



DRAFT
WOODSTOCK
LOCAL
AREA
PLAN
2008



Cover illustration Alex Mc Clure (8)
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1. INTRODUCTION

Status of plan

1. The Woodstock Local Area Plan shall operate from 2008 to 2014. It is prepared in accordance with the requirements of the Planning and Development Act 2000 and the Planning and Development (Amendment) Act 2002 to provide an overall strategy for the proper planning and sustainable development of Woodstock.
2. The Plan is a legal document in accordance with the relevant sections of the Act. It is consistent with the objectives of the Kilkenny County Development Plan
3. The provisions of the Plan are considerations in the determination of applications for planning permission in accordance with Section 34 (2)(a)(1) of the Act.

Need for a plan

4. Ireland has enjoyed a period of sustained economic growth which is having a profound impact in many rural areas, and is creating both opportunities and threats for a sustainable future. In terms of its potential for wealth creation and employment Woodstock has barely marked time in the last century and there has been a deterioration in the quality of its physical environment. The local area plan provides an opportunity to help to establish a framework for a sustainable future.

5. Woodstock's future is inextricably connected to the future of Inistioge, the nearby village. The Inistioge Local Area Plan, adopted in 2004, contains specific policies for Woodstock. The plan states that 'further tourism development is possible on the Woodstock demesne lands which would provide for job creation locally and the further development of the tourism product of the county'. The plan has an objective to facilitate the development of a master plan for the remainder of the lands for the Woodstock demesne as a tourism resource for the area and the county in conjunction with all relevant stakeholders

Plan area

6. The plan area of approximately 548 hectares corresponds roughly to the historic extent of the estate at Woodstock. It includes all of the land within the estate wall on the west bank of the Nore and also land on the eastern bank of the river and eastern slope of Mount Alto, which overlooks the area. The Woodstock Local Area Plan is contiguous with the Inistioge Local Area Plan.

Period of plan

7. The plan covers the period from 2008 to 2114, and will be valid for six years from the date of adoption by Kilkenny County Council, subject to any review, variations or alterations made in the future.

Purpose of the Plan

8. The purposes of the Plan are to:
 - Set out objectives and policies for the proper planning and sustainable development of the area
 - Provide a detailed and consistent framework for the use of land and the control and regulation of development that will guide planning decisions
 - Provide a basis for coordinating public and private development throughout the area
 - Through the non-statutory and the statutory processes governing its preparation, to give the local community the opportunity to participate in planning choices about where development should be accommodated within the area and
 - Inform the local community, landowners and developers how their interests will be affected for the period to 2012

Background to plan

9. The drafting of the plan was preceded by a survey phase at the end of 2005 that included field surveys, desk-top surveys and a wide-ranging consultation exercise. The results of the survey phase are contained in a Baseline Study report and a summary of the consultation programme is provided in a Report of Consultation, both presented to Kilkenny County Council by the consultants responsible. These documents are referred to as Baseline Study and Report of Consultation in this written statement. The preparation of the plan was accompanied by a Conservation and Development report on Woodstock House. That report

is also an important component of the background to this plan. The report outlines the history of the house and its construction. It gives a commentary on the structural condition of the house and it discusses the conservation issues associated with the house and examines other reference projects as examples. Finally the report shows different development scenarios which could be achieved under the proposed LAP. In relation to Woodstock House and Gardens full account has been taken of the Gazetteer and Enhancement Plan written by Terence Reeves-Smyth and Belinda Jupp, for Kilkenny County Council, in 2000.

Plan format

10. The plan comprises a written statement and a 1:5000 map sheet that set out the objectives and policies of the plan. 'The Council' is Kilkenny County Council which is the local planning authority. Objectives and policies appear in boxes in the statement and are identified by a unique letter and number combination. Development briefs are included in the written statement to guide development in the two parts of the plan area where significant development is envisaged in the plan period. An appendix to the written statement provides management guidelines for the area.

2. PLAN STRATEGY

Context

11. Robert Lloyd Praeger, the great Irish naturalist of the last century, wrote that ‘no river scenery that Ireland can offer excels [the lower reaches of the Nore and the Barrow]’¹. At Woodstock and Inistioge steep slopes overlook a graceful meander on the Nore at its tidal limit. There are dense willow thickets on the river banks and islands and stands of mature woodland on the slopes above the river. The Brownsford Stream, which flows into the river at ‘The Ravine’, has the dramatic character of a mountain stream. Woodstock House and its gardens and arboretum lie to the west of the Nore, between the river and the forested slopes of Mount Alto.
12. The quality of the landscape is reflected in current designations. Woodstock is in a ‘high amenity area’ of the Kilkenny County Development Plan. The greater part of the plan area is in views from the R700, New Ross road, that are listed for protection. The Nore River and its banks are part the large candidate Special Area of Conservation (no. 002162) covering the lower Nore, Barrow and Suir valleys.
13. Woodstock House was built in the 1740s and, over the next century and a half, the estate landscape was developed and managed as both an economic asset and as a place of recreation and pleasure.
14. This integrated approach came to an end when the House was burned down in 1921. During the last 80 years a large part of the estate has been managed with the sole objective of commercial conifer tree planting and extraction. However, even in the absence of integrated management, Woodstock has remained a popular place for leisure and recreation and the designed landscape of the eighteenth century has survived as a substantially intact layer in the contemporary landscape.
15. The start of the new millennium has been marked by a project to restore Woodstock Gardens to their Victorian splendour. This project, undertaken by Kilkenny County Council and grant aided under the European Regional Development Fund, is ongoing
16. What has been lost over the last century is the role that Woodstock used to play as the economic mainstay of the local economy. In the eighteenth and nineteenth centuries the estate was both an economic hub and a centre of employment. However, there is the potential to regenerate the estate, a potential that is acknowledged in the Inistioge Local Area Plan. While the scope for significant new development in the village itself is constrained by its physical setting there are opportunities for development at Woodstock that would not compromise the local heritage and that could bring significant benefits for the local community.

¹ Robert Lloyd Praeger (1937) *The Way that I Went*. Republished edition in 1997 with an introduction by Michael Viney. The Collins Press. Cork

17. However, any substantial development project in Woodstock will have to have regard to significant development constraints. These are:-

- The presence of a landscape and designed landscape of high quality
- The presence of habitats of high biodiversity value
- The existence of an extremely vulnerable local aquifer underlying the whole area
- Inadequate existing public water supply and effluent treatment systems
- Vehicular access to main part of the plan area via the narrow streets of Inistioge Village

18. During the initial, informal consultation phase of this plan, consultees were invited to describe the different parts of the plan area in subjective terms. Their responses were almost entirely positive in character, especially in regard to three sub-areas; the plan area just beside the village, including the start of the Point Road, the Woodstock Gardens and Arboretum, and the valley south of Teddington.

Respondents perceived the plan area beside the village as 'natural', they regarded Woodstock Gardens and Arboretum as 'beautiful' and 'well managed' and the valley south of Teddington, including the Red House and The Ravine, as 'beautiful'.

19. The plan has to successfully balance the need for conservation and the need to enable the growth of a sustainable local economy. This balanced approach is reflected in the Vision Statement for the plan that emerged

from views expressed at a public meeting in Inistioge in October 2005.

Vision Statement and strategic objective

19. The Statement comprises three aims:-

- 1) To develop Woodstock sensitively and imaginatively, taking full account of its exceptional character
- 2) To ensure that development takes place that benefits the whole community and respects the long term relationship existing between Woodstock and Inistioge
- 3) To respect and protect Woodstock as a place of beauty and tranquillity for public enjoyment

20. The statutory planning process under the 2000 Planning and Development Act is a means to facilitate the re-establishment of an integrated approach to the local landscape. The statutory plan can provide a framework for action but it will have to be accompanied by a management regime involving the support and cooperation of relevant stakeholders. This plan therefore provides both a statutory framework to guide and to promote development and also guidelines for environmental management.

Objective O1 Strategy

To achieve a sustainable balance between heritage conservation and economic development.

Other objectives and policies including zoning objectives

21. A convincing case can be made that the area qualifies for landscape heritage designation. The Planning and Development Act 2000 provides for two types of designation; the special amenity area order (Section 202) and the landscape conservation area (Section 204). A special amenity area order can be made for an area that is either of 'outstanding natural beauty' or of 'special recreational value'. The only SAAOs to date have been for areas in Dublin. There can be little doubt that Woodstock qualifies under both criteria. It is also clear that Woodstock is part of a larger area of special landscape and recreational value that includes Inistioge village. It is therefore desirable that, if an order is drafted, it is for the whole of the river valley in the vicinity of Inistioge, not just Woodstock.
- 22.. The purpose of a landscape conservation area is 'the preservation of the landscape'. There is no doubt that such a designation is appropriate for the area of the Woodstock Local Area Plan. While the making of a conservation area is entirely the responsibility of Kilkenny County Council, the making of a special amenity area order by the Council can be appealed to An Bord Pleanála.

Policy S1 SAAO

The Council will seek to make a Special Amenity Area Order (SAAO) for Woodstock and Inistioge and the surrounding landscape, in accordance with the provisions of Section 202 of the Planning and Development Act 2000

Policy S2 LCA

The Council will designate the area of the Woodstock Local Area Plan as a landscape conservation area (LCA) in accordance with the provisions of Section 204 of the Planning and Development Act 2000

23. The plan area possesses three distinct sub-areas; each with its own character and development potential. The plan sets out a zoning objective for each of these areas as appropriate.

Sub-area 1. The river and floodplain and adjacent valley sides. Area 1 includes 'The Ravine' of the Brownsford Stream (171ha.)

24. While the landscape of this area has probably not changed much over the last 300 years its role has evolved considerably. Until modern times the river was a focus of activity as evidenced by the rich heritage of place names on the river. As a means of transport, a place of settlement and as an important fishing area, the river played a prominent role in the economic life of the area. During the eighteenth century the area also came into its own as a place for leisure and recreation. Although the area is predominantly in private ownership there is a long history of public recreational use in the form of walking, riding, picnicking, boating, bathing and angling. Today it is as a tranquil setting for recreation that the river is most appreciated. The Point Road provides an attractive and convenient footpath access into the area from Inistioge. The Lock Quay, in public ownership, gives access to the river for boating, angling and bathing. The pier at the Red House, which is privately owned, traditionally provided access from the river to The Ravine and Swiss Cottage. Habitats of high biodiversity are concentrated in this area and a large part of the area is designated as a candidate Special Area of Conservation. The river is a linking feature (between the sea and uplands) and a wildlife corridor. Given its tranquil and 'natural' character and its value as a recreational resource, the area is not suitable for intensive new development of any kind. However a high level of

active landscape management is needed to conserve the area's biodiversity and to realise its recreational potential.

Sub-area 2 The landscape setting of Woodstock House and Gardens (192 ha.)

25. This is an area primarily of farmland and forestry on level and sloping ground, centred on Woodstock House and Gardens. The basic land use structure was established in the early eighteenth century. An oak forest, planted at the beginning of that century, is the historical precursor of the modern Coillte plantation. Woodstock House, replacing an older house on the river at Teddington, was built at the northern edge of the oak forest in the 1740s, part of the forest being felled to make way for the gardens of the house. A farm was developed on the land to the east and north of the house. The field layout at Teddington today is the original field pattern of the estate's 'home farm'. An estate wall, which has survived, largely intact, bounds this area to the north and west. The main approach to the House was designed to take full advantage of the surrounding scenery and to enhance the setting of the House. Attractive views from the House and its gardens into the surrounding landscape were created for the enjoyment and pleasure of the family and their guests. Today this area lacks coherence and a clear identity. The burnt-out shell of Woodstock House and a derelict farmyard and stable yard lie at the centre of the area. The views of countryside from the House and gardens have been largely obliterated by the modern conifer plantations and fields have replaced the expansive parkland. Within the landscape there are elements of high quality,

notably Woodstock House itself, which is a protected structure, the arboretum and gardens which are undergoing restoration, and the various buildings and other structures dating from the 18th and 19th centuries, which form part of the designed landscape. The natural heritage of this area is of a lesser quality than in Area 1 but is nevertheless significant. This is potentially a landscape of high quality, centred on Woodstock House. To realise that potential requires the regeneration of the Woodstock House Area.

Sub area 3. The southern end of Woodstock (184 ha.)

26. Most of this area was, at some time, part of the Woodstock Estate and remnants of the designed landscape of the estate survive within the area. The greater part of the area slopes in an east or south-east direction away from the House and the Gardens. This area was not utilised by the estate in the same intensively integrated manner as the other areas. The area includes the southern half of the forested area that was planted as an oak wood 300 years ago and which is now a Coillte forest. A few isolated oaks of the original plantation survive but, in the main, the biodiversity of the woodland is not high. This assessment also applies to the conifer plantation on the eastern slope of Mount Alto. The slope was a significant feature of the designed landscape of Woodstock House. Mount Alto Tower is a focal point in that historic landscape although the visual linkage between the gardens of the House and the tower has disappeared because of the growth of the trees in the arboretum. The Coillte forest roads and tracks throughout the area are used by walkers and the South Leinster Way

waymarked trail goes through the area. However, the walks are not as attractive as those in the other parts of the plan area.

27. The area also includes farmland and scattered housing in the townland of Killeen and along the old New Ross Road. In general the surviving heritage of this sub-area is of a lower quality than the other areas and in parts of the area the quality of the landscape has been adversely affected by haphazard modern housing development.

28. The development implications, arising from an assessment of the character of the three areas, are that development throughout the area is constrained by the landscape quality of the area. In summary, very little development should be allowed by the river, the regeneration of Woodstock House Area and its environs is highly desirable but the sort of development entailed is of a very particular kind and, finally, the issue of heritage protection is a lesser constraint for the southern and south-western corners of the plan area. The following zoning objectives shall therefore apply to the three areas:

Objective 02 Zoning (The river Floodplain and valley sides)

To conserve and enhance the landscape and habitats of the valley and to protect the valley's tranquil character

Objective 03 Zoning(The environs of Woodstock House)

To conserve and enhance the historic landscape setting of Woodstock House and Gardens and to allow proposals for the regeneration of the Woodstock House Area should proposals come forward from the private sector.

Objective 04 Zoning(The southern end of the plan area)

To provide for the sustainable development of the countryside having regard to the character of the landscape setting

29. Applications for planning permission will be assessed against the respective zoning objective. The plan envisages and will facilitate significant development at particular locations in Sub-Areas 2 and 3 during the plan period. These areas are identified as the Woodstock House and Environs Development Brief Area (DBA) and the South Woodstock Development Brief Area (DBA). Development of a significant scale e.g.an application for more than one house or an application for a commercial building other than


one directly for the purpose of agriculture, is unlikely to be permitted outside the two DBAs.

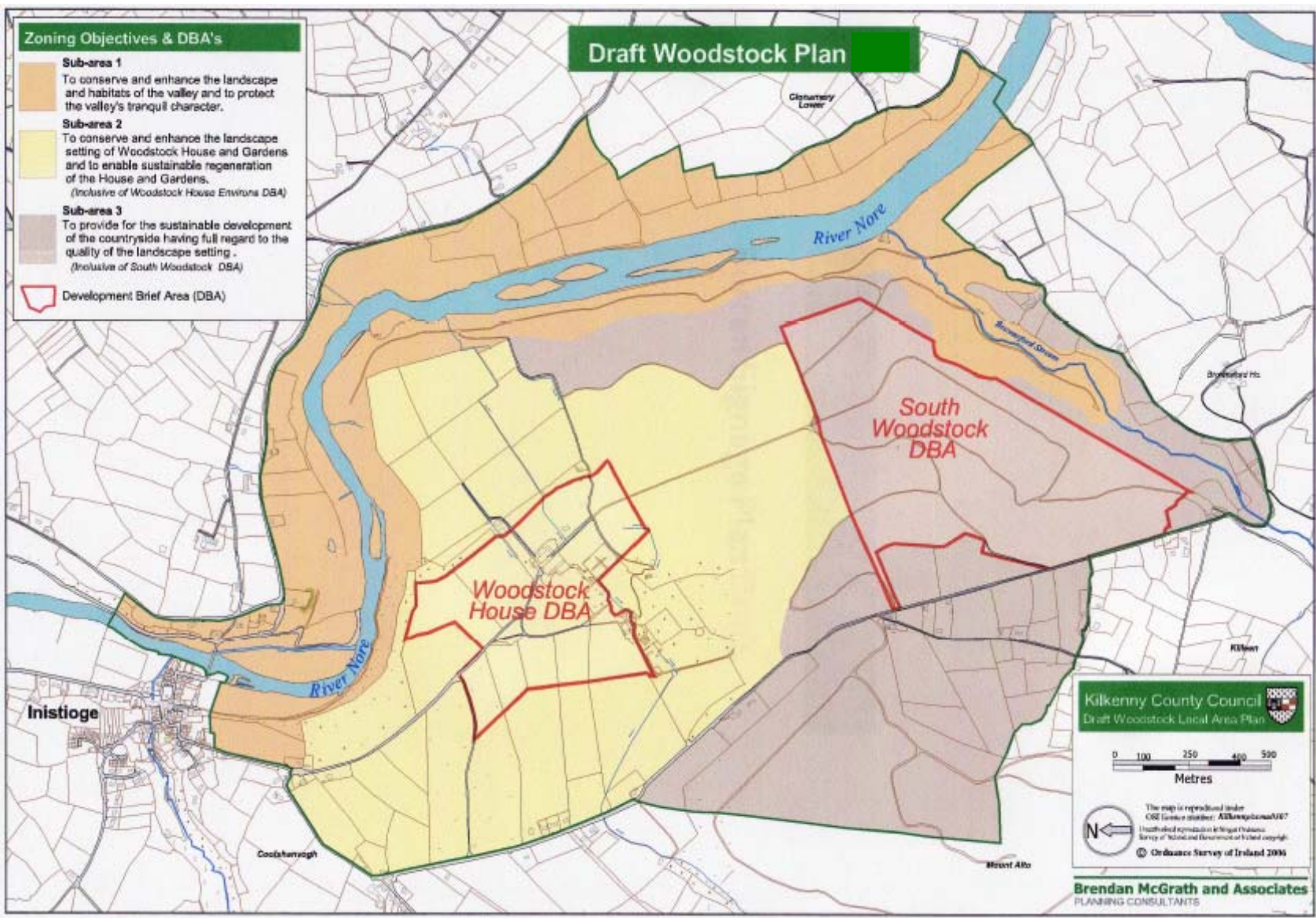
30. Substantial new infrastructure is required to enable the envisaged level of development to take place in a sustainable manner. The infrastructure components are:-
- a new Inistioge sewage treatment plant and construction of a public sewer to serve development in Woodstock
 - the purchase of land to provide public access to Woodstock House
 - the purchase of land for a public car park and construction of the car park at Woodstock House
 - the development of a picnic area and playground area beside the new car park
 - the upgrading of the road access to Woodstock
 - An enhanced and extended public water supply
 - the partial restoration of the surface water drainage system serving Woodstock House and Gardens
 - the development of way-marked trails.

31. Funding to implement the Plan will be from a combination of sources such as private investment, the Council's own development contribution scheme, and grant aid where appropriate. It is envisaged that the major source of funding for the plan will be through private sector development proposals.

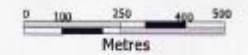
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Zoning Objectives & DBA's

- Sub-area 1**
To conserve and enhance the landscape and habitats of the valley and to protect the valley's tranquil character.
 - Sub-area 2**
To conserve and enhance the landscape setting of Woodstock House and Gardens and to enable sustainable regeneration of the House and Gardens.
(Inclusive of Woodstock House Environs DBA)
 - Sub-area 3**
To provide for the sustainable development of the countryside having full regard to the quality of the landscape setting.
(Inclusive of South Woodstock DBA)
-  Development Brief Area (DBA)



Kilkenny County Council
Draft Woodstock Local Area Plan



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PLANNING CONSULTANTS

3. CONSERVATION POLICY

Context and objective

32. Woodstock has a rich heritage, comprising both natural heritage and the landscape and building fabric of the estate, created over the last 300 years. Safeguarding this heritage is desirable primarily in the interest of quality of life and the general well being of society but also for the protection of an asset of considerable economic potential. Existing policies and designations, namely policies in the county development plan and the designation of a candidate special area of conservation already provide a framework of protection. This plan sets out detailed conservation policies as well as management guidelines. The conservation policies are set out under 5 headings; landscape, biodiversity, archaeology, the designed landscape of the demesne and Woodstock House and buildings in the attendant grounds.

Objective 05 Conservation

To conserve the rich natural and built heritage of Woodstock

Landscape

33. The rural valley landscape, of which Woodstock is a significant part, has great charm and it is an objective of the plan to safeguard its essential character. Protection of the landscape is an integral aspect of the strategic planning approach, reflected in the zoning objectives that cover the whole of the plan area. In addition, however, the plan identifies a number of viewing points and aspects to which specific policies apply. The views to be protected, listed in appendix 1 and shown on the plan map, include views of Woodstock from the South Leinster Way as it approaches Inistioge from the east, views of Woodstock from the regional road (already protected in the county development plan) and from created vantage points in Woodstock estate.
34. It is also policy to re-establish and to protect views that have been lost in the past century. These include views from Woodstock House and Gardens (in particular from the Winter Garden Terrace) and views from the riverside track (Point Road)²
35. The steep slopes of the plan area overlooking Inistioge and the stretch of river immediately downstream of the village, are an integral part of the attractive landscape setting of the village. The expanse of countryside stretching from Woodstock to Mount Brandon and Coppanagh on the horizon is an integral part of the landscape setting of the

² In relation to the riverside the indicated view points on the plan map are indicative locations only.

Woodstock Estate. There has been considerable development in this vista in recent years in the form of one-off housing but, in the main, this new development has not significantly affected the views from the estate. The exception to this assessment is the development that has taken place on the county road traversed by the South Leinster Way due north of the plan area. Further development of the ribbon of housing on this section of road is undesirable given the impact on views from Woodstock.

Policy C1 existing views

The council will not permit development which adversely affects the existing views listed in the Views appendix and shown on the plan map

Policy C2 reinstatement of views

The council will facilitate the reinstatement of views from Woodstock House through forest glades, listed in the Views appendix and shown on the plan map

Policy C3 Inistioge village setting

The council will seek to protect the established character of the area south of Inistioge shown on the plan map, which makes a significant contribution to the setting of the village

Policy C4 views north-eastwards from Woodstock, including from the Winter Garden terrace

The council will prohibit further residential development on the east-west section of the minor county road, east of Inistioge, which is part of the South Leinster Way to protect the views from Woodstock

Biodiversity

36. The Baseline Study included an assessment of the 21 habitats found in the area. Habitats were assessed in terms of biodiversity on a scale of 1 to 5. Habitats in the highest classes of 1 and 2 include the river, river islands, adjacent flooded lands, the Ice House by the river (NHA no 002094) and wooded areas which have a long history of woodland cover. Most of these habitats are located in sub-area 1 and are part of an extensive candidate Special Area of Conservation (Barrow, Nore and Suir SAC no 2162). Habitats in category 3, of medium biodiversity value, include hedgerows and the arboretum. The plan seeks to conserve the SAC and the other habitats of higher biodiversity value (Classes 1,2 and 3). It is also desirable both in the interests of landscape conservation but also with regard to the history of the landscape, to preserve the surviving oak trees of the early eighteenth century plantation. Some of the trees are in areas of lower biodiversity value. Most of the Woodstock woodlands have a higher biodiversity value than would normally be associated with Coillte forestry, as a result of the area's history. As a result of this legacy there is much

more scope for the reestablishment of rich and diverse woodland habitats than would otherwise be the case.

Policy C5. Biodiversity

Proposals for development will only be permitted where it can be clearly demonstrated that:

- a. There will be no direct or adverse effect on areas designated as sites or candidate or potential sites of national or international importance for wildlife; and
- b. There will be no direct or adverse effect on areas of higher biodiversity identified in the plan
- c. There will be no direct or indirect adverse impact upon protected species
- d. There will be no unacceptable effects on local biodiversity or wildlife corridors

Policy C6. Oak trees in Woodstock

The mature oak trees at Woodstock within the Coillte forest area south of Woodstock House shall be protected and not damaged in any manner.

Policy C7 Archaeology

Proposals for development which are likely to have an impact upon recorded monuments or areas of potential archaeological interest will only be permitted where it can clearly be demonstrated that

- a. field evaluation of the archaeological implications has been conducted; and
- b. Proposals for the conservation and management of archaeological resources have been included and
- c. there will be no destruction of recorded monuments

Archaeology

37. There are only two recorded sites within the plan area. However, given the importance of the Nore as a corridor of settlement and transportation since early times there is the possibility that there are significant sites to be discovered, particularly at Teddington and, generally, in proximity to the river.

The designed landscape of Woodstock Estate

38. Woodstock House and Gardens form the core of Woodstock Estate. The house, designed by Francis Bindon, has been described as ‘once the most magnificent 18th.century house in County Kilkenny’³. The house is a protected structure (no C394) although only the shell of the building is standing. The gardens, which are being restored by the Council, were the inspiration of Lady Louisa Tighe and took shape under the direction of head gardeners Pierce Butler and Charles McDonald between 1840 and 1900. In their time the gardens were greatly admired e.g. Lord William Pitt Lennox, wrote of his visit in 1865 that ‘The Gardens can find no equal in the United Kingdom, and the grounds laid out with every diversity that wood and water can bestow, are perfectly beautiful’. The gardens incorporate an arboretum that contains some of the champion trees of Ireland, which this plan lists (See Appendix 3).

39. The Victorian gardens and arboretum are owned by the Council. Ownership by the planning authority is the best measure of protection. A further level of protection is provided by a plan policy to maintain and protect the gardens. The proposed listing of garden structures such as the Winter Garden Terrace and dovecote, so that for the purposes of the Record of Protected Structures they will be regarded as part of Woodstock House, provides an additional safeguard. In relation to the garden design and its

³ Lord Killanin and Michael V. Duigan (1967) *The Shell Guide to Ireland* Ebury Press. London

trees and plants, the proposed landscape conservation area designation will provide the appropriate statutory protection. 40. At the present time access to the gardens is from a car park to the south of the house. However, the gardens were designed as an extension of the house to be accessed directly from the house via The Winter Garden Terrace, one of the most impressive parterre terraces of the period. The terrace provided an attractive entry to the pleasure grounds as well as a vantage point over the Nore valley and surrounding countryside. It is desirable that the historic relationship between the house and the garden is restored by reinstating access to the garden via the house and by restoring the Winter Garden.

41. Beyond the house and its gardens lie the attendant grounds of the house. Attendant grounds are ‘lands which are outside the curtilage of the structure but which are intrinsic to its function, setting and/or appreciation’⁴. Woodstock estate has evolved over the last 300 years. The main periods of landscape design took place in the eighteenth and nineteenth centuries. The Victorian gardens that are now being restored were conceived in the setting of the estate design created in the previous century, originally centred on a house at Teddington, and then on Woodstock House, built in the 1840s by Sir William Fownes. The designed landscape, comprising buildings and walls, water features, glades and vistas and trees and groups of trees, embellishes the natural setting of the Nore valley . The

⁴ Department of the Environment Heritage and Local Government (2004) *Architectural Heritage Protection- Guidelines for Planning Authorities*, 192

landscape was designed to be enjoyed and views were created for that purpose (See policies C1 and C2) but it was also planned to be efficient and functional e.g. the layout of the home farm and the estate drainage system (See below). The majority of the features associated with the designed landscape remain prominent and are easily identified. However, there is also a significant heritage in the form of an estate drainage system comprising an array of drains, canals, cascades and ponds that has been disrupted, concealed and all but hidden, mainly as a result of the forestry operations in the last century. The old drainage system was an effective and practical response to the difficult drainage conditions that prevail at Woodstock. Water, channelled from higher ground to the west of the estate was directed through the estate to meet a variety of different needs. Any future development should take account of this old drainage system and where the opportunity arises the system should be brought back into use as a sustainable response to present day demands.

42. The Council will protect the buildings and other structures in this wider area as well as the House and Gardens themselves. This will be done either by listing structures as part of the attendant grounds of Woodstock House, which will then be treated as part of the Woodstock House protected structure or by separate listing as features which are protected by a policy of this plan.

43. Mount Alto Tower requires restoration. Some time ago an attempt was made to steal the cut stone from the building. However, the Council has been able to retrieve the stone and will support an initiative to restore the building.

Policy C8 Woodstock House (RPS no 394)

The council will carry out such works to Woodstock House as are necessary to either a) render the building safe, or b) to salvage materials from the building as necessary or c) to maintain the building in a state that its potential for future development is not compromised.

Policy C9 Woodstock Gardens restoration and protection

The council will complete the current restoration programme grant aided by Fáilte Ireland and it is policy to maintain and protect the restored gardens.

Policy C10 Landscape features of the designed landscape

The council will protect the landscape features identified on the Plan map and listed in the appendix.

Policy C11 Structures in the Gardens and Attendant Grounds of Woodstock House

Structures in the gardens and attendant Grounds of Woodstock House, which are shown on the Plan map and listed in the appendix, will be protected on the basis of their being intrinsic to the character of Woodstock Demense. The council will revise its Record of Protected Structures (RPS) to include the features for protection in accordance with the relevant statutory procedures.

Policy C12 Estate surface water drainage system

In its assessment of development proposals the council will have regard to the historic estate drainage system shown on the Plan map. It is the intention of the Council to facilitate the restoration of an integrated approach to surface water drainage in the plan area.

Policy C13 The relationship between Woodstock House and Gardens

The council will ensure that any substantial restoration or redevelopment of Woodstock House respects the functional and aesthetic relationships between the House and Gardens and includes provision for direct public access to the gardens from the house

Policy C14 Mount Alto Tower

The council will facilitate the restoration of the tower

Policy C15 The approach road to Woodstock House from the Upper Inistioge Gates.

To protect the pastoral character of the main approach to Woodstock House new buildings will not be permitted which are visible from the main approach road.



Katie Doyle (11)

4. ECONOMIC DEVELOPMENT POLICY

Context and objective

44. Forestry and agriculture are the main land uses of the plan area. The economic growth potential of these activities is limited and Coillte has already decided to manage its Woodstock plantation to achieve an environmental rather than an economic objective⁵. The main opportunities for economic development are in the tourism and recreation sectors. Woodstock Demesne is already a significant attraction. There were an estimated 42,000 visitors to the Gardens in 2004. It is estimated that visitors to Woodstock and Inistioge spend between €1.2 and €1.8 million annually in the local economy.

45. The local features which currently bring visitors to Woodstock and Inistioge are:-

- The scenic rural landscape,
- Inistioge village, which is an attractive and historic settlement, with a range of visitor facilities including restaurants, cafes and pubs,
- Woodstock Gardens,
- The riverside, downstream of Inistioge, which is an accessible area of beauty and tranquillity,

⁵ The environmental objective is to manage 15% of the Suir/Nore/Barrow Farm Management Unit area for conservation. This objective relates to the Woodstock plantation not the forestry on Mount Alto and at Newcourt, also within the plan area. Refer to Suir/Nore/Barrow Forest Management Plan 2001

- An extensive network of off-road pathways for walking and other recreational activity, and
 - Trout and salmon fishing on the River Nore
46. South East Tourism, the regional tourism authority, identifies Inistioge as a 'developing tourism centre' and categorises the Woodstock Gardens restoration project as an item of 'key product development'.
47. When development options are under consideration Woodstock has an advantage, compared with many other historic demesnes, of being within a popular tourist area and relatively close to main centres (Kilkenny, Waterford and Rosslare). This accessibility will be further enhanced by the construction of the Dublin-Waterford motorway and high quality dual carriageway (N9/N10) in the next 10 years. Woodstock will then be only a 15-minute drive from the enhanced national road network.
48. There are several contemporary examples of the redevelopment of historic demesnes for a variety of uses. These include golf courses, equestrian centres, hotels and housing. If new development within an historic demesne is to be sustainable it must take full account of the development constraints imposed by the landscape setting.
49. In the case of Woodstock and Inistioge there is little scope for significant new development in or beside the village, given a range of development constraints. The Inistioge Local Area Plan has a policy statement seeking to promote Woodstock as a tourism resource. The Inistioge plan also has an objective to prohibit holiday homes in the village.
50. New development at Woodstock is therefore desirable, necessary and achievable. It is desirable in order to expand

the base of a the rural economy. It is necessary in order to achieve an adequate level of ongoing investment in local environmental conservation. It is achievable because the plan has identified development opportunities that would not compromise existing environmental quality and could, in fact, improve the condition of the local environment. However, such is the sensitivity of the area, any proposal will have to be subject to a stringent level of assessment before development is allowed.

51. Two potential development areas have been identified, the one centred on Woodstock House and the other at the southern end of the Woodstock estate. To facilitate the appropriate development of these areas the plan includes development briefs for both areas.

52. As some form of residential use is one of the more attractive potential commercial uses for the House and the adjacent old buildings, the plan restricts residential schemes to projects within the Woodstock House and Environs Development Brief Area.

53. Development of the two areas could take place independently but the optimum approach would be a complementary development, the uses and activities of each area benefiting from proximity to the other nearby centre of activity. An optimum approach, based on cooperation, seems a realistic prospect given the limited number of landowners involved and the mutual benefits that would accrue. It may be desirable to establish physical linkages between the two areas. For instance, the Noble Fir Avenue of the Gardens is aligned to connect the two areas.

Economic Objective 06

To facilitate economic development that capitalises on the potential afforded by the area’s rich cultural and natural heritage but which does not endanger that heritage.

Policy E1 Assessment

Applications for substantial development shall be accompanied by detailed impact assessments. In respect of large proposals the planning authority will require an EIA even if the scale of development is below the statutory thresholds. In respect of developments that would generate significant volumes of traffic a Traffic Impact Assessment will also normally be required.

Policy E2 Identified areas for development

The plan identifies two areas within the plan area where substantial but appropriate development can take place in accordance with the objectives of the plan. Development in these areas, the Woodstock and Environs Area and South Woodstock Area must be in accordance with the respective development briefs which are set out in this Plan

Policy E3 Development outside of the two identified development areas

Substantial development i.e. multiple housing schemes and other commercial developments is not envisaged outside of the two identified development areas and will conflict with the zoning objectives of the plan and will not normally be permitted

Woodstock House and Gardens

54. Woodstock House in its current state could be regarded as an economic liability. However, with the setting of the former Georgian mansion within a famous garden, set in a landscape of distinction, the Woodstock House Area has potential for redevelopment. A variety of developments could be considered to utilise the approximately 2300m² floor area of the house.

55. A sustainable future for the house requires an integrated approach to the area surrounding the house, which is in multiple ownerships. A physical framework for the future development of this area is set out in the brief which is part of this plan.

56. The plan will enable new residential uses in Woodstock House and the nearby farmyard and stable yard complexes. The plan can achieve this aim by both giving favourable consideration to the sensitive restoration or redevelopment of the existing historic buildings for residential purposes and by restricting new-build housing schemes elsewhere in the

plan area so as to maximise the attraction of the restoration or redevelopment option.

57. The future of Woodstock House cannot be separated from the future of Woodstock Gardens and their role as a heritage garden open to the public. Any redevelopment of the House must provide for public access to the Gardens via the ground floor of the House and should also enable the restoration of the Winter Garden, the parterre, which was the among the most outstanding elements of the Victorian gardens but which is not part of the current restoration programme by the council.

58. The restored gardens are a significant visitor attraction in their own right. Fáilte Ireland reports that the largest proportion of tourist visits are made to the category of Gardens/Wildlife/Parks (23%). However, the gardens by themselves do not and cannot provide a sufficient economic basis for the rejuvenation of the House and the wider estate. A planning approach is required that will both enable the further development of the Gardens and a diversification of economic activity.

59. The restoration of the Gardens is ongoing. The Gardens will continue to make a modest contribution to the local economy. However, they have the potential to become a significant regional tourism attraction but, for this to happen, significant additional investment is probably required. This investment involves the restoration of a functional relationship between Woodstock House and Gardens and the provision of visitor facilities such as a restaurant/café and shops.

Policy E4 Regeneration of Woodstock House

The council wishes to encourage the regeneration of Woodstock House Area. The council will give consideration to a variety of new uses (including residential) for the House and out buildings in accordance with the Woodstock House and Environs Development Brief.

Policy E6 Development in South Woodstock

The Council will facilitate a new tourism-recreation development in South Woodstock in accordance with the development brief for the area

Policy E5 Restoration and reuse of old buildings within the Woodstock House and Environs (WHE) Development Brief Area (DBA)

The council will facilitate the sensitive restoration and reuse of old buildings within the WHE DBA in accordance with the development brief for the area

South Woodstock

60. During the pre plan preparation Coillte Teoranta made a proposal for 'a woodland spa resort', at the southern end of Woodstock. The area that has been outlined for potential development is almost entirely planted with young conifers (Douglas Fir and Sitka Spruce) and has a low biodiversity value. A substantial development could take place in this area without a visual impact on either Woodstock House and Gardens or on the riverside. There are a number of forestry roads and tracks within the area, one of which is utilised by the South Leinster Way. In the event of any development taking place it would be essential that a public right of way was retained.

Woodstock House and Environs Development Brief

Introduction

- a. The brief provides an outline design framework for the regeneration of Woodstock House and its immediate vicinity. The creation of a sustainable future for Woodstock House will require land assembly as prelude to development. An intending developer should also consult the recommendations of the Report on Woodstock House (2006).
- b. The overall aim of the brief is to facilitate the sustainable regeneration of the historic building complex centred on Woodstock House. Any uses of the old buildings and adjacent spaces will be open for consideration provided that the uses are sustainable and do not negatively affect the amenity of the House and Gardens. The plan drawing, which forms part of this brief, is not intended as a 'blue print' for the area but for general guidance only.
- c. The brief should be read in conjunction with the objectives and policies of the whole plan.

The approach to constituent buildings and spaces

- d. The principal buildings and spaces of the Development Brief Area comprise:-
 - The Main House and Wings, Winter Garden and Croquet Garden
 - The West Yard and Laundry Yard

- The Upper Yard, Ice house and Enclosure, Ice House Grove, Carriageway and wall
- Former Avenue, Front Sweep, The Lawn
- Stable Yard, Stable Yard Grove, Upper Farmyard
- Lower Farmyard and North Yard
- Modern car park
- Modern house with restaurant
- (Refer to map)

- e. Guidelines for the future development of these different areas are set out below

Main House and Wings, Winter Garden and Croquet Lawn

- f. The house constitutes the principal focal point of both the gardens and the historic landscape park at Woodstock. Any works to the existing fabric of the house and outbuildings to be carried out under the management of a Grade 1 Conservation Architectural Practice. Any works carried out shall comply with the Department of Environment, Heritage and Local Government Conservation Guidelines
- g. Works shall be preceded by an archaeological and historical assessment of the house and environs where this is deemed necessary.
- h. The implementation and physical renovations to be carried out by specialists with proven experience in conservation restoration of similar buildings.

- i. The use of appropriate materials should be derived by analysis and research of the existing fabric.
- j. Every stage of work to be documented, illustrated and photographed. This shall be made available for research purposes and published.

The West Yard and Laundry Yard:

- k. This area can act as a service area and access to the House

The Upper Yard, Ice House and Enclosure, Ice House Grove, Carriageway and wall:

- l. This area provides a possible alternative pedestrian access to the gardens via an existing pedimented gateway. This access could be used, for instance, while the House is being redeveloped.

Former Avenue, Front Sweep, The Lawn

- m. The avenue and sweep should be reinstated as a one-way access for vehicular service traffic and other limited categories of traffic requiring access right up to the House. The lawn area should be retained and maintained as an open area of grassland

Stable Yard, Stable Yard Grove, Upper Farmyard

- n. This is an important cluster, and as the remains of the William Robinson designed stable block, are significant. This has in recent years been converted in part to a private residence. The remains of the existing buildings should initially be stabilised and then, ideally, brought back into use.-In any reconstruction work the materials used should be sympathetic with their period and in accordance with Department of Environment and Local Government Conservation Guidelines. A Conservation Architect of at least Grade 2 should be engaged on any works to these buildings.

Lower Farmyard and North Yard

- o. This group of buildings should initially be stabilised and then, ideally, restored to its original form using appropriate materials. A Conservation Architect of at least Grade 2 should be engaged on any works to these buildings.

Modern car park

- p. The existing car park is to be closed and reinstated as lawn or grazing land

Modern house and restaurant

- q. The modern house and restaurant is located within the brief area. The screening of the building from the Winter Garden Terrace should be maintained and strengthened without harming the view across the valley. Car parking attendant to the restaurant use is to be contained within the curtilage of the restaurant plot or within the public car park.

Farmland and former deer park

r. The northern half of the DBA is the former deer park through which traverses the principal access to Woodstock House. The open character of this area has been reduced by modern farming and forestry practices. It is important that new development at least preserves, and if possible, increases the open character of the landscape while, at the same time, respecting the historic landscape framework of tree lines and copses that are identified in the plan for protection.

Infrastructure

Foul services:

s. All foul services within the plan area will be carried out in accordance with EPA Waste Water Treatment Manual Treatment Systems for Small Communities, Business, Leisure Centres and Hotels. The entire area is to be connected to the Inistioge village municipal wastewater treatment system when upgraded.

Surface water:

t. Surface water will be harvested for re-use within the plan area. The general run-off from roofs and paved areas will be directed to a reinstated canal system.

Water supply:

u. Water supply will probably be from a well bored in the fracture zone beneath Woodstock.

Municipal services:

v. All services to be ducted underground. Ductwork in the environs of or within existing structures to be carried out under the direction / inspection of a suitably qualified archaeologist

Vehicular access

w. The existing access road from the main gates to be upgraded. Access to the front of Woodstock House (for limited categories of users only) will be via a one way system utilising the nineteenth century driveway and the laneway to the gardener's cottage (refer to map)

Car parking:

Public car park

- x. A public car park, replacing the existing car park to be constructed to the north of Woodstock House, beside the existing approach road (refer to map).
- y. Development of the car park area will include a picnic area. The design will incorporate a planting scheme for screening purposes complementing the existing parkland design. A pedestrian link shall be established from the new car park to the house

Private car park

z. There is space for a private car park in the woodland on the west side of the west wing of Woodstock House. The parking spaces are to be provided without adverse effect to the established woodland.

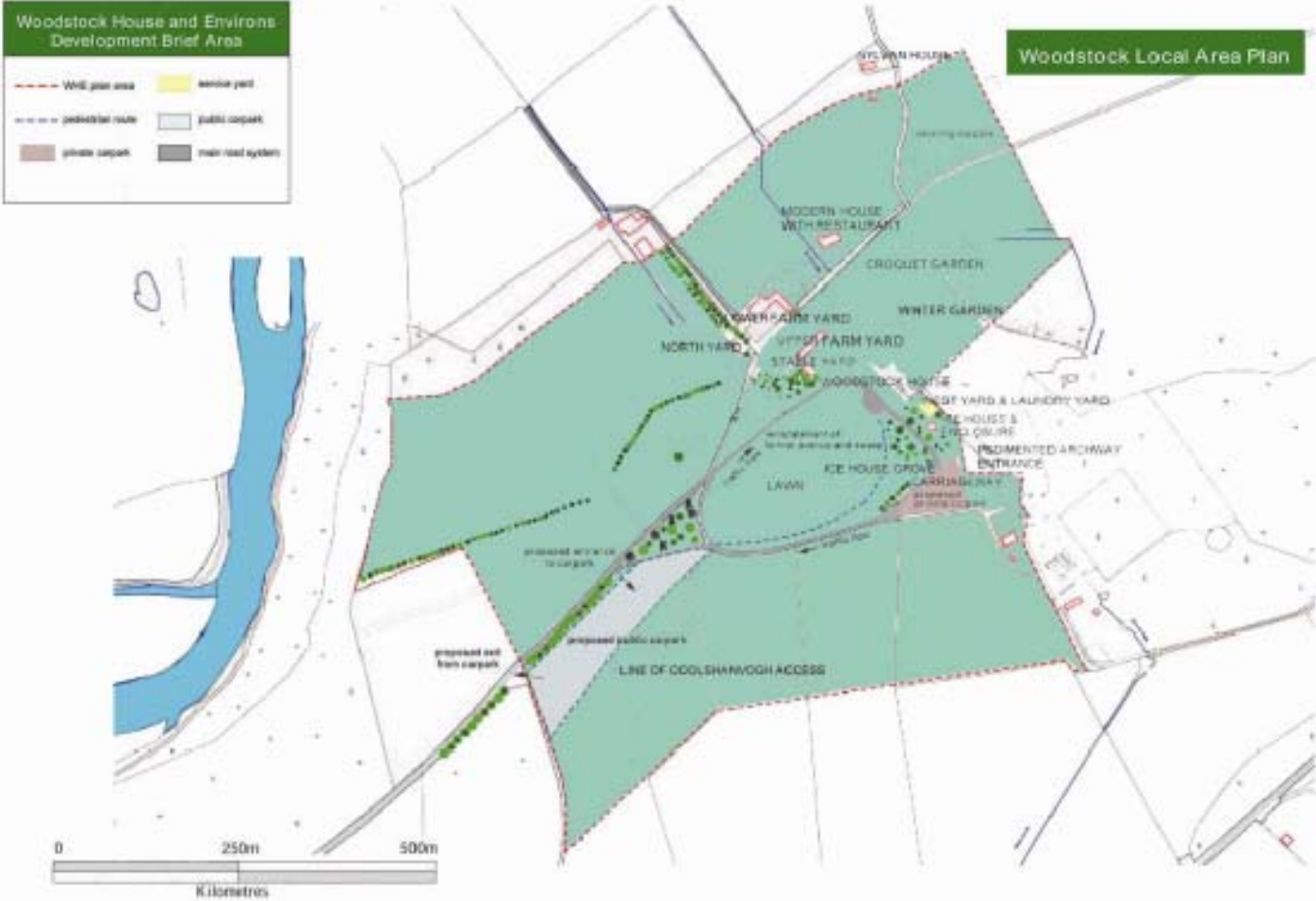
Landscaping

- aa. Where landscaping in the form of new tree planting is required, either to create new tree features or to augment existing rows or groups of trees, nursery stock size trees shall be used. Where plantings fail in the first five years it will be a requirement that the trees are replaced by nursery stock at the first available opportunity.
- bb. Over most of the DBA substantial new build or other development on Greenfield sites will have a negative impact on protected views 1 and 2 from the other side of the valley. Where relevant, the nature of this impact should be clearly described and assessed. Development will generally not be

permitted unless the proposal can incorporate effective landscape measures to mitigate the impact.

Impact Assessment

- cc. A substantial proposal for the redevelopment of Woodstock House, in addition to an historical assessment, shall be accompanied by a Traffic Impact Assessment examining access through Inistioge and access between the village and the house.



South Woodstock Development Brief

Introduction

- a. The brief relates to an extensive area (59 hectares) of immature conifer plantation, on sloping ground, where significant development could take place without compromising either the setting of Woodstock House and Gardens or the landscape or biodiversity of the Nore valley
- b. The brief should be read in conjunction with the objectives and policies of the whole plan.

Type and scale of development

- c. The type of development envisaged is development in the tourism and recreational sector that would derive a competitive advantage by its location at Woodstock and which would considerably strengthen the tourism infrastructure of the South Kilkenny area. A hotel would be an appropriate use. Any hotel development could include ancillary recreational facilities such as a restaurant and bar and sports facilities e.g. swimming pool, tennis court, riding stables and mini-golf driving range (but not golf course). Given the location of the area some distance from Inistioge and the intention of the plan to facilitate regeneration of the Woodstock House Area by permitting residential uses as one of the options for the House, residential schemes will not be permitted in South Woodstock. The scale of development that will be permitted will depend on satisfactory demonstration that there will not be serious

adverse impacts on the adjacent areas and on Inistioge village.

Siting and design of buildings

- d. The area of the brief is extensive and it is anticipated that only a very small part of the area will be covered by structures of any type. It is anticipated that, if a planning application is made, the site of the application will cover all, or nearly all, of the development brief area. An application for substantial development that did not involve a site covering most of the development brief area will probably not be favourably considered.
- e. On such a large wooded site an applicant will have considerable scope to determine the character and design of proposed buildings without reference to the landscape outside the confines of the site, provided that buildings are sited so that they do not have a significant visual impact outside the site.

Landscape and landscape management

- f. This is a forested area with relatively low biodiversity. Any development proposal that is to be favourably considered must retain a predominantly woodland cover and include a comprehensive plan to enhance the biodiversity value of the area. The area is characterised by the survival of species associated with old planted woodlands. These survivors include some mature oaks. Any development proposal should identify typical biodiversity features associated with old woodland and put forward proposals for their conservation.

- g. The area is traversed by vestiges of the estate canal system. Consideration should be given to re-instatement of these features or their preservation as structures in the landscape.

Infrastructure

Foul services

- h. Development of the area is dependent on a connection to the Inistioge treatment plant via Woodstock House and the village and is dependent on the upgrading of that plant before any new use is operational.

Surface water

- i. Any application must incorporate harvesting and re-use of surface water. Opportunities should be explored for the imaginative deployment of surface water drainage in the interest of landscape design and the promotion of biodiversity within the site.

Water supply

- j. Water supply may be available via a bored well in the fracture zone beneath Woodstock

Municipal services

- k. All services are to be ducted underground within a site.

Vehicular access

- l. Any vehicular access to development shall be directly from the Old New Ross Road on the west side of the brief area.

Pedestrian access

- m. Any development shall ensure that there are convenient and attractive public footpaths through the Brief Area that link the river at the Red House, the environs of Woodstock House and the old New Ross road at Killeen and that a satisfactory alternative route for the South Leinster Way is created.

Impact Assessment

- n. Proposals must be accompanied by an environmental impact assessment that will include a traffic impact assessment and a traffic management plan for Inistioge Village

5. HOUSING POLICY

Context and objective

76. The housing policy for Woodstock is framed in the context of the Rural Housing Strategy of the county development plan 2002 (Variation no.8). The key objective of the strategy that is most relevant to Woodstock is to 'protect the character of the landscape, including views and prospects and the amenities of places and features of natural beauty or interest'. Woodstock is in a 'stronger rural area' where it is 'a key objective of the Council to consolidate the stability of population and in particular to strike a balance of activity in the smaller towns and villages and the wider rural area thereby ensuring that these areas maintain a stable population base in towns and villages and the rural area generally'. It is a policy in these stronger rural areas to give consideration to permitting single houses for certain categories of rural generated housing need.

77. The Woodstock local area plan represents a detailed application of the county strategy. New-build housing will be open for consideration in the area covered by zoning objective 04 (sub area 3) subject to applicants meeting the qualifying criteria set down in the strategy and subject to site development proposals not conflicting with the objectives of the strategy. New-build housing will not be permitted in areas covered by zoning objectives O2 and O3, in line with the key objective of the strategy to protect the character of the landscape and amenities of natural beauty or interest. Housing proposals will be given favourable consideration

throughout Woodstock if they involve the sensitive restoration of existing buildings listed for protection in the plan.

78. There are very limited opportunities for new build housing within the Woodstock House Area DBA on sites that would not compromise the landscape setting of the Woodstock House Area and Gardens or compromise the commercial or recreational development potential of the demesne. An application for permission for a single house on land within the Woodstock House DBA, that is for occupation by the landowner or immediate family of the landowner, will be open for consideration, provided that the building design and site selection avoid conflict with the conservation objectives and policies of the plan.

Objective 07 Housing

To facilitate the growth of the local rural community without compromising the physical, environmental, natural or heritage resources of Woodstock

Policy H1 New-build housing in the form of single units

New-build housing in the form of single housing units will be open for consideration in plan sub-area 3, subject to applicants and sites meeting the criteria set down in the Rural Housing Strategy of the county development plan. A New dwelling for a landowner or member of a landowner's family will be open for consideration within the Woodstock DBA provided that the proposal does not conflict with the conservation objectives and policies of this plan. New build housing will not be permitted in sub area 1 or in sub area 2 outside the Woodstock House Area DBA.

Policy H2 Restoration of existing buildings

The sensitive restoration, for residential use, of existing buildings suitable for conversion and listed for protection, will be given favourable consideration throughout the plan area

6. LEISURE AND RECREATION POLICY

Context and objective

79. Although, with the exception of Woodstock House and Gardens and the Lock Quay, the area is in private ownership, there is a long tradition of the Woodstock estate lands being used for public recreation. The area is a valuable asset not just for people living in Woodstock and Inistioge. Users travel considerable distances for such varied purposes as walking, fishing, swimming, children's play and nature study. This tradition has endured even though there has been negligible active management of the area for recreational purposes. The main exceptions are the informative map boards in Inistioge village providing information on the area and the lifeguard service at the Lock Quay in the summer.

80. 'The Ravine' of the Brownsford Stream, with its waterfall and Swiss Cottage, is a celebrated and once much visited local beauty spot, including via river boats, berthing at the Red House Quay. However, the area is no longer part of the Tighe estate and considerable work would be needed to make the area safely accessible. The potential of the area as a place to visit should be protected but there seems no prospect of it playing a significant role in the lifetime of this plan.

81. There is an extensive network of off-road footpaths in Woodstock that have become public rights of way through habitual use. The network is shown on a public information board in Inistioge. It is desirable that these paths are

designated as public rights of way that will be kept open and maintained for public use. Section 14 of the Planning and Development Act 2000 sets out the mechanism for preserving rights of way. Under this section rights of way are designated in the county development plan following an opportunity to make submissions and following a right of appeal to the Circuit Court. The path system proposed for preservation is shown on the plan map and described in the accompanying table.

82. It is desirable that a convenient and attractive footpath be created that links Woodstock House to Mount Alto Tower ('the turret'). The turret offers a commanding panorama of the countryside of South Kilkenny. Creating a footpath link to the tower would considerably enhance the landscape experience to be enjoyed at Woodstock and the range and quality of local walking options. Section 206 of the Planning and Development Act 2000 provides a means by which this right of way can be created.

83. Woodstock has a large number of tracks and pathways that are no longer in use, some of which are no longer clearly visible in the landscape. Where new development is proposed reference should be made to historic maps and consideration given to their reinstatement.

84. At the present time there is uncontrolled vehicular access to the Woodstock Woods and the Point Road. Vehicles are parked on tracks and roadsides throughout the area. The roads in use have not been designed or maintained as public thoroughfares and the use of these roads by traffic reduces the recreational amenity of the woods and the riverside and creates a safety risk. It is proposed that

vehicular access to the Woods is restricted and that a public car park is developed that will serve both Woodstock House and the woods. The Woodstock and Environs Development Brief includes an indicative location for this car park.

(Relevant policies concerning vehicular access and parking are set out in the Infrastructure section of the plan)

85. During the plan consultation interest was expressed in the development of a children's playground at Woodstock. If such a facility is provided, it should be in the vicinity of the proposed new car park.

86. There is a camping ground for scouts within the Woodstock House Area DBA. The continued use of the ground for camping purposes is acceptable and desirable but there is only limited scope for provision of permanent on-site facilities given the sensitive location beside Woodstock Gardens.

87. The Nore riverside is relatively under-utilised given its scenic quality and the quality of the local fishery. However, the approach in this plan is to restrict riverside activity generally to low-key uses compatible with the established tranquillity of the setting. Therefore the plan envisages improved facilities for anglers, boaters, bathers and walkers, such as improvements to existing pathways and quays, but no substantial new infrastructure works, other than the upgrading of the Inistioge treatment plant to ensure maintenance and enhancement of the quality of the river water. It would not, for instance, be desirable to build fishing lodges on or near the riverside, to contemplate a new crossing of the river or to carry out development on one of the river islands.

Objective 08 Recreation

To maintain and to enhance access to Woodstock's recreational assets and to improve facilities

Policy R1 Existing footpaths

To preserve the existing footpath network shown on the plan map and described in the accompanying table

Policy R2 Woodstock to Mount Alto Tower path

The Council will seek to create, by agreement, a public footpath linking Woodstock House and the Mount Alto tower

Policy R3 Waymarked trail system

To develop a way-marked trail system based on the existing system of pathways

Policy R4 Angling on the Nore

The Council will support measures to improve the Nore at Woodstock as a resource for game fishing.

Policy R5 Boating and Bathing on the Nore

The Council will support measures to improve opportunities for boating and bathing on the Nore and to improve access to Woodstock from the river

Table. The Footpath network

Node	Node	Distance (Km)	Description
2	1	0.48	Local
1	31	0.51	Local
1	28	1.17	Local
31	28	0.36	South Leinster
31	15	0.21	South Leinster
15	32	1.4	South Leinster
15	16	0.45	Local
32	33	0.61	Local
32	34	0.32	South Leinster
34	19	0.43	Local
34	41	0.26	South Leinster
17	18	0.33	Local
28	4	0.15	South Leinster
28	3	0.75	Local
4	29	0.37	South Leinster
4	5	0.94	Local
29	30	0.86	Local
29	20	0.22	South Leinster
20	21	0.38	Local
20	35	1.19	South Leinster
21	22	0.21	Local
21	42	0.16	Local
21	23	0.41	Local

Node	Node	Distance (Km)	Description
26	3	0.16	Local
5	3	0.39	Local
3	6	0.23	Local
5	35	0.49	Local
35	36	0.44	South Leinster
36	37	1.18	South Leinster
36	10	0.78	Ladies' Walk
10	9	0.28	Local
10	37	0.45	Ladies' Walk
37	38	0.28	South Leinster
38	39		South Leinster
39	40	0.54	South Leinster
24	25	0.54	Local
6	13	0.29	Local
6	7	0.39	Local
13	14	0.42	Local
13	11	0.15	Local
11	12	0.59	Local
11	9	0.2	Local
9	8	0.45	Local

7. INFRASTRUCTURE DEVELOPMENT POLICY

Context and objective

88. The plan envisages substantial new development during the plan period. To enable this there must be a significant upgrading of the infrastructure serving the area. The principal improvements required are improved vehicular access and parking provision, a new public sewerage scheme and an improved surface water system. The provision of new infrastructure must always have regard to the sensitive landscape setting

Objective 09 Infrastructure

To provide infrastructure to enable the sustainable development of Woodstock

Roads and car parking

89. There are an estimated 25,000 vehicle trips per annum to Woodstock Gardens at the present time. Access to most of the plan area is from the heavily trafficked R700 (Kilkenny-Wexford road), via Inistioge village and the local primary road no. 471 (the old New Ross road). Flows on the R700 are likely to be in the region of 3000 AADT and on the Woodstock access to be about 150.

90. Improvements to the access road to Woodstock House are required to enable the further development of the House and the Gardens.

91. Both in the interest of traffic and pedestrian safety and to safeguard the recreational amenity of the area, the Council would support the closure of the private roads of the Inistioge Estate, other than the main access road to Woodstock House, to public traffic. Vehicular access on these roads should be restricted to forestry workers, and landowners and residents at Teddington and the Red House.

92. The Inistioge village roads are narrow and steep. Difficult conditions are compounded by uncontrolled on-street parking. It is therefore necessary to keep the traffic situation in the village under review and any substantial development at Woodstock which is likely to generate additional traffic flows should be carefully assessed in relation to its impact on the village.

93. In the event of the estate lands being utilised for a large scale public event on a temporary basis, rather than encouraging a great increase in traffic through the village, it would be preferable that parking areas are identified that are accessible to the R700, and that a temporary park-and-ride system operates for access to the estate. In the longer term, outside the time frame of this plan, such an option may become the optimum solution for access to the Gardens in the summer months.

Policy I1 Road access to Woodstock House

Prior to any substantial new development at Woodstock House the council will upgrade the road access to Woodstock House to facilitate new development.

Policy I2 Public car park at Woodstock House

To construct a new car park to serve visitors to Woodstock House and to the wider estate area

Policy I6 Vehicular traffic in Woodstock estate

With the exception of the main access road to Woodstock House, the council will support the closure to public traffic of the other private roads in Woodstock estate, in the interest of safety and recreational amenity

Policy I7 Traffic Impact Assessment

Any development on the south side of the plan area, likely to generate significant traffic flows through Inistioge, shall be accompanied by a traffic impact assessment and a road safety audit.

Foul drainage

94. Most houses in the plan area have on-site wastewater treatment systems with discharge to ground via percolation areas. However, soil cover is generally shallow or absent and, as a result, groundwater vulnerability is mapped as extreme throughout the plan area. Existing systems therefore pose a threat to existing local water supply, most of which is drawn from on-site wells. Inistioge village has a public sewerage system draining to a tank (primary treatment only) in the plan area, near Lock Quay. The system is at capacity at the present time.

95. The current situation is therefore unsatisfactory and, as the plan envisages substantial development within the plan area and aims to conserve environmental quality, a new wastewater treatment system will be required. This new system will include a sewer connection to the village system from South Woodstock and a new treatment plant. It will be a requirement that all new substantial development avail of the new system.

96. In order to provide a sustainable wastewater system for the area 'front of pipe' solutions will be encouraged, to separate wastes at source in order to reduce biological load on the municipal plant.

Policy I3 New sewer

To provide for a new public sewer from South Woodstock via Woodstock House to Inistioge

Policy I4 New treatment plant

To provide for A new waste water treatment plant, serving Inistioge and Woodstock,

Surface Water drainage

95. Due to the impermeable nature of the underlying bedrock, the control and use of surface water run off is an important aspect of the plan. The management of the Woodstock estate incorporated extensive and ingenious management of surface water. It is desirable that these management

principles are reapplied and that at least part of the canal system serving Woodstock Gardens is restored to use.

Policy I5 Restored canal

To seek the restoration of the canal system bringing surface water to Woodstock Gardens from Mount Alto

Policy I8 Rainwater harvesting

Rainwater harvesting systems will be encouraged in new development

Potable water supply

96. Apart from houses at the northern end of the plan area, most of the single houses in the plan area are supplied by on-site wells. These generally have poor yields and tend to run dry during drier periods. A mapped fault zone crosses the plan area. This zone may be a fruitful target for the exploration of a new supply source. The town water supply scheme, a spur of which extends along the old New Ross Road is at capacity. An upgraded and extended public water supply is therefore required to serve the area.

Policy I9 Potable Water Supply

To upgrade and extend public water supply to serve the area

Telecommunications and power lines

97. Considering the scenic value of the area it is desirable that new infrastructure should have minimum visual impact. For that reason it will be a requirement that new service lines are laid underground. The siting of new telecommunications infrastructure within the plan area will not be permitted.

Policy I10 Power lines and other service lines

In the interest of visual amenity new service lines shall laid underground

Policy I11 Telecommunications infrastructure

In the interest of visual amenity the erection of new freestanding telecommunications infrastructure shall not be permitted



John Mosse (8)

Appendices

1. Views to be protected
2. Buildings, structures and landscape features to be protected
3. The champion trees of Woodstock
4. Management Guidance

Appendix 1. Views to be either protected or created

Number of. of view	Description of view
	Existing views to be protected
1	Woodstock viewed from South Leinster Way east of Inistioge
2	Woodstock viewed from R700 east of Inistioge
3	The Nore and Inistioge Bridge viewed from Mount Sandford Castle
4	Inistioge Bridge viewed through woodland on road to Woodstock House
5	View from Mount Alto Tower on axis with winter garden terrace at House
6	View from Mount Alto Tower towards Inistioge village
7	View from Mount Alto Tower along the Nore Valley to Thomastown
8	View from the Winter Garden Terrace across the Nore Valley
9	View from the front of Woodstock House
	Views to be created
10	View from Woodstock House towards Clonamery Church
11	View from Woodstock down the Nore Valley past Clonamery
12	View from Woodstock House towards Brownsford
13	Views of the Nore and opposite bank (these arrow locations do not specify viewing points)

Views to be protected

View 1 Woodstock viewed from county road east of Inistioge



View 2

Island view



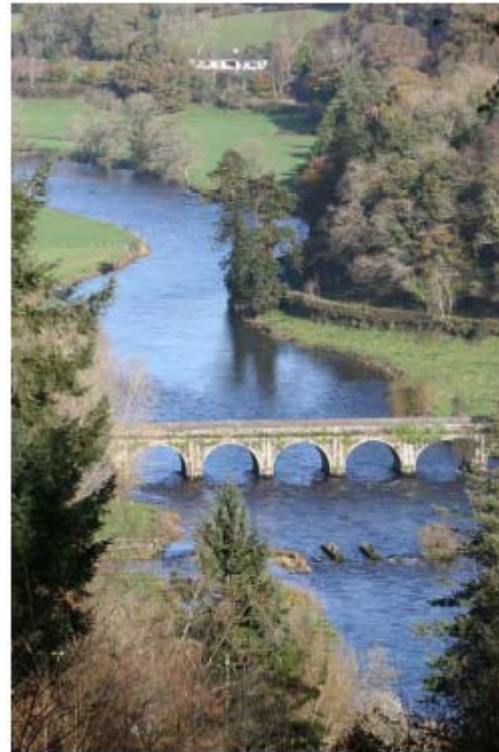
View of Woodstock



View 3
The Nore and Inistioge viewed from
Mount Sandford Castle



View 4
Inistioge Bridge viewed through woodland
on road to Woodstock House



Views 5, 6 and 7. Views from Mount Alto, eastwards, northwards and southwards



View 8
View from winter garden terrace across the Nore Valley to Brandon Hill



View 9. View from the front of Woodstock House



Appendix 2. Buildings and Landscape Features to be protected

Map Code	Name	Map Code	Name
OUTER ESTATE FEATURES			
1	Inistioge Bridge	18	Building of four byres
2	Mount Alto Tower	19	Swiss Cottage
3	Folly (Grotto/hermitage)	20	Red House Bridge
DEMESNE HOUSES		21	Flight of stone Steps
4	Woodstock House	22	Cistern House
5	Ross Lodge and gates	23	Dovecot
6	Cottage on west demesne boundary	24	Ice House
7	House and outbuildings at site of pound	25	Stables and upper farm yard
8	Upper Inistioge Lodge and Gates	26	Lower farm yard
9	Lower Inistioge Lodge and terraced garden	17	Garden structure of earlier house
10	Teddington	18	Building of four byres
11	Red House	19	Swiss Cottage
12	Gardener's Cottage	20	Red House Bridge
DEMESNE BUILDINGS		21	Flight of stone Steps
13	Mount Sandford Castle	22	Cistern House
14	Arched Carriage Gateway	23	Dovecot
15	Target	24	Ice House
16	Riverside Ice House	25	Stables and upper farm yard
17	Garden structure of earlier house	26	Lower farmyard

WATER COURSES AND FEATURES		TREE HERITAGE	
28	Ross Gate Aqueduct	45	Noble Fir Avenue
29	Upper Serpentine Pond	46	Monkey Puzzle Walk
30	Lower Serpentine Pond	47	Row of Limes
31	Watercourse	48	Row of Monterey Pines
32	Watercourse, cistern and sluice	49	Riverside row of Limes
33	Cascade in Old Court Plantation	50	Row of three Oaks c.300+years, part of a longer row
WALLS, BOUNDARIES AND ENCLOSURES		51	Limes surviving from avenue associated with the earlier mansion
34	Orchard/old kitchen garden		
35	Walled Garden	52 & 53	Plantation containing Portuguese laurels
36	Fruit Wall with stone brackets	54	Beech and framing and shielding plantations
37	Demesne Wall	55	Shelter plantation
38	Demesne wall doorway and stone steps	56	Row of Limes (New Ross Road)
39	Woodstock Quay	57	Yew Avenue
41	Sunken Fence or Ha Ha		
42	Inner boundary walls		
43	Winter Garden terrace walls,		
44	Stair and Seat		

Protected features described

Outer estate features

The Woodstock Estate, as it was designed and developed during the eighteenth and nineteenth centuries, approximates to the extent of the plan area. Structures were built for practical purposes but also as vantage points and to enhance the natural charms of the landscape.

1. Inistioge Bridge

The bridge, with 10 arches, was built in the eighteenth century after 1763. The south side of the bridge, facing the demesne, is ornamented by iconic pilasters. The bridge has a Grade 1 listing in the Industrial Archaeological Survey of County Kilkenny.

2. Mount Alto Tower

The tower is a squat octagon with a pyramidal roof and contains a hearth and stone seats. The tower appears to the crown of the summit of the hill overlooking the demesne, when viewed from the demesne or approaching Inistioge from Thomastown. The tower was built as a belvedere. The doorway of the tower is orientated on an axis through the centre of the walled garden and the central path of the formal winter garden of the House.

3. Folly(Grotto/hermitage)

Known as the Canon House, the building comprises two pointed barrel-vaulted rooms connected by a semi-domed exedra-like space.

A third vaulted room contains a fireplace and may have functioned as a kitchen. The purpose of the building is not clear. It would have been part of the river view, downstream from Teddington, and may possibly have been part of the designed landscape of the earlier Fownes house.

Demesne Houses

4. Woodstock House

The House was built in 1745-1747 for Sir William Fownes, 2nd Baronet, by the architect Francis Bindon. The House was built on a 'greenfield site' sited strategically for the orientation, aspect and shelter, to command views from its interior and to present itself to the surrounding countryside. Although now in ruins, having being burnt in 1922, the House retains most of its external and internal walls. There is very fine front façade and an unusual small central court, In 1804-06, flanking single storey wings, over raised basement, designed by William Robertson were added to the main block.

5. Ross Gate

A modest, unadorned, gateway with cut stone pillars, at the southern end of the estate. The nearby lodge house has been much altered.

6. Site of old pound.

A large, re-roofed cottage and a single storey, stone outbuilding are located on the site of what was indicated as the estate pound on the first edition OS map.

7. Upper Inistioge Gates

Built in the late 18th century as the main entrance to Woodstock from the village of Inistioge. They comprise rusticated granite gate piers flanked by rusticated screen walls containing a pedestrian gateway each side. The gate piers are each surmounted by a wolf's head, resting on a plain plinth supported (The Tighe crest includes a wolf's head).

8. Upper Inistioge Lodge

The gate lodge which has the appearance of a late 18th or 19th century building, in neo-classical style, is faced with ashlar granite blocks and has three bay, one storey front.

9. Lower Inistioge Lodge and terraced garden

A two storey lodge house in Regency Gothic style, with a terraced garden, the terraces defined by retaining walls of granite ashlar.

10 Teddington

Teddington Cottage, on the site of the former Fownes House. A gable ended building with bargeboards.

11. Red House.

Lying at the furthest reach of the river that is navigable in all tidal conditions, the house acted as a lodge for those arriving at Woodstock by boat and as a destination for picnic parties. The house was refurbished with bargeboards and other features in the 1820s but most of the present house is probably 18th century. There is an unsubstantiated belief that the core of the house is of medieval origin.

12. Gardener's Cottage.

Probably built in the 1860's with a steep pitched roof and dormers, the cottage breaks through the garden wall to enable the yard of the glasshouses, pits cold frames etc., to be kept under surveillance. The first resident was Charles McDonald, head gardener from 1860 to 1870.

Domestic Buildings

13. Mount Sandford castle

A rubble stone gothic folly, probably of the late 18th century date. Its large gothic window frames a view of the Nore and the bridge at Inistioge. The building has a lower grotto-like level with another gothic arch, crudely carved with a date 1765,

14. Arched carriage gateway.

An arched gateway through the demesne wall that was part of a carriage drive along the wooded rim of the valley, passing close by Mount Sandford Castle.

15. Target

A stone structure at the northern end of the Rifle Ground.

16 Riverside Ice House

A battered circular stone structure, partly built in to the hillside with a ramp leading to a short protruding vaulted passage. Described as a lime kiln on the 1901 OS map, the storage of food, fish in particular, that was referred to in the Tighe estate books in the late 18th century.

17 Garden structure of earlier house

There are surviving remnants of the garden of the first Fownes mansion, built at Teddington. These include what visitor in 1872 refers to as a 'curious alcove terrace'.

18. Building of four byres.

At the intersection of four fields in the home farm there is a single building divided into four identical sections each addressing a single field. These appear to have been animal houses.

19. Swiss Cottage

The Swiss Cottage, of which little remains today other than rows of yews, approaching steps and the platform, overlooks Brownsford Stream. The cottage was built in 1804 by Marianne Gahan Tighe to designs of Robinson, the same architect who designed a similar cottage at nearby Kilfane. The cottage is recorded in a watercolour by George Miller. The cottage was a destination for picnic outings from Woodstock House.

20. Red House Bridge

A small rough stone bridge with round stone arch, voussiors and low parapet, carrying a track across the stream just above the Red House.

21. Flight of stone steps.

A narrow flight of stone steps, almost overgrown, of unknown purpose

22. Cistern House.

The cistern lies at the western end of the pleasure grounds, fed by the Mount Alto aqueduct. It is a substantial stone, 18th century structure with a barrel vault.

23. Dovecot

A round dovecot with stone walls, brick eaves and conical slated roof surmounted by a brick glover containing long rectangular wooden windows. There are 293 boxes present providing accommodation for 586 pigeons. The building has a mid 18th century appearance but surprisingly is not shown on the first edition OS map. Partly restored about fifteen years ago, it is one of the best preserved of its kind in Ireland.

24. Ice House

The entrance faces north down a narrow passage to a brick lined conical chamber, where the ice was stored. Although not marked on the 1839 OS map, the ice house was probably built between 1780 and 1816, when William Tighe was carrying out a major building programme.

25 Stable and upper farm yard

The stable yard, which is integral to Woodstock, is partially framed by two substantial buildings, a stable block, designed by the Kilkenny architect, William Robinson, in 1812. Both buildings were originally two storey structures although they are now predominantly single storey and much altered. Nevertheless, much of the original design of the buildings survives and they could be

restored to their original form. The upper farmyard is in a ruinous condition.

26 Lower farm yard.

The mid-nineteenth century farmyard is an attractive and well built complex constructed under the supervision of Mr. King, the farm manager at Woodstock from about 1850.

Water Courses and features

The management of water is one of the distinctive and impressive aspects of the historic demesne landscape at Woodstock. During the 18th and 19th centuries an ingenious system of waterways was developed to serve a variety of purposes (irrigation, power, fish ponds, potable water supply, and ornamental). These waterways fell into neglect during the last century but there are many surviving features in the landscape, some of which could be restored for practical or decorative purposes.

27 Mount Alto Aqueduct

This aqueduct flows from the northern flank of Mount Alto, just below the 550ft contour to enter Woodstock gardens from the west. This was an important source of water for the gardens but it is currently blocked where it goes under the public road at the demesne boundary.

28 Ross Gate Aqueduct

This aqueduct originates beside the Brownsfield Stream and flows along the approximately 350ft contour, initially parallel to the Brownsford Stream but then entering the demesne at the Ross Gate and flowing beside the driveway. It broadened out into a serpentine

lake (no.29) in the gardens, beside which the Noble Fir Avenue was planted in 1878. This aqueduct may have been an element of a water meadow system implemented in Woodstock before 1759. Only the upper section of the aqueduct, to the Ross Gate Lodge, is still in use.

29 Upper Serpentine Pond

Former pond feature

30 Lower Serpentine Pond

This former pond stretches the length of Woodstock Wood from north to south. It is unclear how the pond was fed. Construction of this feature would have been a major undertaking. One of its purposes may have been to supply water to the earlier house at Teddington. The embankments of both serpentines have been cut by forestry operations in recent decades.

31 Water course.

A broad channel that flowed beside a drive which follows the farm-woodland border, possibly culminating in a cascade at Teddington.

32 Watercourse, cistern and sluice.

Watercourse (now dry) at Woodstock farm which originally drained to a channel (feature 31) that flowed into the Nore at Teddington.

33 Cascade in Old Court Plantation

This was a key dramatic element of the designed demesne landscape of the early eighteenth century.

Walls, Boundaries and enclosures

34. Orchard/Old kitchen garden

This walled enclosure was the kitchen garden for the original Fownes house at Teddington and subsequently was developed as an orchard.

35. Walled garden

The walled garden, 94 m² and 0.77 ha (1.9 acres) in extent, was built in the mid-18th century and partly remodelled in the mid-19th century. None of the original planting has survived. Extensive restoration work has taken place in recent years.

36 Fruit wall with stone brackets

In the first edition OS map this wall formed a south facing wall of a small enclosed orchard. The brackets, most likely, were part of a system to support a canopy of removeable glass casements to protect the more tender wall fruit.

37 Demesne wall

The demesne wall is a substantial structure and a particular characteristic of Irish demesnes. There is a wide variation in the character and quality of the demesne wall at Woodstock. It may be that sections of the wall (and the inner walls-feature 42) are part of the original boundary wall of the Woodstock Plantation that was proposed in the 1720's.

38 Demesne wall doorway and stone steps

A doorway in section of the demesne wall where it rises steeply from the river to the Upper Inistioge DGate.

39 Woodstock Quay

Little visible remains of the quay structure which is adjacent to the riverside ice house.

40 Field system and boundaries

The four lower fields of the home farm are bounded by stone walls, originally accompanied by lines of oaks

41 Sunken fence or ha ha

Created in the late 18th century as a boundary between the park and the lawns around the house.

42 Inner boundary walls

Walls generally delimiting the Pleasure Grounds from the demesne woodlands beyond.

43 Winter Garden terrace walls

The Winter Garden is a major feature of Woodstock. The original complex planting scheme, no longer in place, was remarkable. Its restoration would be a major undertaking. However, the surviving physical superstructure of the garden is impressive in itself. The terrace was designed by Charles Mc Donald, head gardener at Woodstock in the 1860s.

44 Stairs and Seat

A Perron-type stairway of granite ashlar, comprising a platform reached by a double flight of stairs, that joins the Winter Garden and the croquet lawn below. The stone seat, facing the croquet, was probably added in the 1870's. The stairway is a very prominent and important feature of the garden.

Tree Heritage

Woodstock is justifiably famous for its trees. The tree heritage falls into two categories; the trees of the Victorian gardens and arboretum and the trees of the wider demesne. With regard to the arboretum, not only is the tree collection very good but the trees are dramatically placed in the landscape. The mounded trees which were planted or replanted by Head Gardner, Charles McDonald, are of a special interest. The tree heritage associated with the wider demesne is equally significant. The modern landscape retains vestiges of the commercial oak wood planted in the first decade of the 18th century and throughout the demesne, there are surviving remnants of the planting schemes in the 18th and 19th centuries that defined, controlled and augmented vistas and views

45. Noble Fir Avenue

The last 'great work' to the ornamental grounds by William F.F. Tighe, planted in 1878. The avenue is a very fine and important surviving feature.

46 Monkey Puzzle Walk

The trees were first planted in 1845 along the line of a pre-existing avenue to the Ross Gates. The trees were planted on mounds by head gardener, Charles McDonald in 1861-2. There are 30 trees remaining of the 60 original planted, of which 28 were reported to be in good condition or very good condition in 2000. The Monkey Puzzle Walk is a rare and important feature of the garden.

47. Row of limes

Part of the planting framework for the original approach to the house that gathered the panorama to focus on and frame the view of the house

48 Row of Monterey Pines

These rows give definition to the modern approach to the house from the Upper Inistioge Gates.

49 Riverside row of limes

A surviving row of limes that were probably part of a much more extensive planting scheme in which limes were used to augment a popular riverside drive that may have stretched from Inistioge as far as the Red House.

50. Row of three oaks.

Part of the planting framework for the original approach to the house.

51 Limes surviving from the avenue associated with earlier mansion
The limes may be part of the main approach to the original Fownes house at Teddington.

52,53 Plantations containing Portuguese laurels
Plantations that help to frame the approach to the house as well as screening ancillary buildings and providing shelter.

54 Beech trees and framing, shielding plantations
Plantation that help to frame the approach to the house as well as screening ancillary buildings and providing shelter

55 Shelter plantation
Plantation that help to frame the approach to the house as well as screening ancillary buildings and providing shelter.

56 row of limes
These limes help to compose views from the demesne centred on Inistioge Bridge.

57 Yew Avenue
The avenue was planted during the 1850's and comprises 8 pairs (one tree missing). The trees appear to be in good condition.

Appendix 3. Champion Trees of Woodstock

Longitude	Latitude	Common Name	Latin Name	Girth Class	Girth_ (m)	Girth Height	Height	Landscape	General Appearance	Dead Wood	Storm Damage
-7.061292706	52.47538261	Silver Fir	Abies alba	A	5.3899 99866	1.5	43	Parkland	Excellent	None or very little	Some Damage
-7.061479021	52.47472235	Silver Fir	Abies alba	A	4.9800 00019	1.5	29.5	Parkland	Fair	Lots and/or extensive dieback	Loss of Large limbs
-7.057343119	52.47564956	Silver Fir	Abies alba	A	4.5599 99943	1.5	37	Parkland	Fair	Lots and/or extensive dieback	Some Damage
-7.059437595	52.47354612	Silver Fir	Abies alba	A	4.4000 00095	1.5	34	Avenue	Excellent	None or very little	Some Damage
-7.058716847	52.47183334	Silver Fir	Abies alba	A	4.1500 00095	1.5	40	Woodland	Good	Some	No obvious damage
-7.058303761	52.47371761	Noble Fir	Abies procera Glauca Group	A	3.6300 00114	1.5	37	Avenue	Excellent	None or very little	No obvious damage
-7.05858263	52.47426475	Noble Fir	Abies procera Glauca Group	A	3.9100 00086	1.5	32.5	Avenue	Excellent	None or very little	No obvious damage
-7.05786568	52.472503	Noble Fir	Abies procera Glauca Group	A	3.7999 99952	1.5	38	Avenue	Excellent	None or very little	No obvious damage
-7.057557402	52.47198784	Noble Fir	Abies procera Glauca Group	A	3.7300 00019	1.5	41	Avenue	Excellent	None or very little	No obvious damage
-7.057741667	52.47229274	Noble Fir	Abies procera Glauca Group	A	3.5999 99905	1.5	38	Avenue	Excellent	None or very little	No obvious damage
-7.058032598	52.47268352	Noble Fir	Abies procera Glauca Group	A	3.5299 99971	1.5	35.5	Avenue	Excellent	None or very little	No obvious damage
-7.059379124	52.47450535	Monkey Puzzle	Araucaria araucana	A	3.6199 99886	1.5	28.5	Avenue	Excellent	None or very little	No obvious damage
-7.059368769	52.47407218	Monkey Puzzle	Araucaria araucana	A	3.5999 99905	1.5	26	Avenue	Fair	None or very little	No obvious damage
-7.059151813	52.47271871	Monkey Puzzle	Araucaria araucana	A	3.3199 99933	1.5	25.5	Avenue	Excellent	None or very little	No obvious damage
-7.059345642	52.4728137	Monkey Puzzle	Araucaria araucana	A	3.1600 00086	1.5	24.5	Avenue	Excellent	None or very little	No obvious damage
-7.05926675	52.47303236	Monkey Puzzle	Araucaria araucana	A	3.1199 99886	1.5	25.5	Avenue	Excellent	None or very little	No obvious damage
-7.059292158	52.47335253	Monkey Puzzle	Araucaria araucana	A	3.1099 99895	1.5	26.5	Avenue	Good	None or very little	Some Damage

-7.059506253	52.47432166	Monkey Puzzle	Araucaria araucana	A	3.0899 99914	1.5	27	Avenue	Excellent	None or very little	No obvious damage
-7.059355578	52.47382706	Monkey Puzzle	Araucaria araucana	A	2.3599 99895	1.5	27	Avenue	Excellent	None or very little	No obvious damage
-7.057886976	52.47605714	Cedar of Lebanon	Cedrus libani	A	5.5500 00191	1.5	34.5	Parkland	Excellent	None or very little	No obvious damage
-7.056772818	52.47581427	Cedar of Lebanon	Cedrus libani	B	5.4099 99847	1.3999 99976	27.5	Parkland	Excellent	None or very little	No obvious damage
-7.056821348	52.47097911	Lawson Cypress	Chamaecyparis lawsoniana 'Erecta'	A	5 1.8200	1.5	33.5	Woodland	Excellent	None or very little	No obvious damage
-7.060987624	52.47529158	Sawara Cypress	Chamaecyparis pisifera	A	00052	1.5	22.5	Parkland	Excellent	None or very little	No obvious damage
-7.06104524	52.47462085	Sawara Cypress	Chamaecyparis pisifera 'Plumosa'	A	2.25	1.5	20	Parkland	Excellent	None or very little	No obvious damage
-7.061822961	52.47488693	Sawara Cypress	Chamaecyparis pisifera 'Plumosa Aurea'	A	1.2000 00048	1.5	11	Parkland	Good	None or very little	No obvious damage
-7.060623581	52.47486115	Japanese Red Cedar	Cryptomeria japonica	C	3.9200 00076	1.1000 00024	31.5	Parkland	Excellent	None or very little	No obvious damage
-7.060564634	52.47438332	Japanese Red Cedar	Cryptomeria japonica Elegans Group	B	4.1199 99886	0.8999 99976	23.5	Parkland	Excellent	None or very little	Some Damage
-7.060156648	52.47421961	Gowen Cypress	Cupressus goveniana	C	4.6500 00095	0.6000 00024	22.5	Woodland	Excellent	None or very little	No obvious damage
-7.063674343	52.47328334	Mexican Cypress	Cupressus lusitanica var. benthamii	B	4.6599 99847	0.8000 00012	23	Woodland	Good	Some	No obvious damage
-7.059432828	52.47266791	Mexican Cypress	Cupressus lusitanica var. benthamii	A	3.5299 99971	1.5	29	Woodland	Excellent	None or very little	No obvious damage
-7.06344657	52.47401935	Monterey Cypress	Cupressus macrocarpa	B	6.4600 00038	1.2999 99952	17.5	Woodland	Excellent	None or very little	No obvious damage
-7.063142215	52.47639968	Monterey Cypress	Cupressus macrocarpa 'Lutea'	B	3.9500 00048	1.3500 00024	25	Woodland	Excellent	None or very little	No obvious damage
-7.059645988	52.4751849	Beech	Fagus sylvatica	B	6.5500 00191	1.2999 99952	29.5	Parkland	Excellent	None or very little	No obvious damage
-7.058238796	52.47613715	Weeping Beech	Fagus sylvatica 'Pendula'	B	0.6999 3	99988	19.5	Parkland	Excellent	None or very little	Some Damage
-7.058812363	52.47656145	Fern Leaf Beech	Fagus sylvatica var. heterophylla	B	3.4600 00038	0.8000 00012	21	Parkland	Excellent	None or very little	No obvious damage
-7.061215826	52.47645636	Mountain Hemlock	Hesperopeuce mertensiana	A	3.25 3.6199	1.5	23	Parkland	Excellent	None or very little	No obvious damage
-7.059561646	52.47250593	European Larch	Larix decidua	A	99886 5.5599	1.5	24	Parkland	Excellent	None or very little	No obvious damage
-7.059561646	52.47250593	European Larch	Larix decidua	A	99943 2.3199	1.5	25.5	Parkland	Good	Some	Loss of Large limbs
-7.059561646	52.47250593	Norway Spruce	Picea abies	A	99933	1.5	33	Woodland	Excellent	None or very little	No obvious damage

		Norway Spruce	Picea abies	A	3.3099 99943	1.5	30	Parkland	Excellent	None or very little	No obvious damage
-7.059398651	52.47506346	Oriental Spruce	Picea orientalis	A	3.5599 99943	1.5	23	Parkland	Excellent	None or very little	Some Damage
-7.060861612	52.47477566	Morinda Spruce	Picea smithiana	A	3.0799 99924	1.5	30.5	Parkland	Excellent	None or very little	No obvious damage
-7.059778542	52.4742511	Montezuma Pine	Pinus montezumae	A	2.9000 00095	1.5	30	Woodland	Excellent	None or very little	No obvious damage
-7.059967176	52.474879	Hartweg's Pine	Pinus montezumae var. hartwegii	A	2.0599 99943	1.5	26.5	Parkland	Excellent	None or very little	No obvious damage
-7.060337184	52.47565363	Monterey Pine	Pinus radiata	A	5.6300 00114	1.5	41	Parkland	Dying/Dead	Lots and/or extensive dieback	Loss of Large limbs
-7.058090171	52.47596115	Monterey Pine	Pinus radiata	A	4.5199 99981	1.5	33	Parkland	Excellent	None or very little	No obvious damage
-7.059772325	52.47359402	Monterey Pine	Pinus radiata	A	5.6999 99809	1.5	31	Woodland	Fair	Some	Some Damage
-7.057812741	52.47119447	Scot's Pine	Pinus sylvestris	A	3.7100 00038	1.5	31	Woodland	Good	Some	Some Damage
-7.057557726	52.47612356	Willow Podocarp	Podocarpus salignus	A	1.2699 99981	1.5	17	Parkland	Excellent	None or very little	No obvious damage
-7.060184572	52.47478466	Coastal Redwood	Sequoia sempervirens	A	7.6500 00095	1.5	40.5	Parkland	Excellent	None or very little	No obvious damage
-7.060040807	52.47411413	Coastal Redwood	Sequoia sempervirens	A	7.7800 0021	1.5	39.5	Woodland	Excellent	None or very little	No obvious damage
-7.059881107	52.47385482	Coastal Redwood	Sequoia sempervirens	A	6.3299 99924	1.5	41.5	Woodland	Excellent	None or very little	No obvious damage
-7.057587818	52.47100456	Coastal Redwood	Sequoia sempervirens	A	5.7199 9979	1.5	38	Woodland	Excellent	None or very little	No obvious damage
-7.059588498	52.47230016	Coastal Redwood	Sequoia sempervirens	A	5.4200 00076	1.5	41	Woodland	Excellent	None or very little	No obvious damage
-7.056113647	52.46980445	Coastal Redwood	Sequoia sempervirens	A	5.4000 00095	1.5	34	Woodland	Good	Some	Some Damage
-7.059420062	52.47485215	Wellingtonia, Giant Sequoia	Sequoiadendron giganteum	A	5.6799 99828	1.5	39.5	Avenue	Excellent	None or very little	No obvious damage
-7.05939526	52.47495011	Wellingtonia, Giant Sequoia	Sequoiadendron giganteum	A	5.6100 00134	1.5	42	Avenue	Excellent	None or very little	Some Damage
-7.060587811	52.47533346	Wellingtonia, Giant Sequoia	Sequoiadendron giganteum	A	5.2800 0021	1.5	39.5	Parkland	Excellent	None or very little	No obvious damage
-7.059089076	52.47198727	Wellingtonia, Giant Sequoia	Sequoiadendron giganteum	A	4.7899 99962	1.5	40	Woodland	Excellent	None or very little	No obvious damage
-7.060831097	52.4755024	Yew	Taxus baccata	A	3.7899 99962	1.5	18	Parkland	Good	Some	Some Damage
-7.059979874	52.47575245	Western Red Cedar	Thuja plicata	B	4.5199 99981	1.5	30.5	Parkland	Excellent	None or very little	No obvious damage

-7.059668152	52.47334933	Western Red Cedar	Thuja plicata	A	4.6300 00114	1.5	38.5	Woodland	Excellent	None or very little	No obvious damage
-7.060459666	52.47501663	Western Red Cedar	Thuja plicata 'Zebrina'	A	3.9700 00029	1.5	24.5	Parkland	Excellent	None or very little	Some Damage
-7.060671879	52.47444269	Western Red Cedar	Thuja plicata 'Zebrina'	B	3.3299 99924	0.8999 99976	24.5	Parkland	Excellent	None or very little	No obvious damage
-7.061061602	52.47545754	Western Red Cedar	Thuja plicata 'Zebrina'	A	2.2899 99962	1.5	20.5	Parkland	Excellent	None or very little	No obvious damage
-7.060629527	52.47454329	Japanese Thuja	Thuja standishii	A	2.7799 99971	1.5	20	Parkland	Excellent	None or very little	No obvious damage
-7.060064392	52.47433154	Hiba	Thujopsis dolabrata	A	1.5499 99952	1.5	23.5	Woodland	Excellent	None or very little	No obvious damage
-7.061409694	52.47519191	Himalayan Hemlock	Tsuga dumosa	A	3.25	1.5	23	Parkland	Good	None or very little	Some Damage

Appendix 4. Management Guidance

Introduction

1. The purpose of the guidance is to facilitate development of land in the plan area that is consistent with the objectives and policies of the local area plan. The guidance focuses on aspects of land management that are normally secondary considerations for rural development but which are critical issues for the sustainable future of Woodstock. The guidelines are relevant not only to the preparation of planning applications and to the assessment of applications but also to the ongoing management of land, whether or not the development under consideration is subject to the planning code.

Broad management principles

2. The management approach for Woodstock should be characterised by high levels of cooperation, integration and public consultation. The conservation and recreation development objectives of the plan cannot be achieved without levels of stakeholder cooperation and integrated management that go beyond what would normally apply to the development of a small rural area. While the statutory planning process helps to ensure aspects of the approach that are appropriate to the setting and much can be achieved by ad hoc agreement, a dedicated management structure is

probably required if the objectives of the plan are to be achieved. An expanded and reinvigorated (Woodstock) Gardens Committee including Coillte and Tighe Estate representation could provide the basic framework. The following guidance has been formulated on the assumption that an appropriate management approach will be initiated and implemented.

Landscape heritage protection

3. The physical framework of the historical landscapes includes rows, groves and stands of mature trees which are identified in the plan. It is desirable that this surviving tree heritage is conserved. This requires surveys of remaining trees by qualified horticulturalist/ tree surgeons, actions to prolong lifespan and programmes of replanting.

4. Where new development is proposed in the form of buildings and infrastructure, schemes for tree planting to mitigate or enhance visual impact can draw inspiration from the range of options that are presented by the planting schemes of the eighteenth and nineteenth centuries and by the semi-natural woodland habitats of the area. The range extends from rows of limes and Monterey pines, shelter beds with Portuguese laurel and beech trees, to planted oak woods and naturally regenerating oak-birch-holly woodland. The chosen approach will depend on the site and the purpose of the planting. All planting decisions should have regard to both the landscape setting and the promotion of biodiversity.

5. In much of the plan area the attractive landscape setting is dominated by open pasture. This is a particularly important aspect of the home farm at Teddington, the former parkland area in the approach to Woodstock House and the pasture beside the bridge in Inistioge. The plan also envisages the reopening of woodland glades to the south-east of Woodstock House. These landscape elements are dependent on the continuation of agricultural systems in which the grazing by livestock is a primary component. While probably not an immediate concern except in respect of the restoration of the woodland glades, consideration may have to be given to management agreements with farmers and Coillte to ensure the continuation of appropriate farm practices in the future.

6. Significant works to enhance landscape may form part of the available development options having regard to the designed landscape tradition of Woodstock. These works could relate to the restoration of a former feature of significance. At Woodstock there are striking examples of enhancement through management of surface water drainage. It may, for example, be possible to restore the cascade at Oldcourt to its former glory.

7. There are a considerable number of buildings and structures within the plan area that have been listed for protection and are worthy of conservation. As a result of listing in the plan any works to these structures require the consent of the planning authority. The fact of listing increases the opportunity for securing grant aid and other external funding to carry out conservation works. The reports by Terence Reeves Smyth and Belinda Jupp for Kilkenny

County Council contain detailed descriptions and conservation guidance in respect of several of the structures.

Access for recreation

8. Landscape can only be enjoyed if a) you can get to it and b) you can see it. The success of Woodstock has a lot to do with access and the quality of the created views of landscape.

9. There are many important access issues that need to be addressed in the plan period and others that will arise in the longer term. The plan recommends a necessary restriction of vehicular access to Woodstock Wood in order to safeguard the amenity of the Wood. There are also traffic and maintenance issues to be considered. The Point Road, for instance, in its present condition, is not suitable for other than essential vehicular traffic.

10. A new car park will be built at Woodstock which will be one of the two main starting points for recreational activity in Woodstock Wood, the other starting point being Inistioge. The new car park will replace the random, ad hoc parking regime in the wood at the present time. Very careful attention will have to be given to the landscaping associated with this car park. Being outside the main woodland areas and covering an extensive area it will be essential to effectively minimise its visual impact.

11. The plan designates most of the existing track way network in Woodstock Wood as a public pathway system for recreational use. It is anticipated that colour coded way-

marked trails will be implemented offering loop walks ranging from a short stroll to a day-long hike (the latter going outside the plan area). Maps showing the network will be erected in Inistioge and at the car park in Woodstock.

12. It would be desirable to adopt a standardised signage, both for information and directional purposes, throughout the plan area and Inistioge. This would help to establish a strong area identity and facilitate tourism and recreational development initiatives.

13. Most of the existing track system is designed and maintained for forestry operations with no consideration given to recreational use and visual amenity. It would be desirable, over the next 20 year period, while commercial forestry activity continues alongside recreational uses, to develop a pathway system designed for recreational use. This development would be in keeping with the biodiversity target of Coillte because the designed system would utilise former pathways and tracks that remain reserves of biodiversity within the wood.

14. The plan envisages a new footpath link from the vicinity of Woodstock House to Mount Alto, re-establishing an important historical linkage and opening up the wider South Kilkenny landscape for the enjoyment of walkers. This walk requires a footpath link to the Old New Ross Road. The link could be parallel to the restored Mount Alto Aqueduct and be part of the same project. Within the Mount Alto Coillte Forest it will be necessary to clear and maintain a new path from the main forest road to the tower.

15. The plan does not propose different types of path for different users e.g. for horse riders, cyclists and walkers. The

levels of current use do not warrant segregation at the present time. However, this issue should be kept under review. In the event of the establishment of an equestrian centre or pony trekking business in the locality it will be necessary to designate bridleways.

16. Poor surface water drainage conditions, as a result of impeded drains and the destruction of drains, affects several pathways and tracks. Improved access will be one of the benefits of re-establishing an effective management of surface water in the area.

17. Woodstock Gardens need to be fenced off from the woodland to enable proper management of the Gardens and to prevent unregulated access. Where the garden boundary corresponds with walls which are part of the historic fabric of the estate, the walls should be restored in accordance with best conservation practice. Otherwise secure fencing, of a design appropriate to a semi-natural woodland setting, should be installed.

18. The river is both the most attractive and the most under-utilised route-way in the area. It would significantly broaden the scope of the recreational opportunities of the area, if Red House pier (accessible at all stages of the tide) was again available for access to the southern end of the estate, including the Ravine and Swiss Cottage.

19. The plan does not have detailed proposals for fishing on the river but a detailed management framework for the fishery needs to be drawn up in consultation with the Southern Regional Fisheries Board.

Views and vistas

20. A crucial aspect of the landscape heritage of Woodstock is that it can be seen to be appreciated. Active management is needed to both create attractive pathways and vistas and then to maintain them. For instance, the plan envisages the creation of riverside vistas between Inistioge and the Red House. Attractive riverine views would have been a feature of the walk in previous centuries. New views need to be carefully selected and developed taking account of local topography and vegetation conditions. The exercise will involve the selective, premature removal of planted conifers between the pathway and the river.

21. With the agreement and the assistance of Coillte a revised harvesting and planting programme is required for the whole of Woodstock Wood (not the Mount Alto and Oldcourt plantations) in order to begin to develop the amenity and biodiversity resources of the woodland. The historical landscape and biodiversity assessments of this plan provide a spatial framework for such a programme.

22. A considerable improvement in visual amenity in the Woodstock Wood could be achieved by edge planting alongside established tracks e.g. broad leaf planting such as oak to replace immature spruce and fir trees on plantation edges. Some priority should be given to a landscaping scheme for the main metalled track that connects Woodstock House to South Woodstock which is a popular path for short strolls in the wood given its accessibility but which does not have a particularly attractive appearance.

23. In the past there was careful management of surface water drainage in the area. This had practical effects such as ensuring a water supply for gardens and livestock, and ensuring dry pathways as well as adding to the visual interest of the estate. There continue to be basic reasons for ensuring that surface water drainage is adequately managed. There are several places in Woodstock where pathways are blocked or partially blocked by impeded drainage. There also opportunities to enhance the landscape experience. For instance, the Cascade at Oldcourt was once a considerable natural spectacle. The course of the stream has become impeded in recent times. This may be something that can be remedied without very significant expenditure involved.

The conservation and enhancement of biodiversity in areas of highest biodiversity

Description

<p>24. Areas of highest biodiversity value include the river, islands, adjacent flooded lands, the riverside ice house and wooded areas which have a long history of woodland cover. In this category is included a small stand of naturally regenerating oak-birch-holly woodland situated in a field on the south side of the Brownstown Stream.</p>
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25. All these areas rank highly in naturalness. The river is the most natural feature in the site. While some of its banks have been raised to control flooding and most of the

floodplain no longer supports the original type of alluvial woodland, willow dominated woodland is still found on all the alluvial islands and on low lying areas along the banks of the river. In parts of the site the floodplain has been abandoned for agriculture and the natural vegetation is returning.

26. The presence of good populations of salmon has resulted in the designation of the Nore as a Salmonid River. This implies that river water quality must be monitored regularly and management aspire to reach standards set down by EU Directives. While water quality is not satisfactory within the Nore (EPA 2002), there has been little deterioration in local water quality over the last five years. The nearest sampling point is Brownbarn Bridge. However due to the presence of the foul water outfall within the plan area it is likely that river water quality declines within the study area.

27. The river is a focus for commercial, recreational fishing and swimming. Fishing for salmon has a long tradition in the area and fishing was originally managed solely by the Tighe Estate. Early OS maps show fish weirs and a fish hatchery. The ruin of a look out post survives downstream of Lock Quay. Fishing today focuses on salmon. This species is fished at various locations but particularly in front of Teddington where the river is particularly deep. Trout are also fished for. There is concern among anglers about the excessive growth of trees along the banks of the river which restrict access and make angling difficult.

28. Fieldwork and documentary research confirm the long history of woodland in this locality and probably throughout the plan area. By the medieval period the principal remnants

of native woodland in Kilkenny were found between the Nore and Barrow. Records from the suppression of the monastery in Inistioge in the 16th century, (referred to in the account of Inistioge in the Ordnance Survey Name Books) mention the presence of “great oaks” on the mountain and underwood (grazed woodland) in its vicinity. Records from the following century (associated with the Petty’s Down Survey and Parish Survey) confirm the presence of woodland in various properties. Major clearances of these woodlands took place in the 17th and 18th centuries. Timber was transported down the rivers and cleared areas were not fenced thus allowing cattle to graze and prevent regeneration. Active management of areas with native broadleaved woodland involved thinning hazel and birch out of a wood to allow for the growth of larger trees. Trees and shrubs were planted including Scotch fir, beech, ash, oak and hawthorns. New plantations were developed in the late 18th century on Mt Alto, probably of Scotch fir. Thickets of willow beside the river and on river islands were harvested for basket making.

29. Woodland present in the 19th century was actively managed. The Tighe family had a particular interest in demesne management and woodlands. They carried out substantial planting of native and non-native species within the demesne for commercial, aesthetic and recreational purposes. In contrast to the woodlands within the Demesne, the woodlands on Mt. Alto were more similar to plantations. They were dominated by conifers and the area around the Tower was not planted but maintained as a sheep walk. Plants such as pheasant berry and pendulous sedge were planted throughout the woodlands to provide food and cover

for pheasants and improve visual amenity. The current extent of these species is a feature of plant biodiversity within the demesne.

30. This type of management survived into the 20th century. However clear felling of the woodlands in the Demesne took place in the early 1920's. Trees were processed in a sawmill which was situated beside the site of the new house near Teddington. A period of natural regeneration occurred when no management of the woods took place. This changed in the early 1940's when the state forestry service took a long lease on the woodlands, acquired some land within the Deerpark and started to establish conifer dominated forestry throughout the Demesne and study area.

31. Throughout the Demesne and plan lands there are many indications of the presence of old woodland. Species which are typically associated with old woodlands in this location such as sessile oak, hazel, holly, ash, guelder rose and tree fern are common. The abundance of ferns on stone walls in the village and its vicinity is striking. The old tracks and new forest roads are bounded by vegetation which resembles the old woodland flora.

Threats to areas of high biodiversity

32. Threats to the quality of these habitats and the status of important species can arise from the following types of development:

- Removal of semi-natural vegetation, habitats and bankside tree species associated with the intensification of farming, improving access to the river for fishing or the development of buildings or infrastructure.
- Planting of non-native plant species in areas currently dominated by semi-natural vegetation associated with gardening.
- The deterioration of water quality due to inputs of silt, or pollution from point and diffuse sources
- Increase in the amount of foul water discharged into the river arising from Inistioge village
- Spread of the non-native plant Himalayan balsam in alluvial woodlands
- Increased access leading to disturbance to fauna, trampling of plants and spread of exotic species
- Litter and debris
- Removal of timber from river islands
- Disturbance to the colony of roosting bats in the Ice House
- Dredging of river gravels which would remove spawning habitat for shad and smelt
- Fertilising, ploughing up and reseeded of grasslands which support autumn crocus.

33. In the short term the biodiversity interest of these areas will be maintained. The designation of the river and its environs as a cSAC will improve the prospects for appropriate management of important habitats and species. All landowners within the SAC have already been contacted about this proposed designation. Coillte have responded by identifying the designated area on its forest maps and ceasing commercial forestry management of lands within the cSAC. In the medium term a management plan will be prepared for the entire SAC and particular prescriptions which will be developed for all habitats will be communicated directly or indirectly to all landowners.

34. It is more difficult to predict trends in water quality as it is affected by many factors. It depends on the development of a new tertiary treatment system in Inistioge, control of effluent discharges elsewhere on the river, measures to stabilise river banks through the restoration of a 10m strip of riparian woodland and the control of regional inputs of fertilizer from farming. In the short term it is more likely that water quality will either remain the same or decline further.

Guidelines for areas of high biodiversity

35. Extreme care is required to ensure that development in these areas would not damage biodiversity values. Any developer interested in developing lands within, or adjacent to, the SAC would need to contact NPWS and the South Eastern Fisheries Board, as well as the planning authority. It is likely that any development within or adjacent to the SAC would require an EIS. Good baseline information would be required on the status of habitats and species which might be affected by any development. Analysis of the development would have to provide specific details of its impact on habitats and species in this area. Consideration would have to be given to the direct and indirect impacts of development on habitats and species outside the area and a monitoring system would have to be put in place to ensure that water quality and the status of the rarer species is maintained.

36. In consultation with NPWS it is recommended that the landowner install a metal grill at the entrance to the riverside ice house in order to prevent visitors accessing the structure and disturbing the resident bat colony.

The conservation and enhancement of biodiversity in areas of medium biodiversity value

Description

37. Areas of medium biodiversity value are “less natural” than the previous sites and are less likely to support many rare and important plants and animals. They include almost all the planted woodlands, the recently felled plantation, unimproved grasslands, the pond in the abandoned sand and gravel pit, hedgerows, lines of trees, scrubby areas and old stone walls and stonework.

38. The woodlands in this class contain a high diversity of native trees, shrubs and herbs such as sessile oak, ash, holly, hazel many of which are associated with native woodland. The rare plant nettle leaved bellflower is common in these woodlands.

39. They have particular potential for the restoration of more natural conditions. In most woodlands where some light is available there are saplings of native broadleaved trees and shrubs. The vegetation bordering wide forest roads and the original network of tracks shown on 19th century OS maps are important reservoirs of broadleaved woodland biodiversity.

40. The woodlands support a self-sustaining population of pine marten, a rare and shy native mammal which is protected under the Wildlife Amendment Act 2000. They retain some ancient trees which were probably planted in the 19th century. A particularly fine specimen was seen in the

woodland on the eastern side of the river. Oak (planted) are common throughout the Demesne.

41. Hedgerows and tree lines provide reservoirs for biodiversity and wildlife corridors particularly in areas which are dominated by intensively managed pastures. Some of the local hedgerows contain holly.

42. Scrubby areas and old stone walls provide habitat for plants not found in woodlands or grasslands. The Demesne wall supported ten species of native plant including tree fern. A small area of scrub west of the garden was dominated by gorse.

43. The gardens and arboretum are of medium biodiversity value compared to more modern gardens by virtue of their proximity to woodlands and the presence of rare trees. Pine marten have been seen in the gardens and arboretum. There is an exceptional diversity of birds (19 sp) including tree creeper, jay, siskin and redwing. It features some of the Champion Trees of Kilkenny (Council of Ireland web site). These include 2 coastal redwoods, a Monterey cypress and a beech all of which are c. 2m in diameter. These large have particular potential as nesting sites by birds of prey and roosting places for bats.

44. Leislars bats (17) were recorded from Woodstock House in 1987 (Lorcan Scott, pers.comm.). Four species of bat have been recorded around the bridge (soprano pipistrelles, common pipistrelles, daubentons & leislars) in 2003. However no systematic survey work has been carried out around the house and information is not yet available on the results of the bat survey on the bridge.

Threats to areas of medium biodiversity

45. Threats to these areas include:

- The establishment of crops of trees which will not allow for the survival of native tree and shrub species.
- Removal of the demesne wall to facilitate housing or road widening.
- The removal of all felled and dead timber thus removing habitat for invertebrates
- The abandonment of the network of trails which ran through the Demesne Woodland
- The establishment of plantations close to or within the original ditches.
- The planting of shade tolerant trees close to the Brownsford Stream thus reducing the value of this habitat
- Removal of mature trees without taking precautions to protect roosting bats.
- Spread of laurel and beech in the woodlands.
- Clearance of semi-natural vegetation (scrub or shrubberies) during the bird nesting season
- Agricultural management practises leading to removal, ploughing up and reseeded of old grasslands or hedgerows.

Guidelines

46. In the short term the biodiversity value of the Coillte lands within the Demesne will improve as Coillte is aware that the woods at Woodstock appear to have particular potential for biodiversity management. This implies that features of

biodiversity interest will be mapped. Staff will be informed of these features. (Coillte web site). Future management may involve the restoration of conifer dominated areas to a more broadleaved type of woodland. Thus many of the threats to the biodiversity value of the woodland will be controlled. The biodiversity interest of the gardens and arboretum is linked to horticultural management practises in the gardens

47. Management for biodiversity requires that any areas supporting “old woodland” i.e. broadleaved woodland shown on the first edition OS map should be managed for biodiversity. This may involve selective felling, allowing natural regeneration to occur and controlling the spread of exotics particularly laurel, beech and sycamore. Any development of buildings containing old stonework should include an examination of the importance of these features as winter or summer bat roosts. The managers of the gardens and arboretum should review their management practises to examine their impact on biodiversity and the Demesne wall should be protected from new development.

The conservation and enhancement of areas of low biodiversity

Characteristics

48. Areas of lowest relative biodiversity value include intensively managed grasslands on farms, intensively managed lawns and all modern buildings. Intensively managed grasslands include newly seeded pastures with few species and fields which are relatively species rich but receive high inputs of fertilizer which limit natural diversity.

Threats

49. Threats to the management of biodiversity in these include:

- Infrastructure development, housing etc.
- Felling of large trees

Guidelines

50. The biodiversity interest of these areas is likely to remain the same or decline slightly.

51. House construction in fields will lead to a reduction in biodiversity value unless this takes place 1) without removing any features of natural interest such as hedgerows and 2) landscaping leads to the replacement or restoration of areas with semi natural habitat through the creation of a pond, establishment of shrubbery which includes native species or the planting of a small woodland of native trees.