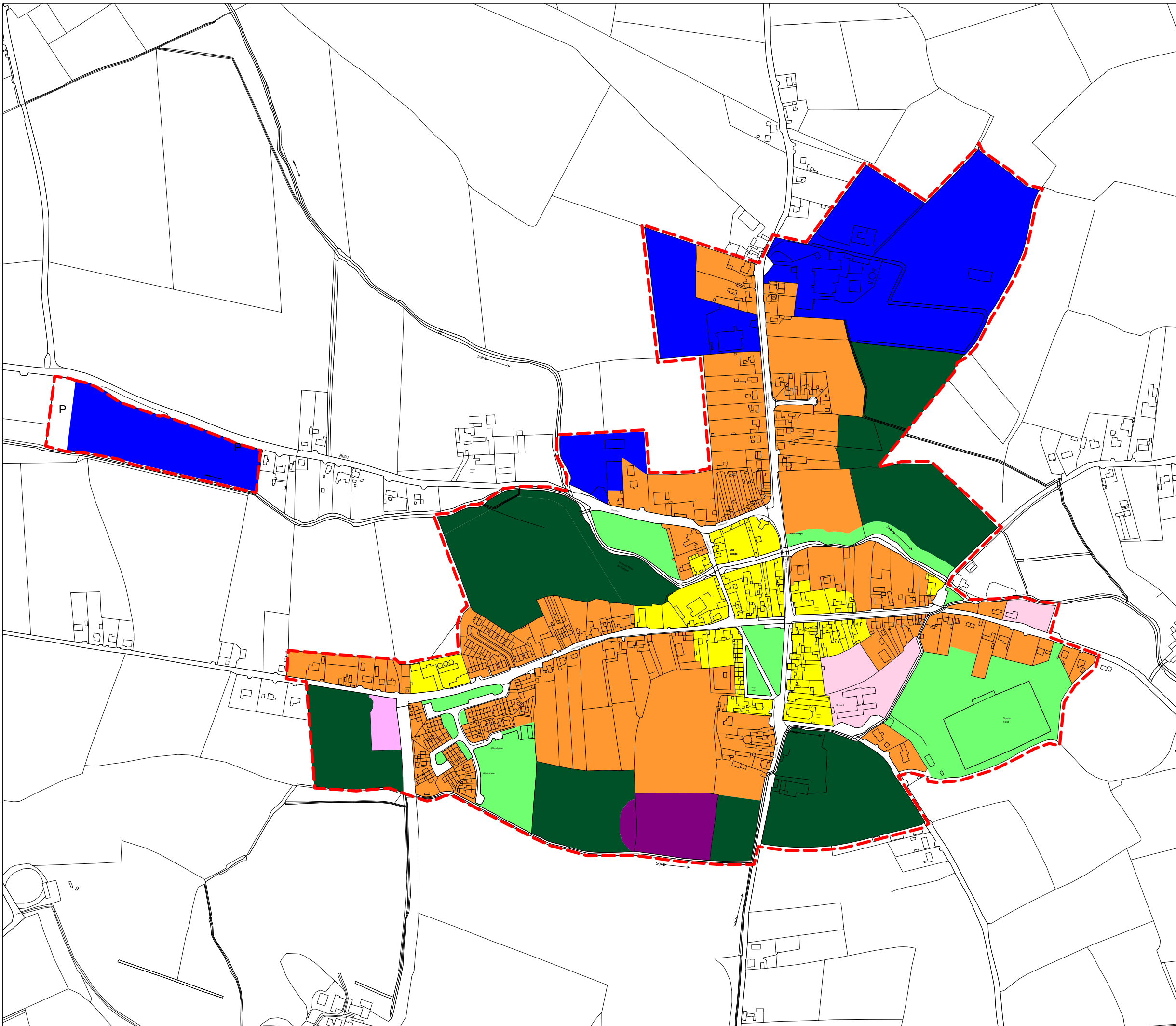
Based on Ordnance Survey  
Ireland Map, Licence No.  
Kilkenny/CCMA/08/12



Variation No. 2 to Kilkenny County  
Development Plan 2008-2014  
Core Strategy  
Figure 3.11 Freshford Zoning

Legend

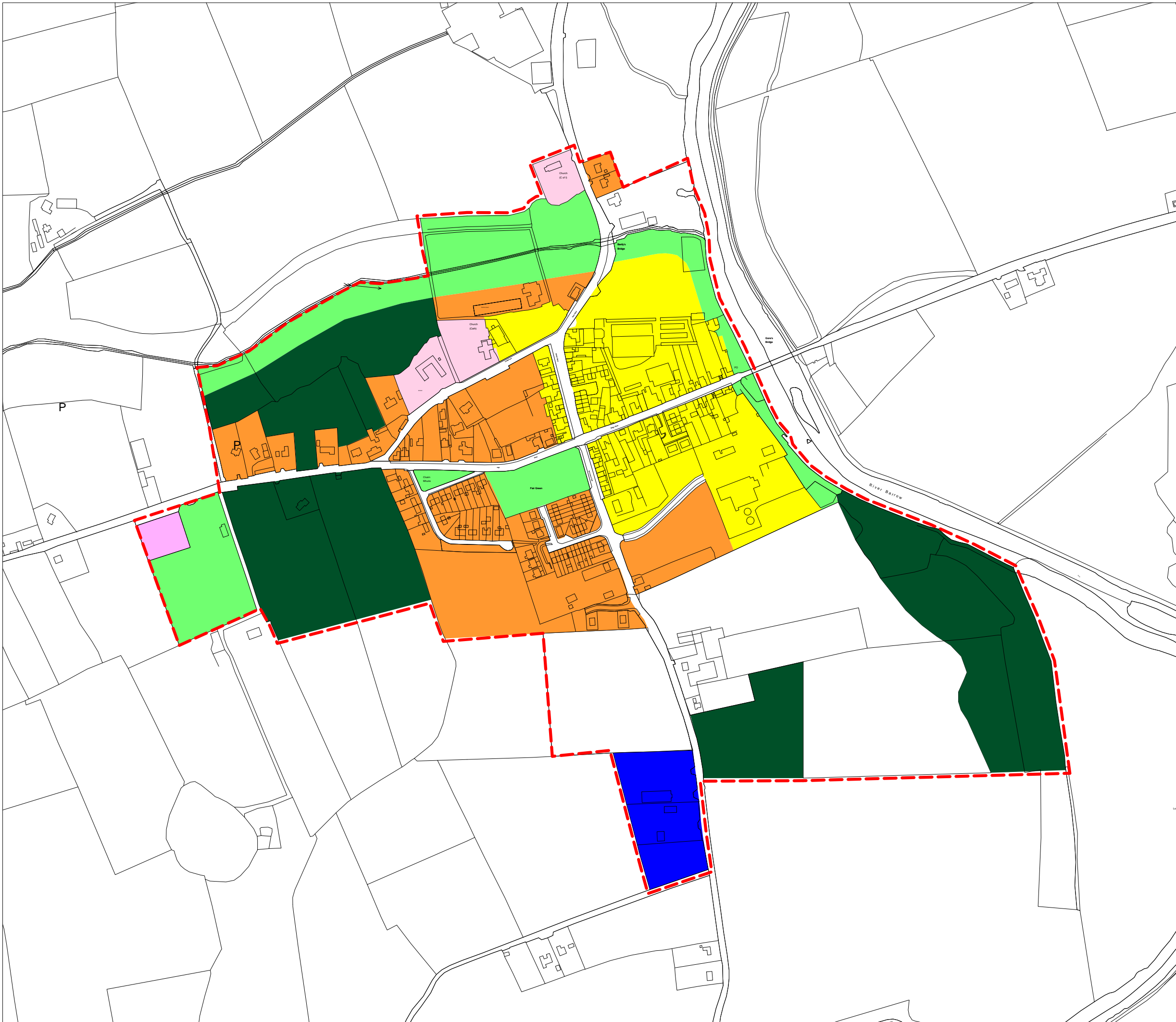
-  Plan Boundary
-  Residential
-  Residential (low density)
-  Community Facilities
-  Open Space
-  Village Centre
-  Phase 2
-  Industrial
-  Reserve 1 acre for provision of a car park to serve the cemetery with access from the industrial lands



Date: September 2011

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

Variation No. 2 to Kilkenny County  
Development Plan 2008-2014  
Core Strategy  
Figure 3.12 Goresbridge Zoning



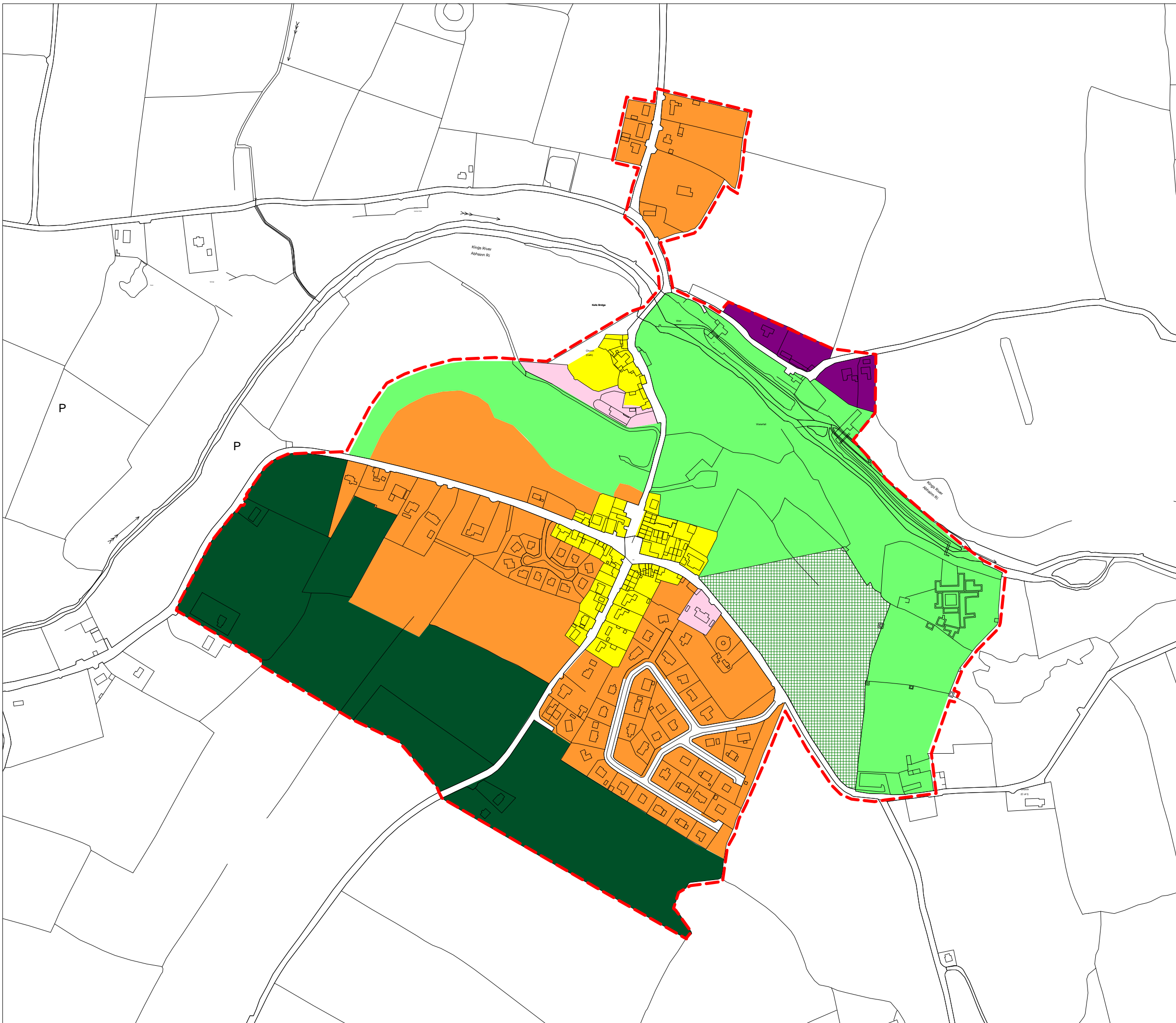
Legend

- Plan Boundary
- Residential
- Residential (low density)
- Community Facilities
- Open Space
- Village Centre
- Phase 2
- Industrial
- Agricultural

Date: September 2011

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

Variation No. 2 to Kilkenny County  
Development Plan 2008-2014  
Core Strategy  
Figure 3.13 Kells Zoning



Legend

- Plan Boundary
- Residential
- Residential (low density)
- Community Facilities
- Open Space
- Village Centre
- Phase 2
- Views to be protected

Date: September 2011

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



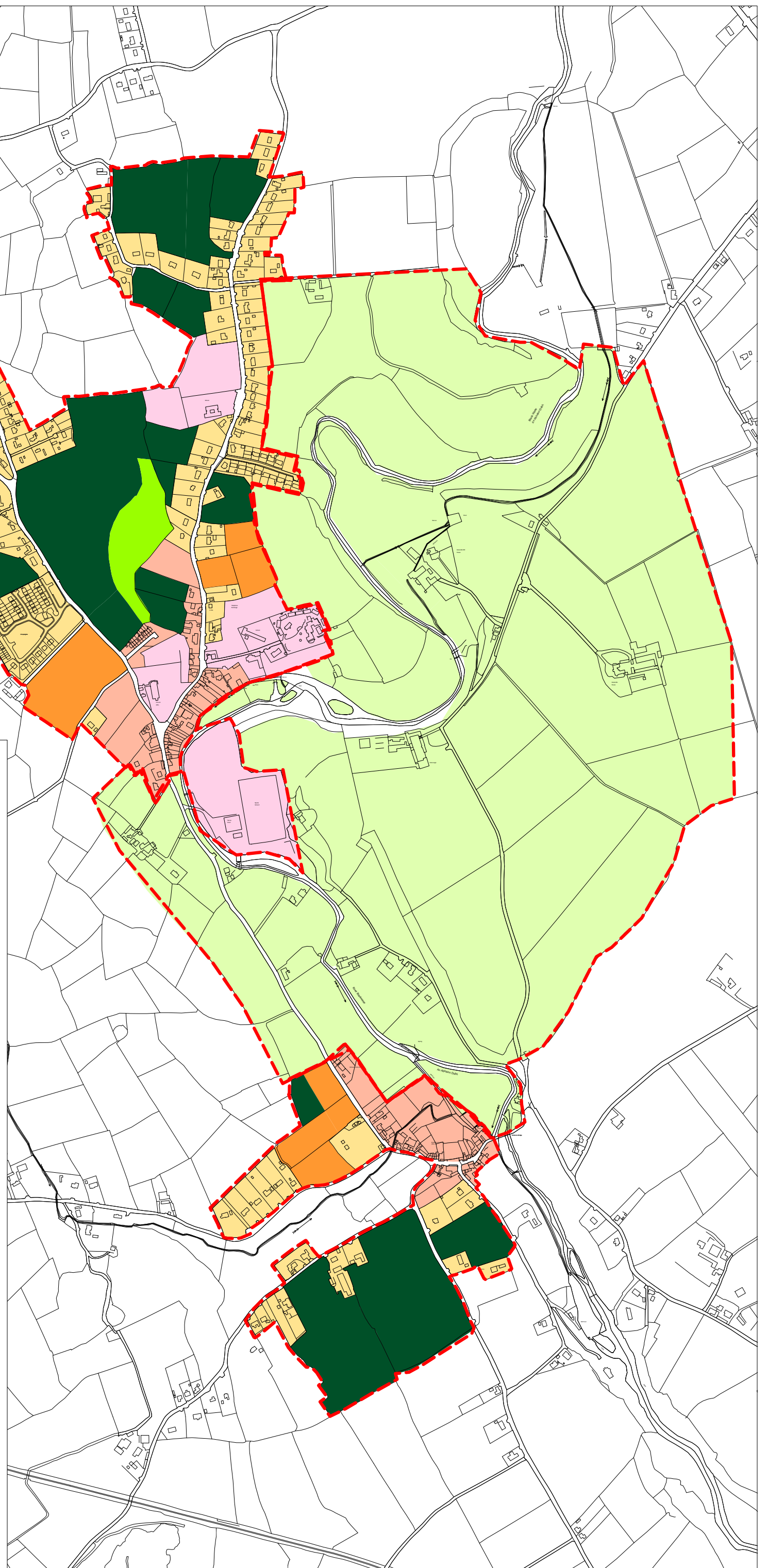
Variation No. 2 to Kilkenny County  
Development Plan 2008-2014  
Core Strategy  
Figure 3.14 Kilmacow Zoning

Legend

-  Plan Boundary
-  Existing Residential
-  Residential
-  Community Facilities
-  General Development
-  Open Space
-  Phase 2
-  Rural Conservation Area

Date: September 2011


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



Variation No. 2 to Kilkenny County  
Development Plan 2008-2014  
Core Strategy  
Figure 3.15 Mullinavat Zoning


Legend

 Plan Boundary

 Residential

 Community Facilities

 Village Centre

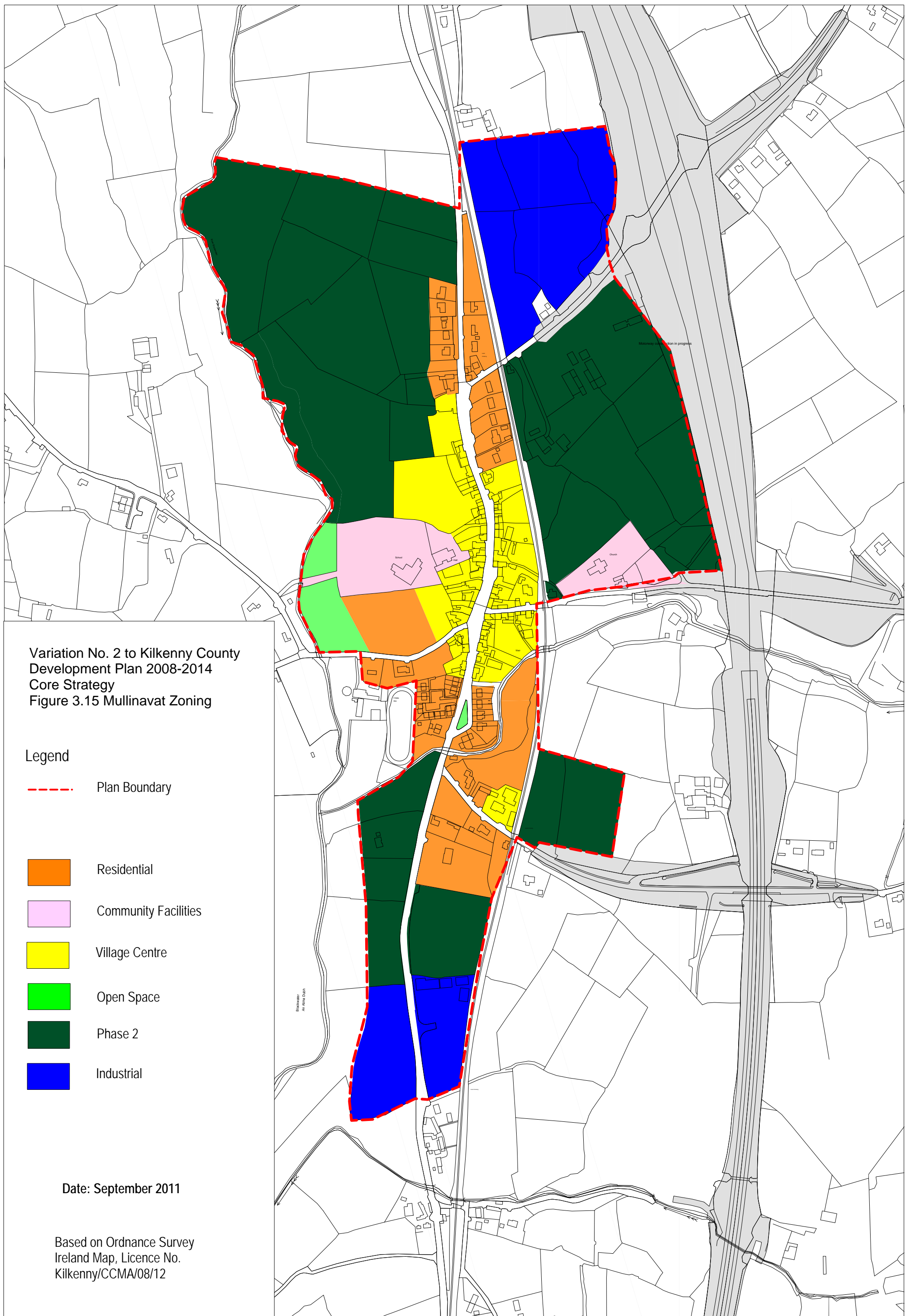
 Open Space

 Phase 2

 Industrial

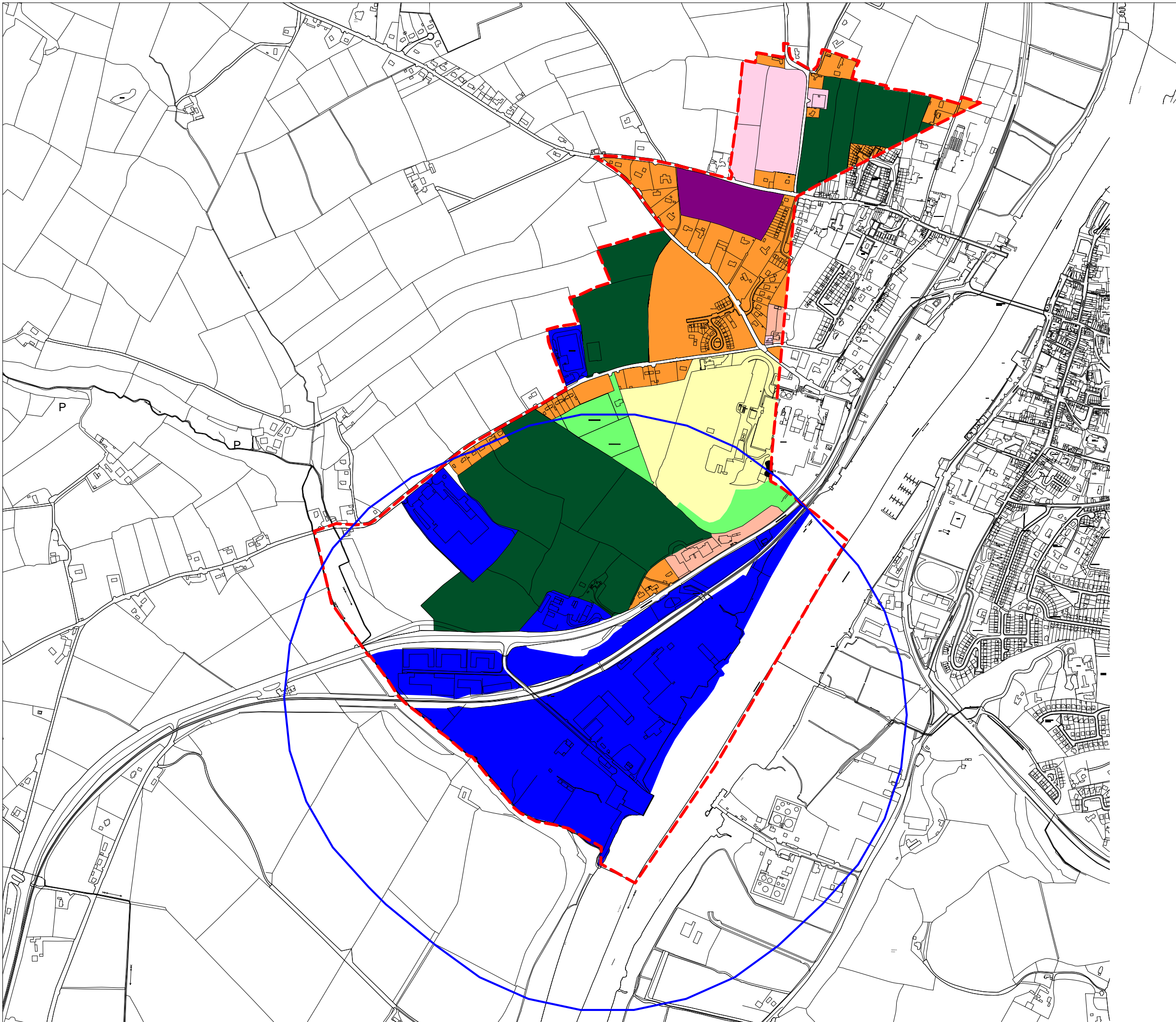
Date: September 2011

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





Variation No. 2 to Kilkenny County  
Development Plan 2008-2014  
Core Strategy  
Figure 3.16 New Ross Zoning



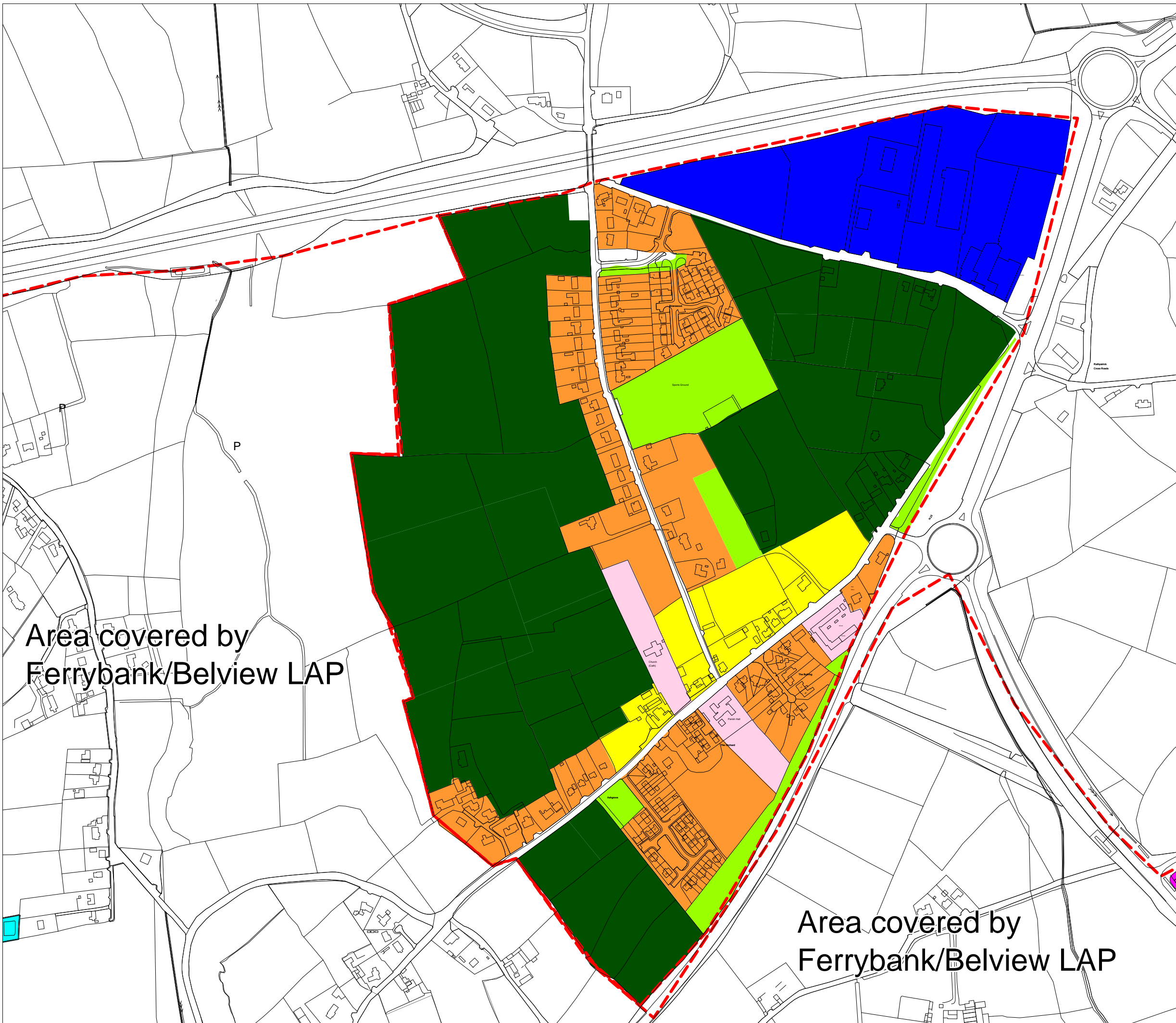
Legend

-  Plan Boundary
-  Residential
-  Residential (low density)
-  Community Facilities
-  Open Space
-  General Development
-  Phase 2
-  Industrial
-  Agricultural
-  Mixed use
-  700m Consultation distance for Nitrofert (Seveso II) site









Date: September 2011

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

Variation No. 2 to Kilkenny County  
Development Plan 2008-2014  
Core Strategy  
Figure 3.17 Slieverue



Legend

-  Plan Boundary
-  Residential
-  Village Centre
-  Community Facilities
-  Open Space
-  Phase 2
-  Industrial
-  Agricultural

Area covered by  
Ferrybank/Belview LAP

Area covered by  
Ferrybank/Belview LAP

Date: September 2011

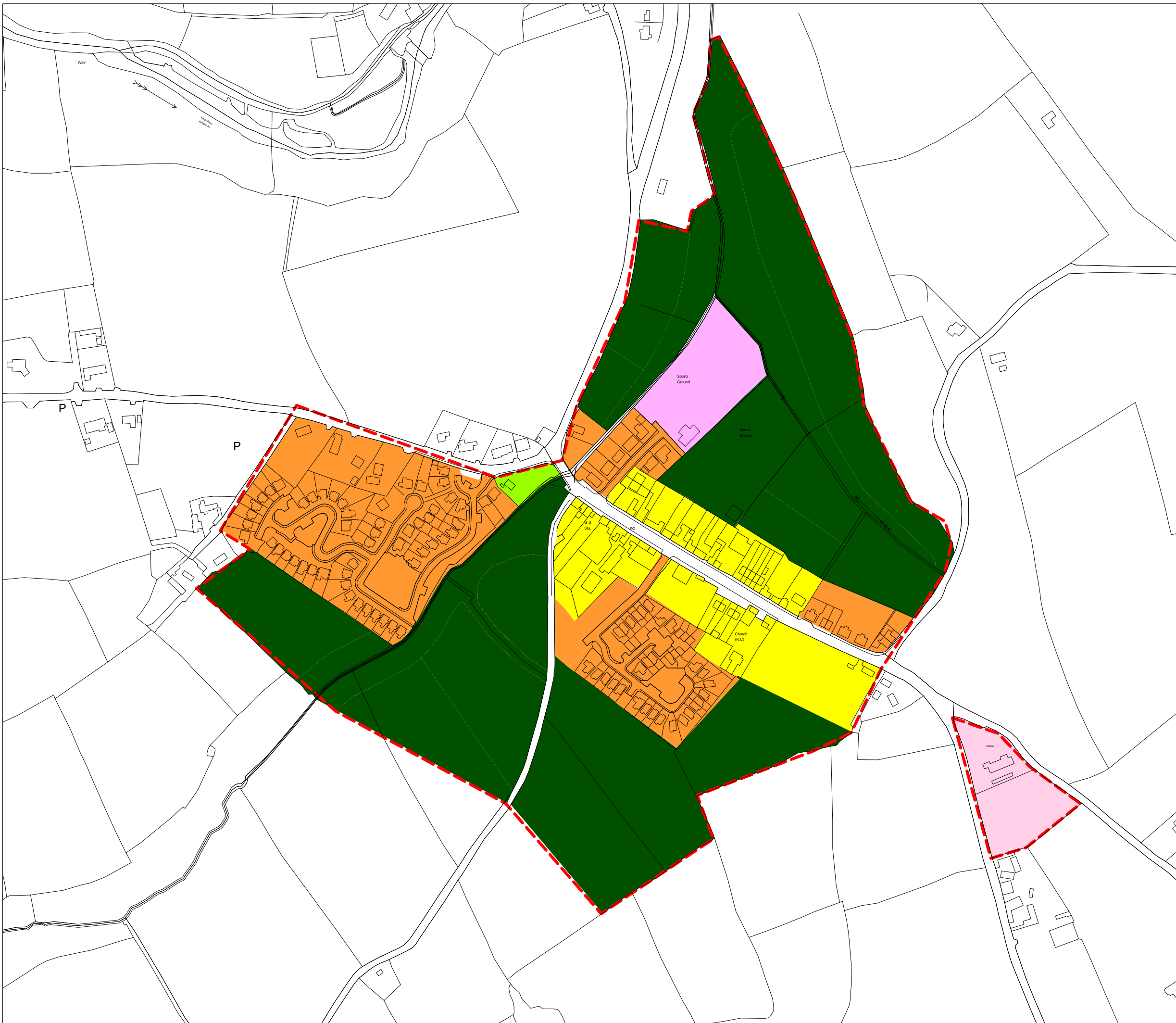
Based on Ordnance Survey  
Ireland Map, Licence No.  
Kilkenny/CCMA/08/12



Variation No. 2 to Kilkenny County  
Development Plan 2008-2014  
Core Strategy  
Figure 3.18 Stoneyford

Legend

-  Plan Boundary
-  Residential
-  Village Centre
-  Community Facilities
-  Open Space
-  Phase 2



Date: September 2011

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