

Graiguenamanagh

C o u n t y K i l k e n n y



LAP
Local Area Plan

February 2009



Kilkenny County Council

Forward Planning

This Local Area Plan for Graiguenamanagh was deemed to be made on
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Kilkenny County Council
Forward Planning



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List 2: Record of Monuments and Places

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1 Introduction

1.1 How to Use this Plan

This Local Area Plan (LAP) for Graiguenamanagh puts forward ideas and proposals to guide the physical land use development of the town over the next six years. It is an important statutory document and will affect all those who live in Graiguenamanagh or have an interest in its development.

This Plan is the main public statement of local planning policies for Graiguenamanagh and contains information on:

- Where certain types of development should take place within the town;
- The standards that are required for such development;
- Illustrative ideas for the appropriate form of new development;
- Which areas are zoned for the different uses; and
- Which buildings, trees, views or sites are of merit and need to be protected.

The LAP is prepared under a number of Section headings as follows:

Section 1 identifies the Plan area and considers the relationship between this LAP and other relevant plans and strategies and introduces the LAP in terms of its function and its legal basis. It also sets out the context of the Town in terms of its geographical location, its physical setting and function, and the principal socio-economic factors influencing its future development, as well as an analysis of the historical background of the town and existing land use activities including the settlement structure, access and movement, community services, amenities and recreation, and the resultant planning issues.

Section 2 sets out a 'vision' for Graiguenamanagh based on the analysis of issues identified in the previous Section. It also sets out the objectives and policies for the Town for the next 6 years which aim to achieve the consolidation of the urban area, encourage a diverse and vibrant local economy, respond to a strong sense of community, and facilitate an easily accessible town and a sustainable community.

Section 3 outlines the Land Use Zoning Objectives, setting out the types of development that would be appropriate (in principal) in each zoning category.

Section 4 provides detailed development management policies that aim to achieve the aspirations set out in the Policies and Objectives described in Section 2. It includes a proposed Urban Development Framework, setting out general guidelines and principles for the key development areas. It also introduces specific site development briefs where opportunities for urban renewal or strategic development opportunities have been identified through the consultation and plan review process.

Section 5 sets out how the plan will be implemented over its six-year period.

Appendix 1 contains the following Maps:

Map 1: Land Use Zoning Plan

Map 2: Natural Heritage

Map 3: Built Heritage & Map 3A: NIAH

Map 4: Development Framework Plan

Appendix 2 contains the following Lists:

List 1: Record of Protected Structures

List 2: Record of Monuments and Places

List 3: List of Native Trees and Shrubs

1.2 Legal Basis and Purpose of the Local Area Plan

As part of Kilkenny County Council's settlement strategy in the County Development Plan (CDP) 2008 it is the policy of the Council to carry out an extensive programme of Local Area Plans for settlements throughout County Kilkenny. The Graiguenamanagh Local Area Plan (LAP) is part of this policy initiative.

The legal basis for the LAP is provided by the Planning and Development Act 2000 (Sections 18 to 20). The Act makes provision for the preparation of LAPs for any part of the functional area of a planning authority. LAPs must be consistent with the objectives of the CDP, and must contain a written statement and maps indicating the objectives of the planning authority for the proper planning and sustainable development of the area to which it applies, including detail on community facilities and amenities and on standards of design of developments and structures.

The policies and objectives set out in the LAP remain in effect for a six year period but can be subject to amendment or review during this time where the County Council consider relevant in the interests of proper planning and sustainable development of the town. The LAP must comply with the policies and objectives of the County Development Plan. A LAP must be reviewed at least six years from the making of the previous LAP.

In the text of this plan the LAP itself may be referred to as "the Plan" or "this Plan". In this Plan "the Council" or "the Planning Authority" will mean Kilkenny County Council.

The purpose of the LAP is to take a long-term view of the future development of Graiguenamanagh in order to manage change in the physical environment and provide for new development in a comprehensive and coordinated manner. The LAP therefore sets out planning policies and objectives that articulate the vision for the future of the town. Although the lifetime of the LAP is for the next six years, the strategy is also intended to provide the foundation that will shape the future development of Graiguenamanagh beyond 2015.

The Main Purposes of the LAP:

- To identify key development issues informed by statutory requirements, issues from the Council's perspective and community and stakeholder participation;
- To develop policy objectives for the proper planning and sustainable development of the town that are consistent as far as possible with the County Development Plan 2008, National Plans, Strategies and Policies;
- To provide a detailed and consistent framework for the use of land and the control and regulation of development that will guide planning decisions;
- To provide a basis for coordinating public and private development throughout the area;
- To ensure public participation through the statutory process governing its preparation; and
- To inform local communities on how their interests will be affected.

1.3 The Plan Area

The extent of the LAP boundary for Graiguenamanagh has been determined by:

- The need to provide a compact and accessible town in accordance with the principles of sustainable development;
- The existing built and natural environment and road structure;
- Potential population growth and demand for housing;
- The need to offer locational choice and housing mix;
- Proximity to existing and potential community and commercial facilities and the need to encourage sustainable growth;
- Linkages (transport) to other larger settlements and the position of the Relief Road;
- The level of provision of existing infrastructure; and
- Existing planning permissions.

The total LAP area extends to approximately 103 hectares (255 acres).

1.4 Locational Context

Graiguenamanagh forms part of the settlement of Graiguenamanagh-Tinnahinch. It is a picturesque town located on the R705 regional road close to the border with County Carlow on the River Barrow.

The town is located 16km from Thomastown, 33km from Kilkenny City, 40km from Carlow, 19km from New Ross Town and 41km from Waterford City. It is accessed from the east and west by the regional road R703 and from the north and south by the R705. Graiguenamanagh is situated in the steep-sided Barrow Valley between Brandon Hill in County Kilkenny and Mount Leinster in County Carlow. It also occupies a bridging point where the River Duiske tributary enters the River Barrow. Tinnahinch, which is on the east bank of the Barrow, is in County Carlow.



Landscape context

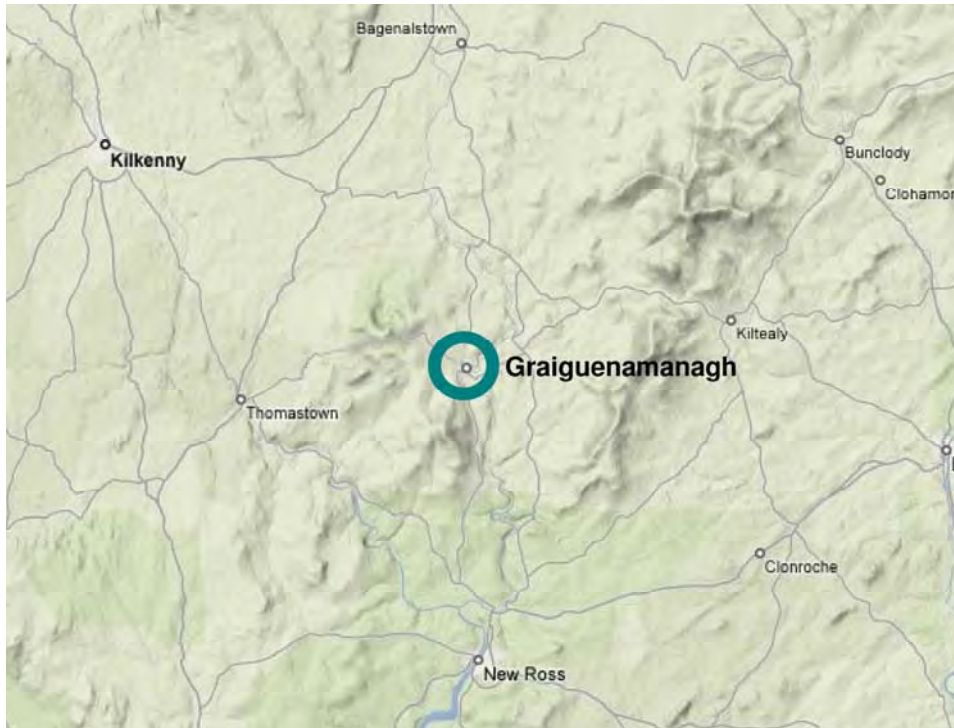


Figure 1:
Graigenamanagh
Location

1.5 Historical Development

The name Graigenamanagh (Graig na Manach) means 'Grange (Valley or Village) of the Monks'. The town has a rich heritage dating back to the founding of Duiske Abbey in 1204. The area itself has remains of settlements dating from thousands of years earlier.

It is believed that the Abbey takes its name from the Duiske or Black Water that cascades from Brandon Hill into the River Barrow. Duiske Abbey is a fully restored Cistercian church, reputedly the longest in Ireland (approx. 70m). Duiske is the daughter house of Stanley, situated in Wiltshire. As with many other monastic sites in Ireland, the Abbey was dissolved in 1536 by Henry VIII.



Duiske Abbey

The Abbey prospered with the establishment of a nearby mill and the export of wool. The trade flourished with the arrival of Flemish weavers in the 1600s. One of their descendents, Mr Cushen, established the Cushendale Woollen Mills in the 1800s, featuring traditional colourful textiles in natural fibres.



Medieval town centre dominated by the Abbey

Graiguenamanagh expanded beyond the Abbey as a market town, aided by the development of the Grand Canal and the navigation of the River Barrow, which ultimately connected the town with Dublin, New Ross, Waterford and Carlow. The production of wool was historically important to the town's economy and sheep rearing remains a predominant agricultural activity in the hinterland.



Figure 2: Historic OS Map (1837-1842)

1.6 Natural Heritage and Biodiversity

1.6.1 Designated Natural Heritage Sites of International and National Importance

Graigenamanagh is located in a high quality natural environment comprising the steep-sided Barrow Valley between Brandon Hill in County Kilkenny and Mount Leinster in County Carlow. The Barrow Navigation and its tributary, the Duiske which enters the river at the town, provide an amenity with significant potential. The Duiske River and its adjoining mill race lie within the River Barrow and River Nore Candidate Special Area of Conservation (cSAC), which is designated for 'Biodiversity Conservation' under the EC Habitats Directive, as having special conservation value because of the presence of listed species and habitats.

The River Barrow and River Nore cSAC (Site Code 002162) – comprises freshwater stretches of the Barrow/Nore River catchments as far upstream as the Slieve Bloom Mountains and includes the tidal elements and estuary as far downstream as Creadun Head in Waterford. The River Barrow is noted for coarse fishing and to a lesser extent game fishing. The Duiske River, a tributary to the River Barrow, and its associated mill races that extend through the town centre, is also included in the cSAC.



Figure 3: cSAC and County Woodlands (NPWS)

The town is located at the junction of two Waymarked Ways, which provide well-defined top class routes for walking enthusiasts. The South Leinster Way extends 102km from Kildavin in County Carlow to Carrick in Suir in County Tipperary. The Barrow Way is a 113km walk from Lowtown in County Kildare to St. Mullins in County Carlow.

1.6.2 Protected Species

Certain plant, animal and bird species are protected by National and European law. This includes plant species listed in the Flora Protection Order 1999 (or other such Orders) and animals and birds listed in the Wildlife Act, 1976 and the Wildlife (Amendment) Act, 2000 and subsequent statutory instruments, those listed in Annex IV of the Habitats Directive, and those listed in Annex 1 of the Birds Directive.

Habitats that have been recorded as ‘Internationally Important’ in accordance with the NRA Guidelines (2006), due to their siting within or in the vicinity of the cSAC, comprise:

WN5 – Riparian Woodland
 FW1 – Eroding/upland river
 FW2 – Depositing/lowland river
 WD1 – (Mixed) broadleaved woodland
 GA1 – Improved Agricultural Grassland
 GS4 – Wet Grassland
 WL1- Hedgerow
 WS1- Scrub

Habitats recorded as ‘High Value, locally important’ comprise:
 WD1 – Mixed broad-leaved woodland.

Habitats recorded as ‘Moderate Value, locally important’ comprise:
 WL2 – Treeline.

In addition, the presence of Bats, Otter, Kingfisher, Freshwater Pear Mussel and White-clawed Crayfish is likely within the zone of influence of the cSAC.

1.6.3 County Geological Sites

There are no known sites of local geological and geomorphological interest in the vicinity of Graiguenamanagh, as defined by the Geological Survey of Ireland, in partnership with Kilkenny County Council.

1.6.4 Woodlands, Trees and Hedgerows

The ‘Survey of Woodlands in County Kilkenny’ (Harris M 1996) identifies the following woodlands in the vicinity of Graiguenamanagh:

To the south of the town is an extensive woodland (Ballynakill, County Kilkenny Woodlands Survey Site Code 011), extending to just over 16 hectares to the west of the New Ross road. The woodland is visually prominent from Graiguenamanagh and along the Barrow valley, and forms an important visual landmark when approaching the town from New Ross. The mature deciduous wood has good ecological potential and little disturbance due to wet, steep conditions. Pedestrian access is limited to the uphill side of the wood via the South Leinster Way. There is considerable recreational potential in the wood due to its scenic location adjoining the main road and its proximity to the town centre (approx. 1km).



Ballynakill wood



Graiguenamanagh wood

Ballynakill Wells wood (Site Code 012), a coniferous plantation, lies to the south west of Ballynakill woodland.

Graiguenamanagh wood (Site Code 073), is located to the north of the town along the western bank of the River Barrow, and probably associated originally with Bellevue House. The woodland plantation (almost 7 hectares) has a dense and varied canopy and relatively open under-storey that is good for bird life but does not provide sufficient cover for wildlife at ground level. The wood is located on the South Leinster Way and there is good pedestrian access from Graiguenamanagh along a surfaced footpath. Access within the woodland itself is limited due to steep terrain and lack of defined path system. Areas adjoining the Knockbodaly road can be subject to disturbance from dumping. The woodland has good amenity potential due to its proximity to the town centre (approx. 1km) and its position between the road and the river.

In addition to sites which are subject to legal protection under National or EU law, and to the identified woodlands of the 'Survey of Woodland in County Kilkenny', there are landscape features that are important in contributing to the biodiversity, landscape value and sense of place of Graiguenamanagh. These features include hedgerows, ditches and banks, stone walls, small woodlands, streams and associated riparian zones. Trees/Hedgerows of Visual Importance are identified on Map 2 of the LAP.

1.6.5 Landscape and Topography

Graiguenamanagh occupies a fine location at a bend of the River Barrow, overlooked by Brandon Hill to the south. The approach to the town from the west gives impressive views, with the long ridge of the Blackstairs Mountains as a backdrop. From the south the landscape setting of the town and its relationship with the river can be well appreciated when approaching on the R705 (from The Rower).

The 'Landscape Appraisal of County Kilkenny' (Document 1, 2003) identifies Graiguenamanagh as falling within two landscape Character Areas – Brandon Hill Uplands and the Barrow Valley.

Any development in Upland Areas will be assessed in accordance with the general policies set out Section 8.3.3.1 of the County Development Plan.

1.6.6 Views and Prospects

The Council recognises the need to protect and conserve views and prospects adjoining public roads and river valleys where these views are of a high amenity value. Views to be preserved and protected in the vicinity of Graiguenamanagh, as identified in Appendix F and Figure 8.1 of the County Development Plan 2008 – 2014, include:

V1 View east and south over the Barrow valley on the Thomastown / Graiguenamanagh Road, R703 from Coppengh Hill between the junctions with road numbers LP 4203 and LT 82152.

V2 View East over the Barrow Valley on the Graiguenamanagh / New Ross Road and in particular the views overlooking St. Mullins, between the junctions with road numbers LP 4209 and LT 82463.

V3 View east over the Barrow Valley on the Graiguenamanagh / Ullard Road just North of Graiguenamanagh, Road No. LS 8221 between the junctions with road numbers 438 and LS 8222.

1.6.7 Open Spaces

Graiguenamanagh currently has approximately 21.06ha of land zoned as open space, equivalent to 22% of land uses in the town. The hierarchy of open spaces and their related habitats is as follows:

Table 1:

Hierarchy of Open Spaces

Class	Type	Location	Area (ha)	Related Habitat Types
I	Strategic Open Space	Barrow River Valley	3.36	Wet grassland (GS4) (Mixed) Broadleaved Woodland (WD1) Scrub (WS1) to north Treeline (WL2) to centre Improved Agricultural Grassland (GA1) Eroding River (FW1) – Duiske River Depositing River (FW2) – Duiske River
		Duiske River Valley	1.40	
II	Local Parks	Sport Pitches	2.80	Improved Agricultural Grassland (GA1)
III	Informal/casual Open Space	Fairview Play Area	0.20	Hard surfaces Wet grassland (GS4) (Mixed) Broadleaved Woodland (WD1) Improved Agricultural Grassland (GA1)
		Former "Pitch 'n Putt"	3.00	
IV	Buffer Landscape	Brandondale House grounds	9.10	Improved Agricultural Grassland (GA1)
		Left-over sites by Relief Road	1.20	
Total:			21.06	

1.7 Built Heritage

1.7.1 Town Function

Graiguenamanagh forms part of the town of Graiguenamanagh-Tinnahinch. The two settlements are divided by the River Barrow, with Graiguenamanagh to the west and Tinnahinch to the east. The river also acts as the boundary separating counties Kilkenny and Carlow with Graiguenamanagh located in the former and Tinnahinch in the latter. Tinnahinch is the subject of a LAP (2004) prepared by Carlow County Council.

Graiguenamanagh evolved around Duiske Abbey, an early 12th Century Cistercian foundation, and developed as a market town, enhanced through the development of the Grand Canal and Barrow Navigation, which provided an important link to Dublin and New Ross. By comparison, Tinnahinch is a more recent settlement but still displays a strong heritage.

Tinnahinch Castle was constructed in 1615 by the Duke of Ormonde. The bridge linking the two settlements was originally constructed in 1797.

The CDP (2008) designates Graiguenamanagh as one of four District Towns in the County. In general, the District Towns have well-developed services and community facilities and have the capacity to accommodate additional growth (subject to certain physical infrastructural investments).

The CDP Strategy sets out the following policy objective (3.3.3) for the District Towns:

- Promote enterprise and economic development in Graiguenamanagh in line with the Graiguenamanagh-Tinnahinch Development and Economic Study, 2006;
- To produce LAPs for and promote Callan, Castlecomer, Graiguenamanagh and Thomastown as District Towns, with an appropriate range of facilities and services, including social infrastructure, retail units, commercial offices and local enterprise, to serve their rural catchments; and
- To ensure that the District Towns will in so far as practical be self-sufficient incorporating employment activities, sufficient retail services and social and community facilities.

The County Retail Hierarchy of the CDP 2008 classifies Graiguenamanagh as a Tier 2 Level 2 Sub-County Town. It is the smallest retail centre of the four District Towns.

The combination of the natural environment, the Barrow Navigation, the location of Graiguenamanagh at the intersection of two National Waymarked Ways and the abundance of heritage and historic sites is recognised as providing a unique and relatively untapped tourism offer and potential that needs to be actively developed so as to reinforce the economic strength of the town.

1.7.2 Urban Structure

The built form of Graiguenamanagh has been strongly influenced by the surrounding topography and the bridging of the River Barrow. The historic core of the town largely developed with its back to the Rivers Barrow and Duiske, whilst Tinnahinch was developed more recently on the south bank of the river.



George Semple Bridge - Graiguenamanagh



George Semple Bridge - Tinnahinch

Graiguenamanagh was originally a place of ecclesiastical importance – and developed as a busy market town serving its rural hinterland. Duiske Abbey and its adjoining graveyard, commands a focal point at the centre of the town. The narrow and winding medieval streets of the town centre, their interconnection with the Abbey, and the relationship with the broad expanse of the River Barrow, gives Graiguenamanagh its unique visual character.

An 18th century, seven arched bridge, built by George Semple, crosses the River Barrow between Graiguenamanagh and Tinnahinch, with Brandon Hill providing an imposing backdrop. The crossing point is of special architectural and cultural merit and of strategic importance to the two settlements' economies. It also acts as a focal point to the town, with important visual and recreational amenity centred on the confluence of the rivers Barrow and Duiske.

The river is navigable south to Saint Mullins where it joins the tidal waters linking with the River Nore and leading to New Ross and the open sea. Northwards it links with the Grand Canal at Lowtown, Co. Kildare.

The River Duiske is known to occasionally flood through backing-up when water levels in the River Nore are especially high.

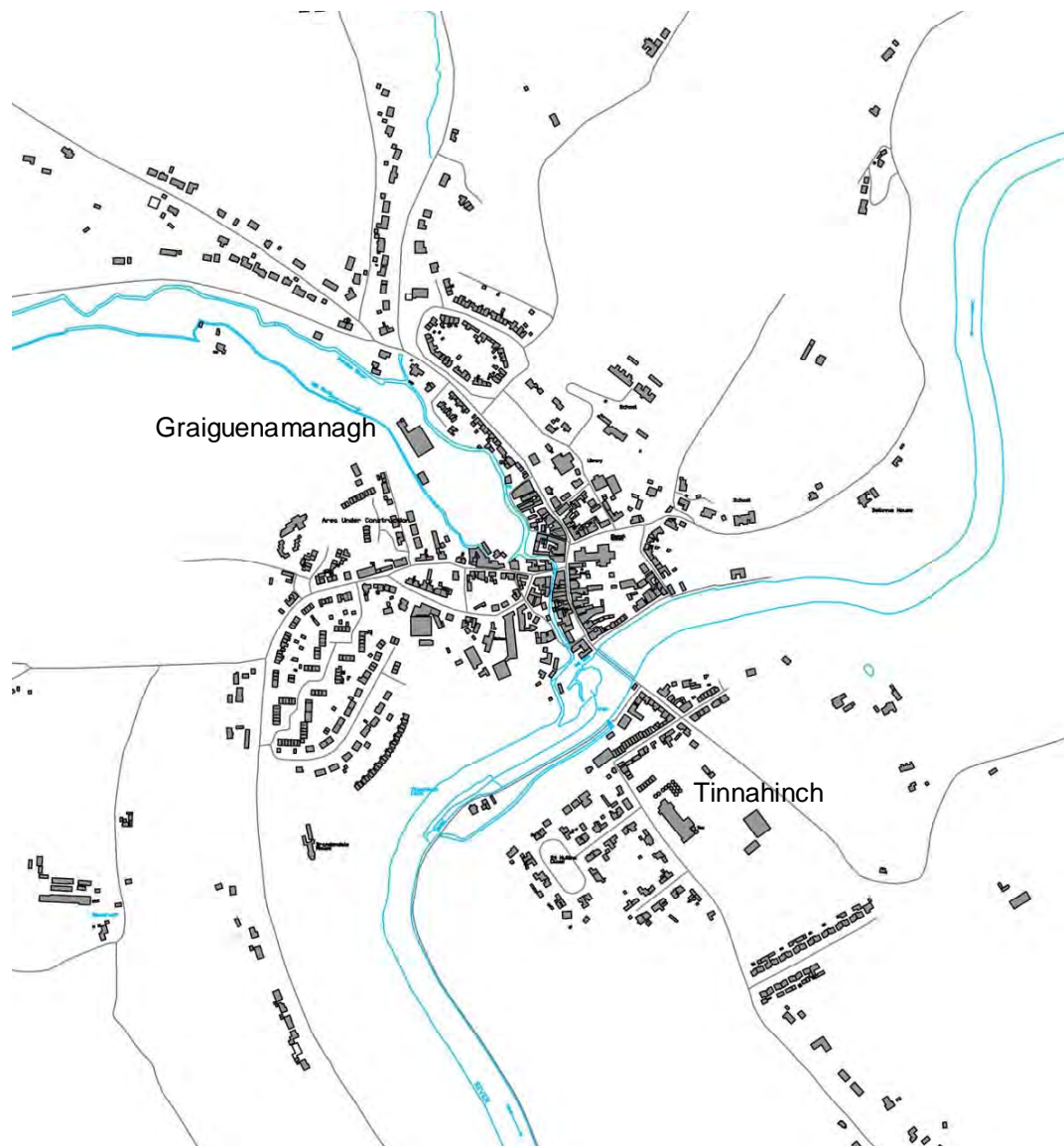


Figure 4: Graiguenamanagh's Urban Structure

Presently within the town centre there are several under-utilised sites and derelict buildings located on Main Street, High Street, the Turf Market and along the Quays, all of which detract from the overall potential visual attractiveness and ambience of the town. Although a number of sites and buildings were eligible under the 2000 Town Renewal Scheme, very few opportunities were delivered.

A Graiguenamanagh-Tinnahinch Development and Economic Study was completed in 2006 to help address the considerable issues that exist in the town and, in particular, the need to secure sustainable regeneration of the two settlements.

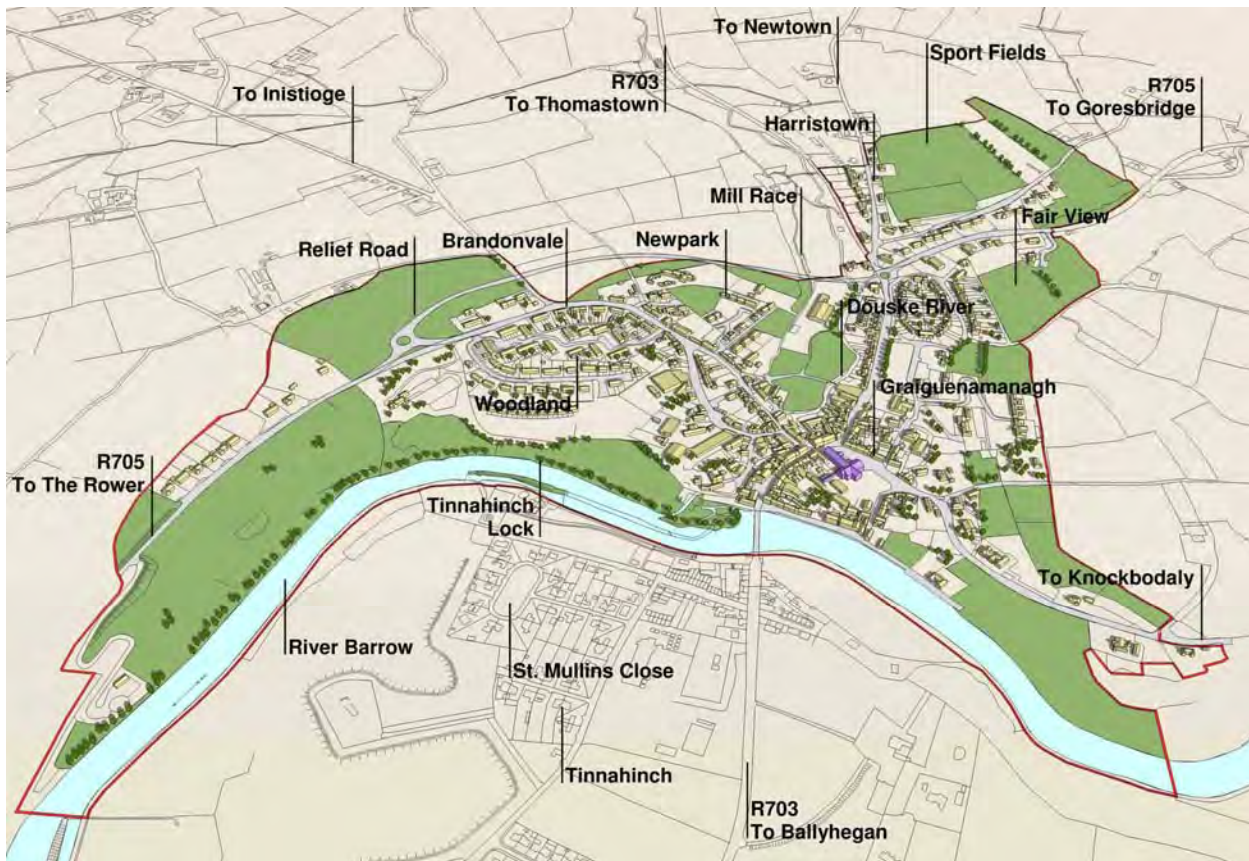


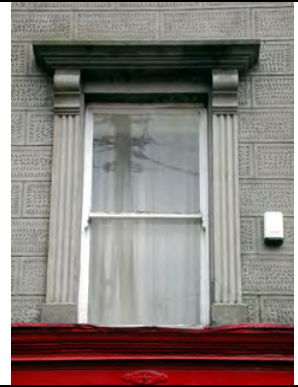
Figure 5: Main Spaces and Places (with Development Boundary from 2002 LAP in Red)

1.7.3 Record of Protected Structures

There are 31no. structures on the Record of Protected Structures within the CDP for Graiguenamanagh. The National Inventory of Architectural Heritage (NIAH) has identified 54no. structures of heritage interest within the town. The locations of Protected Structures are shown in Appendix 1 (Map 3), and the Record of Protected Structures in Appendix 2 (List 1). The locations of structures within the NIAH are shown on Appendix 1 (Map 3A).

Inscribed Patterns At Graiguenamanagh

*Representing a characteristic particular to Graiguenamanagh a number of sites throughout the town incorporate an inscribed pattern to the wall surface mimicking, in render, the effect of tooled County Kilkenny limestone or suchlike. Often overlooked by the casual passer-by it is these details that make an important impact on the individual character of the built heritage of an area.
(NIAH)*

**1.7.4 Archaeology**

In recognition of the medieval legacy of Graiguenamanagh, most of the town centre is designated a Zone of Archaeological Potential (ZAP) - see Appendix 1 (Map 3).

There are 11 entries within the Townland of Graiguenamanagh on the Record of Monuments and Places for County Kilkenny as sites and areas of archaeological significance.- protected under the National Monuments (Amendment) Act 1994 – see Appendix 2, List 2.

1.8 Roads, Car Parking and Accessibility

Graiguenamanagh provides a bridging point where the Regional Road R705 (Carlow to New Ross) intersects with the R703 (Graiguenamanagh to Thomastown). As identified in the Part 8 Report for the Graiguenamanagh Relief Road, a large proportion of the imported tonnage at New Ross Port is transported by road to the Midlands via the R705 through the town. Until recently, it was necessary for all traffic on this route to travel through the Main Street, often resulting in congestion along the narrow winding streets and problems with heavy commercial vehicles negotiating the town centre.

On-street parking and the very narrow streetscape contribute to congestion problems and difficulties with pedestrian accessibility. Currently there are no pedestrian crossings to mitigate the conflicts. Off-street parking within the town centre remains severely limited and is recognised as a major constraint to the economic life of the town. There is a growing need to identify and facilitate a suitable location for off-street parking for shoppers in Graiguenamanagh, and to secure parking for potential future waterways development.

The R707 Graiguenamanagh Relief Road was officially opened in February 2008, providing a relief route connecting the regional road network around the western side of the town, thereby taking traffic away from the town centre. A new alignment of approximately 900m has been constructed from Harristown in the north to Brandondale in the south.

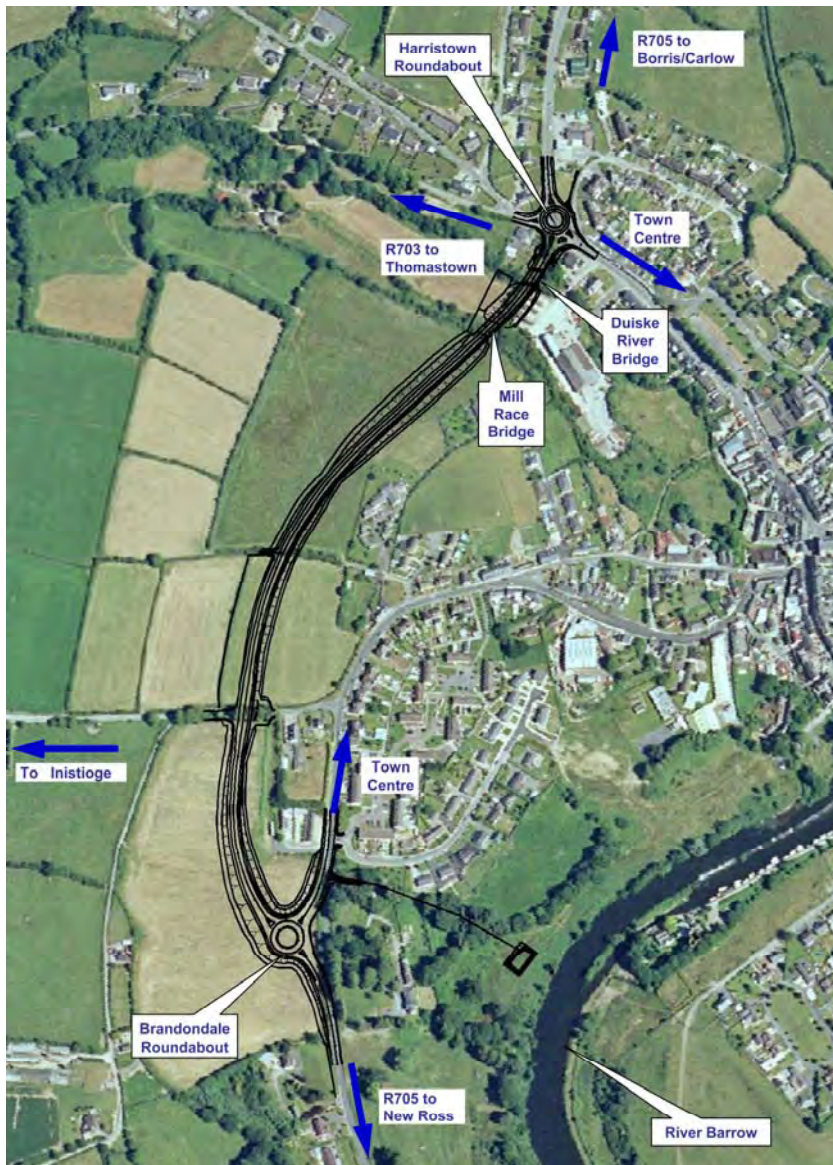


Figure 6: The Graigenamanagh Relief Road

There are no publicly provided bus services to the town, but a private bus operator provides two/three services per day between Graigenamanagh – Goresbridge – Gowran to Kilkenny City.

1.9 Principal Socio-Economic Demographics

1.9.1 Population

Graigenamanagh is County Kilkenny's fourth largest District Town, with a population of 1,097 persons (Census 2006). Graigenamanagh experienced a slight decline between 2002 and 2006 (by around 5.6%, and overall since 1996 by around 1.4%). The growth in population of the County as a whole was 6.7% between 1996-2002, and 8.9% between 2002-2006.

Graigenamanagh has not, therefore, sustained its population share of the County during the recent census periods, and it is clear that the town is under-performing against national, regional and county trends over the last fifteen years or so, as illustrated by Table 2.

Table 2: Population trends of the inter-censal periods 1981-2006			
Census Year	Town Population	County Population	Town Population as % of the County
1981	1,203	70,806	1.69
1986	1,203	73,186	1.64
1991	1,112	73,635	1.5
1996	1,113	75,336	1.47
2002	1,166	80,339	1.45
2006	1,097	87,558	1.25
<i>Source: CSO, Census of Population</i>			

The population decline is compounded by the age profile of the area. In 2002, one third (33%) of the population of the town was classified in the 0-14 years and 15-24 years age cohorts, as compared to 39% for County Carlow, 38% for County Kilkenny and 37% for both the Region and the State. In contrast, 14% of the population of the town and its catchment area were in the 65+ years cohort, which compared with 10% in County Carlow, 11% in County Kilkenny and 12% in the Region and the State, which could well have implications on the future availability of labour in the area.

The following table shows projected population for Graiguenamanagh based on the high, central and low scenarios included in the CDP (2008):

Table 3: Graiguenamanagh Population Projections								
	2006	%*	2008	%*	2014	%*	2020	%*
High Scenario	1,097	-	1,145	4.3	1,298	18.4	1,473	34.3
Moderate Scenario	1,097	-	1,147	4.6	1,280	16.7	1,391	26.8
Low Scenario	1,097	-	1,136	3.6	1,237	12.8	1,315	19.9

*Percentage Change in Population Based on CDP Projections County

The projections would equate to an increase in the town's population of a minimum 140 (12.8%) and a maximum 201 people (18.4%) between 2006 and 2014. In the longer term, the increase in the town's population would be a minimum 218 (19.9%) and a maximum 376 people (34.3%) to 2020.

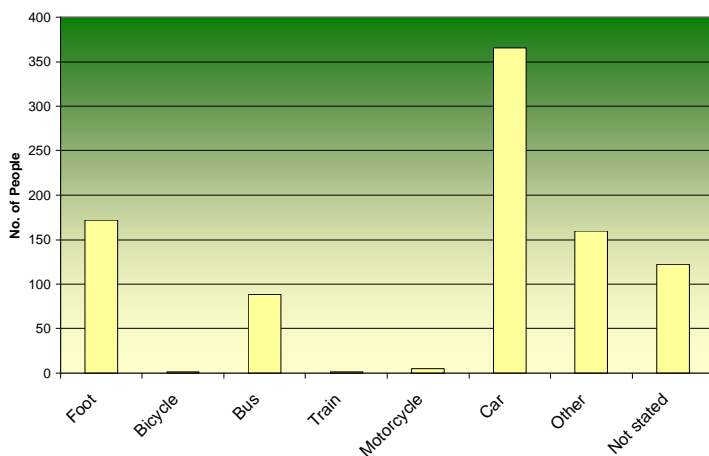
However, the total number of new housing units (163) presently with permission or under construction in Graiguenamanagh suggests that the situation could have considerably changed, indicating new market confidence in the potential of the town. The new housing could represent an increase of up to 450 persons when fully occupied (subject to household size and including the apartments in Barrow Lane), which would be equivalent to population growth in the town of 41% over the 2006 census figures. This potential increase contrasts significantly with the population trends for the preceding census periods, and the scenarios applicable to the county.

For the purposes of estimating the maximum residential land requirements, it is assumed that the population of Graiguenamanagh could soon reach the 1,500 threshold adopted by the National Spatial Strategy (NSS) and South East Regional Planning Guidelines (SERPG) for a District Town. Within the lifetime of this plan it would therefore be reasonable to allocate sufficient land to meet the requirements for a population of 1,750 (equivalent to 60% growth, or a further 200 persons in addition to those already catered for by existing permissions). Based

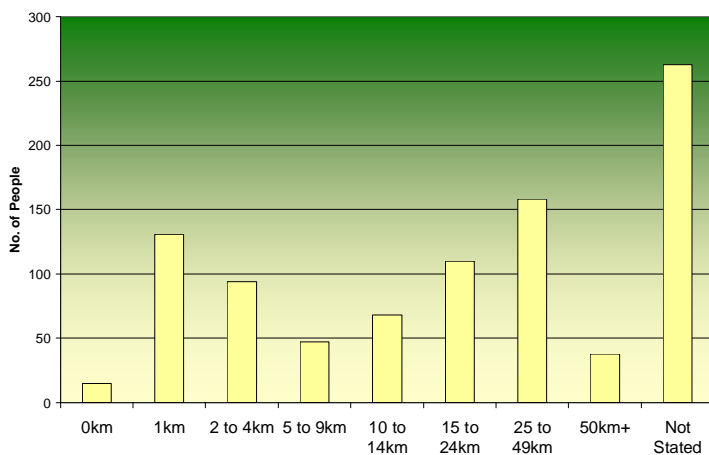
on a projected average of 2.66 persons/household, this growth would need to be met through the provision of 75 housing units (equivalent to approx. 3 hectares of land, subject to density).

1.9.2 Travel Patterns

The 2006 Census returns show the preferred mode of transport as the private car (366 persons), with the next most predominant mode being on foot (172 persons), suggesting that a reasonable portion of Graiguenamanagh’s population both live and work within the town.



Preferred Mode of Transport (Census 2006)



Travel Distance (Census 2006)

The majority of people (158) travel a distance of 25 to 49km to work/school, indicating that Thomastown, Kilkenny, Carlow and Waterford are the destinations for most of these journeys. Almost as many people (131) travel a distance of approximately 1km. 94 people travel between 2 and 4km. The proportion of people travelling within 4km (225) combined with the number of people travelling by modes other than the car (173) suggests a reasonable willingness to adopt sustainable transport practice.

1.10 Service Infrastructure

1.10.1 Waste Water Treatment

Presently effluent is pumped to a treatment facility on the New Ross Road south of the town and discharged from there to the River Barrow. The current system comprises a Biological Nutrient Removal Plant with a Population Equivalent (PE) of 3,000, installed in 2002, which is

more than adequate to cater for any expected growth in Graiguenamanagh over the plan period and beyond. The Council therefore has no current plans to upgrade or replace this system.

1.10.2 Water Supply

Water is supplied from the Graiguenamanagh water supply scheme. In order to augment the system, there has been a recent proposal to drill an additional well at Ballynakill¹, to provide approx 300 cubic metres of water per day.

As a result of existing provision and ongoing investment, water and sanitary services infrastructure provision is not expected to constrain development and expansion of the town in the foreseeable future.

1.11 Housing

There has been until recently limited demand for large-scale residential schemes in the town, mostly due to poor road and public transport connections together with a lack of employment opportunities. Typically past development has tended to comprise one-off houses in the surrounding countryside or small schemes of less than 5 units within the town.

Much of the earlier development in Graiguenamanagh has taken place on the radial access roads, comprising single detached houses with direct road frontages. Several newer housing developments are located on the east bank of the river running parallel to the St Mullins Road. Most recently, permissions have been granted for 28 houses at Cottage Row (Newpark), 57 houses and 9 service sites at Harristown, 69 houses at Borris Road (Harristown), and 7 apartments at Barrow Lane (The Quay).

There is also considerable residential development pressure to the south, partly within the River Barrow cSAC, and on the quayside for mixed-use developments. The latter applications have been subject to stringent planning appraisal due to the archaeological and visual constraints of the sites.

Of the total amount of land zoned for residential development in the 2002 plan, approximately 7.5 hectares of land remains uncommitted. This is equivalent to a maximum capacity of 225 housing units. This could theoretically accommodate a population increase of around 648 persons², equivalent to a 57% increase during the lifetime of the plan. In addition, there are several potential mixed-use development sites within the town centre, adjoining The Quays in particular, that would greatly benefit the vitality and appearance of the town if sensitively developed. As indicated in Section 1.9.1, a total of 3 hectares of residential land are required in order to meet the requirements for a maximum population of 1,750 persons by 2014 (subject to density).

Even at lower densities than envisaged above, and allowing for lands that may not be released for development during the plan period, or which might not be made serviceable on schedule, it is apparent that there is already considerable capacity in the town to absorb future housing requirements.

¹ Kilkenny County Council, Notice of Proposed Development, 28.05.08.

² Household size in Kilkenny has declined on average by 0.04 persons per year since 1991 to an estimated 2.88 heads per household in 2006, compared to an average of 2.78 for the State.

1.12 Retail

Graiguenamanagh is the smallest retail centre of the District Towns and has been subject to a very limited increase in retail floorspace since 2001. Presently there are two main retail outlets in the town – SuperValu located on Lower Main Street and a Top Shop/Petrol Station on the Borris Road to the west of the town. Smaller, independent convenience shops are centred along the Main Street and High Street, together with a limited variety of comparison shops – primarily a clothes shop, book stores, post office, hardware stores and several gift shops.

There is a Bank of Ireland branch with ATM on Upper Main Street. A tourist/gift shop and small museum is located just off Abbey Street, close to Duiske Abbey. The Cushendale Woollen Mills Shop is located to the south of the town centre on Mill Road.

The Kilkenny City and County Retail Strategy 2007³ indicates that there is little evidence of market interest in new floorspace and that Graiguenamanagh is performing below the level of other District Towns. At present, it has 39.2%, 48.9% and 67.7% of Thomastown, Callan and Castlecomer's retail floorspace respectively.

The following table provides a comparative analysis of changes in floorspace quantum in Graiguenamanagh over the period since 2000:

Table 4: Composition of Net Retail Floorspace 2000-2007 (m²)					
Year	Vacant	Convenience	Comparison	Retail Warehousing	Total (m²)
2000	60	810	955	-	1,825
2004	-	810	955	-	1,765
2007	583	870	1,010	-	2,463

Source: extracted from Review of Kilkenny City and County Retail Strategy 2007, Tables 4.1 – 4.3.

In 2000, Graiguenamanagh had a total retail floorspace of 1,825m², the lowest of the main centres in the County. Although this had increased by 35% in 2007, the Retail Strategy indicates that the amount of vacant retail space also increased from a low of 3.3% in 2000 to 23.7% in 2007. This is generally represented by scattered retail space vacancy throughout the town.

1.13 Employment and the Local Economy

The main employers in Graiguenamanagh tend to be associated with the tourism market, such as Duiske Crystal and Cushendale Mills, which provide a distinctive local product readily identified with Graiguenamanagh. Planning permission has recently been granted to convert the disused oratory in the convent to an auction room, art gallery and conference centre, thereby serving local needs while also reinforcing the profile and attraction of the town as a visitor destination. However, it is recognised that Graiguenamanagh has serious economic issues, resulting in the commissioning of the 2006 economic and development potential study⁴ of the town and neighbouring Tinnahinch by the County Council in partnership with Carlow County Council.

³ The Review of the Kilkenny City and County Retail Strategy 2007 (Draft Report, June 2007).

⁴ Graiguenamanagh-Tinnahinch Development and Economic Study, DTZ (October 2006).

The economic study identifies that the town has lower proportions classified as professional or managerial/technical workers than at the county, regional and national levels, reflecting a lack of higher level/paid employment opportunities available. It also indicates that a high proportion of Graiguenamanagh's population is categorised as non-manual (Category D), unskilled (Category G) and own account workers (Category H), as compared with the County, Region and State figures, as well as a relatively low level proportion of the population in skilled or professional categories or classified as employers and managers (Category A), lower professionals (Category C) and semi skilled workers (Category F). A considerably higher proportion of the population of the town is classified as gainfully occupied and unknown (Category Z).

The further development of the tourism attractions of the town is seen as a key objective for the area, with particular emphasis on the River Barrow and the potential for its continued development as a general water amenity, as promoted by both the National Canals & Waterways Strategy and the SERPG, including the provision of riverside amenities and boating facilities, increased tourism accommodation supply and greater promotion of related outdoor activities and attractions such as the Barrow Way and South Leinster Way walking routes.



Tourism potential of Graiguenamanagh

1.14 Community Facilities

Graiguenamanagh has a relatively good level of provision of community and social services, including a library (with computers and internet access); a health centre with three General Practitioners (and with mental health services provided for on an outreach basis); an elderly care centre at Gahan (providing full board for 20 residents); and a well used Parish Hall (which is in need of extensive repair and modernisation). There is a local 24-hour Garda Station in the town, which is part of a network of stations with the district headquarters in Thomastown.

The Graiguenamanagh Fire Station (built in 1950) is located on the High Street, which houses two fire tenders and covers an area that extends across south-east Kilkenny and south Carlow. The facility is recognised as being inadequate due to lack of modern facilities and the substantial catchment the service needs to cover.

The majority of respondents during consultation considered that community facilities in the town were adequate, but that the Parish Hall was in poor condition and that indoor sports facilities were lacking.

There are two primary schools, Graig Na Manach Buac (79 boys) and SN Mhuire Gan Smal (121 girls + 45 boys). Both schools anticipate that their intake will continue to increase by 5-7 pupils per year for the foreseeable future, but have adequate existing capacity or space to expand as necessary. There is also a secondary school (Duiske College/VEC) with approximately 100 mainstream pupils and 30 PLC pupils. The College has limited sporting facilities (no playing pitches) and recognises the need to expand, particularly given the recent increase in pupils at the primary schools.

The latest Census figures indicate that when compared with the State, there is a higher incidence in the town of completing education at Primary and Secondary Level, including upper secondary and technical vocational level and non-degree (91% compared with 76% for the State), but a comparatively low proportion of the population moving onto third level education or having a professional qualification (6% compared with 23% for the State).

The town has the Graiguenamanagh GAA Club (home of the County Junior Football Champions 2007) and a Boat Club.

1.15 Tourism

The potential of Graiguenamanagh-Tinnahinch as a popular visitor destination has been recognised for several years – based on the town's rich heritage, the internationally important Duiske Abbey and its location on the Barrow Navigation and at the intersection of two National Waymarked Trails.

Duiske Glass has achieved a worldwide reputation and attracts many visitors to its factory shop on High Street. Graiguenamanagh is also part of the 'Kilkenny Craft Trail' and a major summer festival was held in 2004 to celebrate the town's 800-year anniversary. The Graiguenamanagh 'Town of Books' initiative was launched in 2003 and the event is a considerable success.

The River Barrow provides a popular boating and angling centre – the Graiguenamanagh Regatta takes place each August Bank Holiday and is reputed to be the oldest regatta on Ireland's inland waterways. Graiguenamanagh has been identified as a major boating centre in the development of the Grand Canal Barrow Navigation by the OPW and Waterways Ireland.

There are two dry docks in the town, both of which have fallen into disrepair. Waterways Ireland have recently invested in the dock facilities and waterway amenities of the town, including improvements to the bathing area ('the Sands') and the provision of berthing facilities. The new berths have all been fully occupied, representing an additional 80-100 boats in the town, which has provided an important boost to the local economy and further raises the profile of the town as a visitor destination. It is recognised that considerable further investment will be required to capitalise on the full potential of this valuable waterways resource.



River Barrow Navigation

1.16 Planning History

Table 5: Significant Planning Applications in Graiguenamanagh since 2002				
File Number	Development	Area (ha. Approx.) Where available	Location	Status
04/1654	28 houses	1.04	Cottage Row, Newpark	Granted
04/1823	57 houses + 9 service sites	2.91	Harristown	Granted
04/594	73 houses	3.05	Borris Road, Harristown	Granted
05/1164	Variation to 04/594, reducing from 73 to 67 units	3.05	Borris Road, Harristown	Granted
06/1514	Variation to 05/1164, increase from 67 to 69 units	3.05	Borris Road, Harristown	Granted
08/756	8 houses		Brandondale	Decision Due
08/285	All weather playing field and sports hall		Brandondale	Further Information

1.17 Public Consultation

Consultation has been carried out in accordance with the provisions of the Planning and Development Acts 2000-2007, which requires that planning authorities take whatever steps they considered necessary to consult the public in preparing a LAP, as follows:

- Notice of commencement of the LAP process published in the Kilkenny People on 17th December 2007.
- Initial Public Information Evening and Workshop (pre-draft) held in the Duiske College, Graigenamanagh, on the evening of 16th January 2008.
- Questionnaire responses following the Public Information Evening.
- Proposed LAP went on public display from 11th July to 22nd August 2008.
- Public Information Evening held at the Graigenamanagh Library, on the evening of 29th July 2008.
- Proposed Amendments went on public display from 5th December 2008 to the 9th January 2009.

Much useful, detailed information was provided during the public consultation process. The issues raised and observations made have been considered in full, and have informed the drafting of policies and objectives of the LAP.



Main Street

2 Policies And Objectives

2.1 LAP Strategy

The County Council has a defined vision for the future of Graiguenamanagh based on the community consultation exercise, subsequent submissions received on the issues raised at the public workshop, and on the Mission Statement set out in the Development & Economic Study, 2006. The vision is aimed at the creation of a clean and safe, sustainable environment, in communities where people want to live, work and visit, and where residents have access to local job opportunities. The town needs to build upon its unique characteristics and to enhance its attraction for public and private sector investment and as a place for living, working and leisure/tourism. The Council is committed to delivering the vision through working in partnership with local people and organisations, and through promoting the policies and related actions contained within this LAP, so as to achieve a town that:

- Has a sustainable level of development appropriate to the character, heritage, amenity and strategic role of Graiguenamanagh as a District Town;
- Is attractive to visitors while supporting and protecting the environment, heritage, character and amenity of the town, and in particular the River Barrow floodplain and the medieval legacy of the town centre;
- Has a high quality built environment with a well developed public realm and appropriate building forms, materials, heights and associated landscaping that complement and enhance the distinctive character of the town;
- Has a suitable range of community facilities and amenities to serve all sections of the local community, the wider rural catchment area and visitors to the town;
- Is well connected to, but has a strong local identity separate from, nearby settlements, in particular Thomastown, Inistioge, Carlow and New Ross;
- Has a pedestrian friendly town centre where conflict between the needs of pedestrian and motorist is minimised;
- Has a safe network of amenity walks within and through the town and linking the various natural and heritage features;
- Has a strong sense of community spirit, civic pride and social inclusiveness; and
- Has an adequate level of service infrastructure to support existing and future populations in a manner that protects and complements the environment, including an adequate road network, traffic management and parking facilities, safe routes for pedestrians and cyclists, and adequate wastewater disposal, water supply and surface water drainage.

Achievement of the objectives for which the Council is directly responsible, will, in many cases be dependent upon adequate finance being made available from the Development Contribution Scheme, central government funding and other sources. For other objectives, a co-ordinated approach will need to be taken by both the Council and local community. The Council, through its Planning and Community and Enterprise Departments, intend to facilitate and build the capacity in the community to follow the strategy through.

Where possible, specific objectives are illustrated on the maps accompanying the LAP.

2.2 Sustainability

In line with national and county policy, it is necessary that towns achieve the critical mass required to sustain balanced regional development in order to be capable of attracting both people and investment. The Council's policy is to encourage housing development to locate in

the designated towns and villages where infrastructural and social services exist or are planned to be provided.

Policy 1: Sustainable Development

To adhere to the principles of sustainability through the promotion of development which makes a positive contribution to the development of Graiguenamanagh by recognising the importance of conserving and enhancing the quality of the built and natural environment, as well as the needs of all sections of the local community, in its decisions on the use of land and on other strategies that have an impact on the use of space.

To help achieve sustainability it is considered that new development should be contained within the settlement boundary with an emphasis on high quality design. The quality of new urban residential development is central to the aim of creating sustainable communities. This will ensure that the town can develop as a positive and balanced community within a compact physical framework that encourages an efficient use of land.

To aid the achievement of sustainability, applications for development will also need to demonstrate that they contribute to the revitalisation of the town in a manner that is sympathetic to its character and surroundings, through:

- Promoting the redevelopment of derelict, obsolete and brownfield sites;
- Encouraging the development of backlands where this strengthens the streetscape and continuity of the urban grain;
- Supporting the role of the town centre as the principal commercial area;
- Encouraging a mix of uses in the town centre;
- Enhancing the town centre through the promotion of appropriate infill development and increased densities subject to a high standard of layout, design and finish and having regard to the town vernacular, location and heritage; and
- Ensuring that there is a sufficient mix of commercial and residential development in the interests of enhancing the vitality and viability of the town centre.

2.3 Land Uses Generally

The LAP will facilitate a variety of land uses within the settlement boundary that can cater for existing and future needs of the population over the next six years and beyond.

Policy 2: Land Uses

New land uses will have regard to the proper planning and sustainable development of Graiguenamanagh and respect the amenities of the neighbouring properties as well as the character and visual appearance of the town. All new and proposed uses will also need to conform to the permissible uses as detailed in the Land Use Zoning section.

The land-use zoning encourages a variety of uses in a manner that promotes the concept of a balanced residential community with appropriate services and facilities, while ensuring that the town protects and retains its character and continues to function effectively as a compact physical place with good accessibility and high quality public spaces. The development of zoned lands will be carefully monitored by the Council during the lifetime of the plan.

2.4 Natural Heritage and Biodiversity

Natural heritage includes flora and fauna, wildlife habitats, waterways, landscapes and geology. It is the policy of the County Council (Development Plan Policy H4) to protect, conserve and enhance County Kilkenny's natural heritage and biodiversity, to include the diversity of habitats found in the county e.g. watercourses and waterbodies; trees; woodlands and hedgerows; fens; marshes; estuaries and wetlands; geological and geomorphological sites/features; improved and semi-natural grasslands; etc.

There is a variety of natural heritage in and around Graiguenamanagh as described in Section 1.6 of this LAP, including the River Barrow and River Nore cSAC 2162, which is designated under EU and national legislation. The purpose of the cSAC is to ensure the 'Biodiversity Conservation' of the designated lands along the river corridor. Appropriate Environmental Assessments should be carried out in consultation with the National Parks and Wildlife Service (NPWS) and the Southern Regional Fisheries Board (SRFB) for developments in or near the cSAC.

The surrounding landscape and waterfront environment are acknowledged assets of the town, which, as yet, are not realised to their full potential.

Policy 3: The River Barrow and River Nore cSAC

- (a) *To conserve biodiversity through the protection of the cSAC within the development boundary of the LAP and to provide for the protection of water and quality and the ecological integrity of the watercourse. This protection will extend to any additions or alterations to the site that may arise during the lifetime of this plan;*
- (b) *To assess all proposed developments (individually or in combination with other proposals, as appropriate), which are likely to impact on the cSAC;*
- (c) *To consult with the prescribed bodies and relevant government agencies when assessing developments which are likely to impact on the cSAC;*
- (d) *To ensure that any development on or near the cSAC will avoid any significant adverse impact on the features for which the site has been designated; and*
- (e) *To require an Appropriate Environmental Assessment in respect of any proposed development likely to have an impact on the cSAC.*

In addition to designated sites, there are a variety of habitats and features, which are important in contributing to the biodiversity, landscape value and sense of place of the town. Such features include hedgerows, ditches and banks, stone walls, woodlands, rivers, streams and associated riparian zones, and it is important that these areas are conserved and managed well.

Policy 4: Natural Heritage and Biodiversity

- (a) *To identify, in co-operation with the relevant statutory authorities and other relevant groups, sites of local nature conservation interest, not otherwise protected by legislation;*
- (b) *To protect and enhance wildlife habitats and landscape features such as woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to the character of Graiguenamanagh and its landscape setting or form part of habitat networks (such as river corridors and associated habitats), and to ensure that proper provision is made for their protection and management, when undertaking, approving or authorising development;*
- (c) *To use Tree Preservation Orders where necessary to conserve important trees, groups of trees or woodlands;*
- (d) *To require appropriate planting of semi-mature trees, with a preference for native species (of local provenance wherever possible), in all new development and to preserve and*

augment existing new trees and hedgerows; and
(e) To pursue the planting of semi-mature trees within the town centre where space permits as an integral part of streetscape improvements.

In addition to designated conservation sites, the Council will seek to protect and enhance important landscape features including rivers, streams and associated wetlands, trees, woodlands and scrub, hedgerows and other boundary types such as stone walls and ditches.

These are important because:

- They form part of a network of habitats, corridors and stepping stones essential for wildlife to flourish, thus providing a high quality natural environment for all;
- They protect and enhance surface water and ground water resources and are essential as part of the integrated approach to the management of water resources, necessary to ensure the highest water quality into the future, as set out in the Water Framework Directive; and
- They improve the quality of the landscape.

Woodlands and individual trees make an important contribution to the landscape setting, amenity and natural heritage of Graiguenamanagh, and Tree Protection Orders (TPOs) will be used as appropriate to protect the individual trees or groups of trees of unique or special character. The Council also recognises the importance of hedgerows in terms of both ecological and visual amenity and there will be a presumption against their removal during developments. Where removal is unavoidable, the planting of an equivalent length of native hedgerow will be required as a condition of planning. Trees/Hedgerows of Visual Importance are identified on Map 2 of the LAP.

2.5 Town Centre

Graiguenamanagh is distinguished by its attractive medieval townscape, the quantity, quality and diversity of its historic buildings, and by its riverside setting.

Several buildings in the town centre are in variable condition and there is considerable scope for restoration and sensitive redevelopment and infill. Dereliction was highlighted as the major issue concerning the quality and appearance of the town, especially in relation to the need to re-vitalise Main Street and to rejuvenate the quay. The town centre is dependent on boosting confidence and attracting investment, not only in new schemes but more importantly in the redevelopment and refurbishment of existing properties. The high number of derelict buildings and under-utilised sites, particularly along the quayside, around the Turf Market, to the north side of High Street backing onto the mill race, and at the northern end of Main Street, need to be sensitively restored or redeveloped for appropriate retail, residential, community and visitor-related uses.



Derelict structures to rear of Main street (Turf Market)



Derelict and under-utilised sites on The Quay

Although the level of derelict sites negatively influences the general ambience and attractiveness of the environment of the town, it also provides specific development opportunities. The Council is keen to promote and accommodate such schemes in order to stimulate investment activity in Graiguenamanagh, but does not wish to detract from the historic character of the town centre in order to achieve this. Consequently all new development will need to be appropriate in terms of use and of the highest design quality.

Policy 5: Town Centre Development

To strengthen the District Town function of Graiguenamanagh as a commercial, cultural, living and visitor centre by encouraging appropriate uses that support vibrant activity in the town centre whilst complementing its distinctive townscape character.

Graiguenamanagh's town centre is centred on the medieval core of the town. Retail uses will be expected to remain the predominant activity at ground floor level throughout the town centre, and in particular in the main shopping area of Main Street. Non-retail commercial uses will generally be supported on upper floors of properties. The loss of existing commercial uses within and adjacent to the town centre will be resisted unless it can be demonstrated that the proposed alternative use will be of comparable benefit to the vitality and viability of the area.

Actions:

(a) Actively seek the redevelopment of under-utilised and derelict town centre sites and buildings for appropriate types of mixed use development during the period of the plan, subject to the character of the area being maintained, and according to the principles set out in the Site Development Briefs for the following key Opportunity Sites in the town:

Site 1: The Quay

Site 2: The Turf Market

Site 3: Between High Street and the river valley

Site 4: Rear of Main Street

(b) Implement the Derelict Sites Act 1990 where necessary to ensure the removal of dereliction within the Plan period as resources permit.

The Council also recognises that it is important to continue to improve the public realm of the town centre for the benefit of both local people and visitors. Circulation around the town, by both vehicles and pedestrians, is compounded by the narrow street pattern, the volume of traffic, and the internal intersections and junctions. Footpaths are generally narrow and in variable condition. Pedestrian crossing facilities are limited. Although the recently completed relief road has alleviated much of the through traffic, the town centre is still traffic dominated. Such issues were of particular concern to the local community as expressed through public consultation.



Traffic dominating much of the town centre



Public realm improvements needed to Market Square and the frontage of the Duiske Bar

In the medium to longer term it is the Council's intention to make the town centre more pedestrian friendly, including pedestrian prioritisation and traffic calming schemes as resources permit, commercial frontage renewal, improved pedestrian access and circulation throughout the town centre area and to The Quay, and convenient and safe links to surrounding areas.

Policy 6: Traffic and the Public Realm

To seek improvements to the appearance and accessibility of the town centre, in conjunction with developers, property owners and relevant organisations. Particular attention will be given to:

- **Making the town more pedestrian friendly by reducing pedestrian/vehicle conflict and improving pedestrian safety;**
- **Enhancing the appearance of the town centre through careful design and selection of appropriate surfacing and street furniture;**
- **Under-grounding of overhead cables;**
- **Safeguarding the structure and appearance of heritage buildings by reducing the impact of vehicles; and**
- **Car parking provision (public car parking close to the town centre).**

Actions:

Within the lifetime of the Plan as resources permit the Council will initiate:

- (a) The preparation of a town centre traffic management plan (refer also Section 2.12 Transport), including traffic calming measures; road marking; on-street parking restrictions; and new off-street parking provision; and
- (b) Improved visitor signage.

2.6 Built Heritage

Built heritage includes all built features, buildings, archaeological sites, industrial archaeology, and structures such as stone walls and bridges.

Graigenamanagh contains many individual features of archaeological, historical and architectural interest, ranging from important ecclesiastical structures to gothic cottages, industrial archaeology and traditional 2 and 3-storey buildings, which are worthy of protection. A large part of the town centre has been proposed as an Architectural Conservation Area (see Appendix 1 Map 3) by this LAP in order to promote the enhancement and protection of the historic centre. It is an objective of the Council to preserve and enhance the character of the town centre by protecting historic buildings, groups of buildings, the existing street pattern, plot

sizes and scale, while encouraging the development of appropriate mixed-use development where suitable in the town centre.



Graigenamanagh's varied architectural heritage

2.6.1 Archaeology

In recognition of its significant archaeological heritage, Graigenamanagh has a Zone of Archaeological Potential (delineated by the National Monuments Section of the DoEHLG) that extends around the medieval core (see Map 3). It is Council policy, in considering development proposals that would affect archaeological sites, including those that are listed in the Record of Monuments and Places, to have regard to the recommendations of the DoEHLG concerning archaeological assessment and the monitoring of excavations during construction.

Policy 7: Archaeology

- (a) *To protect and enhance archaeological sites and monuments (including their settings), and extending to any additions or alterations that may arise during the lifetime of this plan;*
- (b) *To require an appropriate archaeological assessment to be carried out in respect of any proposed development likely to have an impact on a Recorded Monument, a Zone of Archaeological Potential, or their settings;*
- (c) *To promote pre-planning consultations in relation to the archaeological heritage with the planning authority and with the Department of the Environment, Heritage and Local Government in its capacity of being charged with the implementation of the National Monuments Acts;*
- (d) *To recognise the importance of surviving medieval plots and street patterns to the character of the town centre, and to facilitate the recording of evidence of ancient boundaries, layouts etc in the course of development; and*
- (e) *To facilitate and where feasible create public rights of way to sites of archaeological and historical interest and to National Monuments in state and Local Authority ownership that are a distinctive feature in the town.*

2.6.2 Record of Protected Structures

A wide range of structures are listed in the CDP as Protected Structures, as set out in Appendix 2.

Works which affect the character of a Protected Structure require planning permission and this provision also applies to the interior of the building and any other buildings or structures within its curtilage. Proposed alterations to Protected Structures should be subject to early consultation with the County Council's Conservation Officer and/or the Heritage Service of the

DoEHLG. Generally, all repair and maintenance works should be carried out on a 'like for like' basis and in accordance with the relevant Guidelines published by the DoEHLG.

Following the completion of an Architectural Inventory of Graiguenamanagh, which includes consideration of 54no. structures of heritage interest identified as part the National Inventory of Architectural Heritage, it is proposed to add further buildings to the RPS because of their architectural or historic interest. It is also proposed to remove certain buildings currently on the RPS either because refurbishment works have significantly diluted their historic character or because their contribution is primarily to the general townscape character and they lie within the proposed Graiguenamanagh Architectural Conservation Area. The RPS will be amended in accordance with this assessment under a separate statutory process.

Policy 8: Record of Protected Structures
<p>(a) <i>To protect structures entered onto the Record of Protected Structures, or listed to be entered onto the Record, and to encourage their appropriate use/re-use/conservation and restoration;</i></p> <p>(b) <i>To protect items of architectural heritage and industrial archaeological interest associated with the river corridor which may not necessarily be listed on the RPS; and</i></p> <p>(c) <i>To develop the tourist and recreational potential of the built heritage where possible and appropriate.</i></p>

2.6.3 Architectural Conservation Area

The Planning & Development Act 2000 requires a Planning Authority to include in its Development Plans the objective of preserving the character of areas of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape with such special interest or which contributes to the appreciation of protected structures. In an ACA, protection is placed on the exterior of all structures, and any works that would have a material affect on the character of an ACA will require planning permission.

The purpose of defining the Graiguenamanagh ACA is to ensure the preservation of character of the traditional townscape, while promoting appropriate new development as opportunities arise in a manner that respects and reinforces the special character.

ACA Character Appraisal

Duiske Abbey and its adjoining graveyard, together with the narrow and in places winding streets of the town centre, their interconnection with the Abbey, and the relationship of the River Barrow, gives Graiguenamanagh a unique visual character. The compact form of Main Street, containing many traditional three and four storey buildings with ground floor shops and businesses, contrasts with the higher buildings of various types and the open waterfront character of The Quay. The traditional features of buildings in the town centre contribute to its coherent townscape character, such as consistent roof profiles, roof coverings, chimney stacks, rendered facades, door and window proportions and surrounds, and decorated shop and pub fronts. The medieval core of the town is complemented by the presence of the River Duiske and Mill Race running to the rear and sometimes beneath properties on Main Street, the Turf Market and Lady's Well, with its remnants of industrial archaeology that includes former warehouses, mills and a dock.

The Council considers that the medieval core of the town, and incorporating the industrial heritage of the Turf Market and Lady's Well, has special architectural and townscape qualities

which derive from the traditional layout, design and unity of character of the area, such that the inclusion of the area in an ACA is necessary for the conservation of its special character.

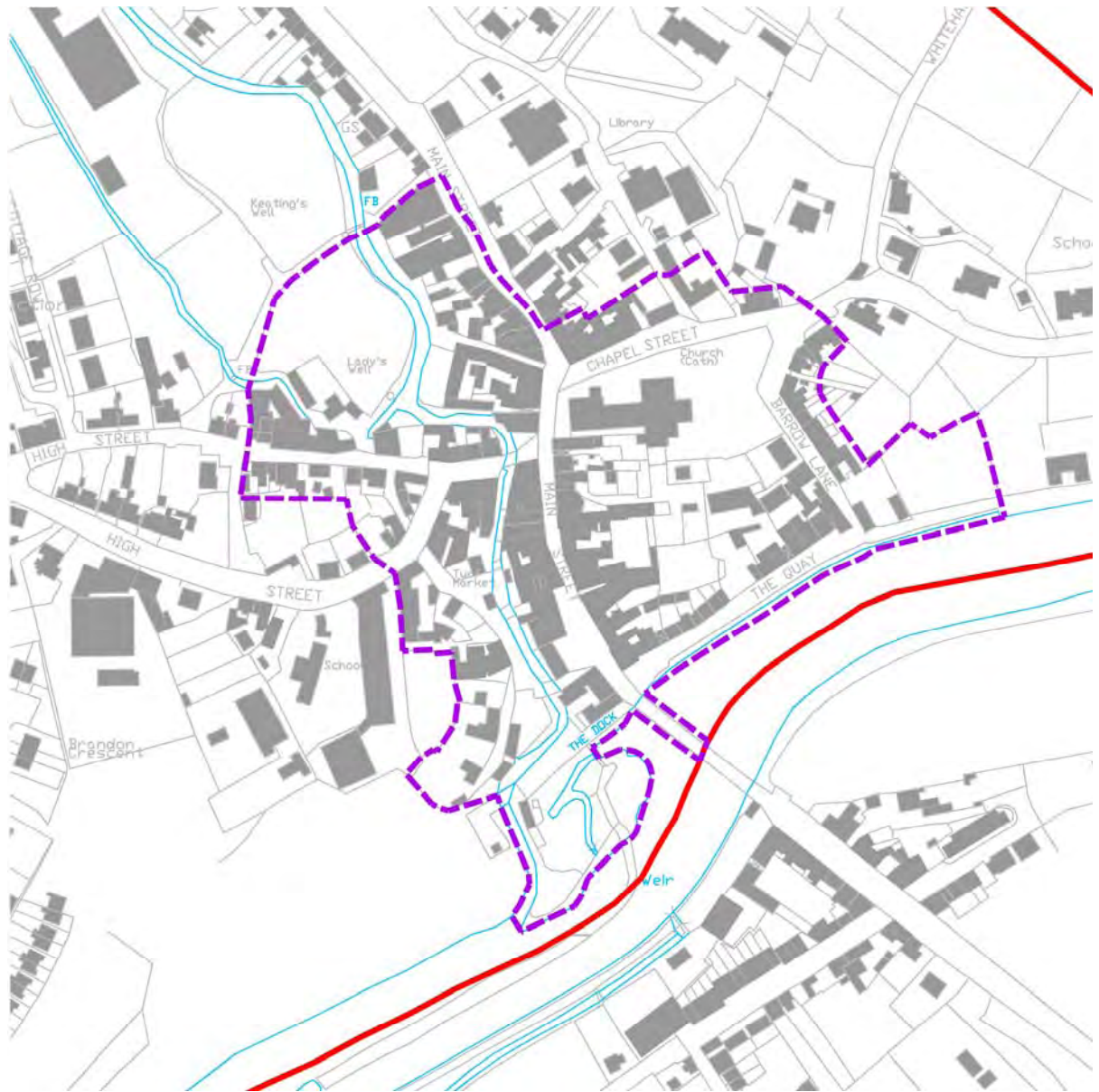


Figure 7: Proposed Architectural Conservation Area

Policy 9: Architectural Conservation Area

- (a) *To propose the medieval core of Graiguenamanagh, having special architectural and townscape qualities, which derive from the traditional layout, design and unity of character, as an Architectural Conservation Area (ACA);*
- (b) *To ensure the preservation of the special character of the ACA particularly with regard to building scale, proportions, historical plot sizes, building lines, height, general land use, building materials, historic street furniture and paving;*
- (c) *To ensure the retention, repair rather than replacement and the regular maintenance of original/early features in buildings which contribute to the character of the ACA and to ensure the use of appropriate materials and repair techniques when repairs are being carried out;*
- (d) *To ensure that inappropriate materials such as windows, doors and rainwater goods constructed in aluminium or uPVC are not introduced to buildings within the ACA;*

- (e) *To encourage high quality, contemporary design and materials where appropriate when new buildings are being introduced into the ACA and the retention of the historic scale and plot size;***
- (f) *To ensure the preservation of the character of the ACA when assessing proposals for advertising;***
- (g) *To retain historic items of street furniture where they contribute to the character of the ACA and to protect historic items of street furniture and roadside items as appropriate;***
- (h) *To ensure the conservation of historic shopfronts and pubfronts - where replacement is necessary, to encourage the introduction of shopfronts and pubfronts of contemporary high quality design and materials; and***
- (i) *To require planning applications within the ACA to be accompanied by an assessment undertaken by a certified conservation architect detailing the impacts of development upon the special interest and character of the surrounding architectural heritage.***

2.7 Housing and Population

For the purposes of estimating the maximum residential land requirements, it is possible that the population of Graiguenamanagh could reach the 1,500 threshold (when the new housing units are fully occupied) before the adoption of this LAP – i.e. the figure adopted by the National Spatial Strategy, and South East Regional Planning Guidelines for a District Town. Should the high growth (4.3%) scenario continue during the lifetime of the LAP, it would be necessary to allocate sufficient land to meet the requirements for a population of 1,750 (equivalent to 60% growth since 2006, or a further 200 persons in addition to those already catered for by existing permissions). Based on a projected average of 2.66 persons/household, this growth would need to be met through the provision of 75 housing units (equivalent to approx. 3 hectares of land, subject to density).

The total residential zoning in this LAP extends to around 9.8 hectares, which represents a considerable capacity in the town to absorb future housing requirements (excluding lands zoned for mixed use and other ‘windfall’ sites of less than 0.2 hectares). Lands zoned for residential development exceeds that required to meet forecasted demand in order to make provision for the non-release of zoned lands for development within the lifetime of the LAP, to allow for locational choice, and to provide for lower density ‘serviced sites’ on suitable edge-of-town lands within the LAP boundary where such use would make an appropriate transition between higher density development and the open countryside.

2.7.1 Housing Development Generally

There is sufficient land zoned in this Plan to cater for needs beyond the lifetime of this Plan. The Council recognises the direct implications of this zoning in relation to the scheduling and cost of delivering infrastructure. In this regard, the Council will adopt a sequential approach to the development of the town and will discourage the leapfrogging of development over greenfield sites which would result in the development of the town in a piecemeal and incoherent manner out of sequence with the scheduling and delivery of the necessary infrastructure to serve the proposed development.

Hence, future development in Graiguenamanagh needs to take advantage of the existing infrastructure and services, and to address the opportunities and constraints presented by the existing settlement pattern, the natural environment, infrastructure and service provision, the projected population change for the settlement and its location within the local and regional context.

In particular, the Council will encourage the development of housing in Graiguenamanagh on

infill sites where there are gaps in the existing built form in a sensitive manner and the redevelopment of under-utilised and redundant sites in closest proximity to the centre of town. The redevelopment of such derelict, obsolete and brownfield sites will be encouraged by the Council as this strengthens the streetscape and continuity of the urban grain while supporting the role of the town centre as the principal area of local and visitor activity.

The promotion of appropriate infill development subject to a high standard of layout, design and finish and having regard to the town vernacular, location and heritage, will therefore be the approach encouraged by the Planning Authority for the future development in Graiguenamanagh.

Policy 10: Housing Location

- (a) *To ensure the controlled development of Graiguenamanagh in a manner that reflects the character of the existing town in terms of structure, pattern, scale, design and materials, and with adequate provision of open space. The Council promotes the concept of a 'compact town' by encouraging appropriate forms of development in suitable locations;*
- (b) *To protect the residential amenity of existing dwellings;*
- (c) *To encourage the development of backlands with the creation of new vehicular and pedestrian linkages to existing streets, whilst facilitating the filling of gap and infill sites along the main routes within the built up area;*
- (d) *To encourage forms of development within the town centre that respect the established streetscape, building forms and historic context;*
- (e) *To promote the redevelopment of derelict sites in Graiguenamanagh, in a sensitive and appropriate way that reflects existing physical attributes, local character and historic urban form; and*
- (f) *To adopt a sequential approach to the development of the town and to discourage the leapfrogging of development over greenfield sites which would lead to development not serviced by physical and social infrastructure and amenities.*

Actions:

- (a) Actively promote the redevelopment of Opportunity Sites as identified in Section 4 of this Plan;
- (b) Implement the provisions of the Housing Strategy contained in Appendix A of the CDP (2008); and
- (c) Co-ordinate the provision of road, cycle and pedestrian networks and other services to new residential areas.

This plan proposes two areas of newly zoned residential lands either side of the relief road to the south west of Graiguenamanagh, and one area to the northern edge of the town on the Borris road, in addition to the sites at Brandondale House and at Harristown that were zoned for residential purposes in the previous LAP. It will be necessary to demonstrate that proposals for these sites meet the principles and objectives set out in the Development Management Framework.

In addition, the Council will actively consider applications for small, unidentified sites in the town, which may include redevelopment sites, conversions and infill development. Such sites are generally less than 0.5 hectares in size, and can be important contributors to townscape improvement and vitality. The Council anticipates that such 'windfall' sites will add further variety to the total calculated area for residential uses.

Policy 11: New Housing Developments

All residential development proposals will be required to demonstrate that they satisfy the following requirements:

- *Conformity with the draft guidelines set out by the DoEHLG in 'Sustainable Residential*

Development in Urban Areas (February 2008)';

- **Provide for a good social mix with a range of house types, sizes and tenures to meet varying housing needs;**
- **Ensure a high standard in design, layout, provision of open space, landscaping and variation in house type and size;**
- **The provision where appropriate of landscaped pedestrian and cycle links between and within residential areas and the town centre;**
- **The provision of well-designed, attractive, functional and supervised amenity public open spaces; and**
- **Promotion of sustainable transport by reducing the demand to travel.**

2.7.2 Social Mix

There are currently 80 Local Authority dwellings in Graiguenamanagh. This figure does not represent the historical proportion of social housing in the town, as a large proportion of Local Authority constructed dwellings have been sold under the Tenant Purchasing Scheme.

It is recognised that there is a need to encourage a greater balance in the future development of Graiguenamanagh. In any application for multiple unit residential schemes, in addition to implementing the Housing Strategy, the Council will seek a good social mix, and will seek to accommodate the needs of first-time buyers.

Policy 12: Social and Affordable Housing

- (a) To encourage variety, interest and mix in social housing developments; and**
- (b) To ensure that the Council's housing policy and objectives are linked with employment, environmental, and infrastructural policies and objectives with the aim of improving the quality of life and the attractiveness of the county's towns, villages and open countryside.**

2.7.3 Serviced Sites

There is considerable pressure for development of single homes in the rural area surrounding Graiguenamanagh, and it is an objective of this plan to provide for serviced sites at lower densities within the town environs in order to offer people, who would otherwise seek to develop a house in an un-serviced rural area, the option to develop in closer proximity to existing services and community facilities.

Policy 13: Serviced Sites

- (a) In recognition of the demand for one-off urban generated rural housing, the Council have identified suitable edge of town lands within the LAP boundary that would provide the opportunity to cater for serviced sites so as to facilitate the optimum choice in housing type and location;**
- (b) In areas identified for low density serviced sites, a design brief and development programme for the execution and completion of the development will be required to be submitted at planning application stage; and**
- (c) Any serviced sites will not be less than 0.1 hectares (.25 acres) where a Masterplan should be produced by the developer showing the overall layout, infrastructure, services and landscaping for the whole site development.**

Any serviced sites should be context driven, respecting the setting and character of the area. The visual impact and appearance of new development should be fully considered when

locating and designing new buildings. Any development should maximise the use of existing hedgerows and landscape features e.g. existing buildings, trees, stone walls.

2.7.4 Nursing Homes

The need for nursing homes is anticipated to grow into the future and these facilities should be integrated as appropriate in Graiguenamanagh where their residents, workers and visitors alike can avail of the demand for services generated by such facilities.

2.8 Service Infrastructure and Flood Defence

For development to proceed within the town, it will be necessary for development proposals to address the effects imposed on existing water services (water supply, foul drainage and storm drainage systems). The Water Framework Directive (WFD) requires that all waters achieve at least “good status” by 2015.

Policy 14: Essential Services

To secure the upgrading of all water services through capital projects as resources permit and by agreements with developers and/or landowners as appropriate.

2.8.1 Sewerage Network

The current sewerage system is adequate to cater for expected growth in Graiguenamanagh over the plan period and beyond and the Council will maintain it as necessary.

Policy 15: Sewerage Network

It is the policy of the County Council to:

- (a) Ensure the provision of necessary sewerage facilities to serve the needs of all development within the town and to prevent pollution;*
- (b) Maintain and improve sewerage services;*
- (c) Prohibit the connection to the sewerage system of any proposed development out of phase with the overall development of the town or where the existing services are committed for other development;*
- (d) Preserve free from development the way leaves of all public sewers; and*
- (e) Ensure appropriate measures are taken to prevent pollution.*

2.8.2 Surface Water Drainage

It is an objective of the Council to secure the disposal of surface water associated with developments to avoid increase in the risk of flooding. This objective is to be achieved in keeping with modern good practice and having regard to the characteristics and attributes of each site. Individual developments, where surface water drainage measures are necessary, will need to provide a surface water drainage system separated from the foul drainage system. For all green-field developments it is generally the policy of the Council to require the limitation of surface water run-off to pre-development levels. For brown-field development, while existing surface water drainage measures will be taken into account, some attenuation measures for surface water may be required at the discretion of the planning authority in the interests of balanced and sustainable development.

Policy 16: Surface Water Drainage

To seek positive surface water drainage incorporating discharge flow attenuation for all green field site developments other than those that are isolated and small in scale and unlikely to increase the risk of flooding in line with section 9.12.4 of the County Development Plan.

All storm water will be collected in a storm water pipe network with attenuation and disposed of to a watercourse, and will not be directed to a soakpit. It will be the responsibility of the developer to prove that the pipe network and/or watercourse into which discharge is proposed has an adequate capacity, and will not give rise to flooding off site. Ground soakage for roof water from houses may be permitted subject to the developer establishing that site is suitable. The responsibility is on the developer to establish that the receiving drainage system and/or watercourse can cater for the discharge without increased risk of flooding off site.

Consideration also needs to be given to sustainable urban drainage systems (SUDS) for controlling run-off from new development and all proposals will be expected to incorporate such systems where appropriate. Energy dissipation, attenuation, de-silting and hydrocarbon interception, where necessary, will be required for all surface water discharges during both construction and operational phases.

2.8.3 Flood Defence

Given the history, frequency and severity of flooding at Graiguenamanagh, the County Council in partnership with Office of Public Works (OPW), is commissioning a Flood Risk Management Study which will identify the damage caused by flooding, the source(s) of flooding and the mechanism(s) by which the damage is caused. The appropriate works to mitigate or remove the risk of flooding will then be identified.

In consideration of occasional flooding of the River Duiske, the Council recognises the need for a precautionary approach to development in flood risk areas in accordance with the principles of sustainable development and the likely impacts of climate change. The Council will strive to minimise flood risk by aiming to ensure that no new developments are susceptible to, cause or exacerbate flooding. The OPW will be consulted on any development proposal that affects the floodplain or could exacerbate flooding in any way.

Policy 17: Flood Defence

(a) *Development in an area at risk from flooding will only be permitted where all of the following criteria are met, as fully demonstrated by a flood risk assessment submitted in advance of an application:*

- ***The type of development is appropriate to the level of flood risk associated with its location;***
- ***The development is consistent with the flood risk outlined above to the satisfaction of the OPW;***
- ***It would not necessitate the construction of additional flood defences to achieve adequate protection from flooding;***
- ***It is clear that no reasonable option would be available in a location of lower risk;***
- ***It would not reduce the capacity of the floodplain to store water;***
- ***It would not impede the flow of water in the floodplain;***
- ***It would not result in development which would be subject to regular flooding; and***
- ***It would not have any adverse impact on the environmental, natural, geological or archaeological assets of the rivers Barrow or Duiske floodplains.***

(b) In areas at risk from flooding (particularly at riverside locations) a precautionary principle will apply and the methodology set out in “The Planning System and Flood Risk Management, Consultation Draft Guidelines for Planning Authorities” September 2008, as updated, will be applied to development proposals.

Actions:

Facilitate the completion of the Flood Risk management strategy as agreed with the OPW.

It is the responsibility of the developer to investigate and evaluate the extent of risk from flooding. Where the proposed scheme falls within or immediately adjacent to an area at risk from flooding or may increase the risk of flooding in any way, the developer will be required to submit a detailed Flood Risk Assessment.

2.8.4 Water Supply

Policy 18: Water Supply

- (a) To provide water in sufficient quantity and quality to serve the needs of the existing and future population, and future commercial development; and**
(b) To preserve free from development the way leaves of all public water mains.

Actions:

To continuously monitor water quality in the area to ensure all waters meet the Water Framework Directive of at least “good status” by 2015.

2.8.5 Waste Management

Kilkenny County Council has adopted the Joint Waste Management Plan for the South East 2006 – 2011. Waste collection was privatised by the Council in the 1990’s and waste is now collected in Graiguenamanagh by private contractors. European Union environmental policy dictates that the ‘Polluter pays principle’ be applied, which means that the full costs associated with environmentally sound recovery and disposal of waste are charged to the customer.

Policy 19: Waste and Recycling

- (a) To continue to encourage and facilitate recycling and the minimisation of waste in line with the Joint Waste Management Plan for the South East 2006-2011; and**
(b) To ensure Graiguenamanagh has an adequate solid waste collection system.

Actions:

- a) Continue to work with and encourage the prevention, minimisation, re-use, recycling and safe disposal of waste in line with the Joint Waste Management Plan for the South East 2006-2011.

2.8.6 Telecommunications

The introduction of broadband services in February 2006 provided an important boost to the town. Now that the infrastructure is in place, there is the potential to lobby other telecommunications companies to also provide services, thereby enhancing the competitiveness of telecommunications services in the area.

Policy 20: Telecommunications

To ensure that competitive telecommunications supply is available for the existing and future development of Graiguenamanagh.

2.9 Employment and Economy

The relatively poor economic performance of the town is of particular concern to the local community. The creation of suitable employment opportunities is acknowledged as being essential to help secure economic development and regeneration of Graiguenamanagh, and needs to be matched to the growth of the town. The importance of retaining existing employment and encouraging new investment was highlighted during public consultation.

Several sites are zoned for Mixed Uses within and adjoining the town centre, providing for a range of uses that include employment. In addition, there is permission granted for substantial industrial floorspace to the north of the LAP Development Boundary at Newtown. This is recognised as an economic resource in the town and consideration will be given to expansion of uses here as appropriate. In County Carlow's administrative area in Tinnahinch, there are 4.5ha of industrial zoned lands to the east of the town, comprising the former Glanbia depot.

The Development and Economic Study 2006 identified that there is limited market demand for industrial/business space in the town, while demand for offices is limited to local services such as estate agents, solicitors and doctors.

The tourism sector is seen as the main economic strength of the town, and the future development of tourism-related activities as the key objective for generating employment. The following main assets of the town are nationally and internationally renowned yet, to date, relatively untapped:

- Duiske Abbey;
- The Graiguenamanagh/Tinnahinch Bridge;
- Tinnahinch Castle;
- The traditional shops, pubs, cafes and streetscapes;
- The Barrow Navigation;
- The Barrow and South Leinster Waymarked Ways;
- The River Barrow and River Nore cSAC;
- The woodlands to the north and south of the town;
- The nearby attractions of Borris and St. Mullins; and
- The Graiguenamanagh Book Festival.

The SERPG indicate that the amenity and tourism potential of the River Barrow waterway has significant scope for development. It is clearly recognised that the economic and social contribution of the waterway to sustainable tourism, both as an attraction in its own right and as a link to related local businesses, has further potential for expansion. As indicated in the Economic Study, there is potential for Graiguenamanagh to act as a hub for tourism/visits due to:

- Its location at the meeting point for the Barrow Navigation, the South Leinster and the Barrow Waymarked Ways;
- Its central location between the complementary settlements of Borris and St. Mullins; and
- The range of accommodation, cafes, bars and restaurants on offer to visitors, making it an attractive base for holidays and short term breaks.

In addition, the numerous derelict and under-utilised sites provide opportunities for development for visitor-based facilities, quality services for walkers and those engaged in water-based activities, with services that could include berthing showering and drying facilities, etc, as well as a wider provision of places to eat and sleep. The principal objective would be to increase visitor numbers, both domestic and international, and spend in the area, thereby enhancing the vitality of the town and the viability of the local shops, bars, cafes and restaurants and local tourism/guest accommodation.

Policy 21: Employment and Economy

- (a) To secure the sustainable and long term economic development and regeneration of Graiguenamanagh by actively promoting its unique characteristics as a visitor destination;**
- (b) To implement the provisions of the Graiguenamanagh-Tinnahinch Development and Economic Study 2006;**
- (c) To secure the provision of appropriate signage and access routes to the town centre, particularly from the Relief Road and the R705;**
- (d) To initiate riverside amenity improvements, including appropriate new development; improved waterfront amenities, such as boardwalks, waterside footpaths, picnic areas, and provision of a slipway;**
- (e) To pursue a streetscape improvement initiative as resources permit, and including improved heritage interpretation and visitor signage; and**
- (f) To facilitate parking provision for tourist buses where appropriate in the town.**

Actions:

- (a) Work in partnership with Waterways Ireland and others involved with the River Barrow in promoting the assets of the River Barrow as a visitor destination (fishing, walking and boating), and in developing suitable water-based facilities and activities;
- (b) Actively promote the redevelopment of redundant and derelict sites that can contribute to the tourism offer while enhancing the appearance and appreciation of the town;
- (c) Seek the preparation of a heritage and interpretation strategy that describes and illustrates the story of the key attractions and the tourism offer of the town;
- (d) Seek the preparation of a tourist development strategy for the town and its hinterland, in association with Kilkenny County Tourism, SERTA, Fáilte Ireland and local community groups and business interests, that examines the scope and potential of the town for product development and sets out a clear action plan and implementation strategy; and
- (e) Promote the Graiguenamanagh Book Festival and related developments/use.

2.9.1 Retail

The Retail Planning Guidelines for Planning Authorities sets out Government policy in relation to shops in small towns and rural areas⁵. The vital role that foodstores and supermarkets play in maintaining the quality and range of shopping in smaller rural town centres and assisting in the anchoring of the surrounding local economy is recognised. Planning policies should be supportive of local facilities in small towns and villages that provide an effective and valuable service to the local economy.

The facilitation of additional commercial activities to serve the growing population will be secured through appropriate zoning in this LAP and through the County Retail Strategy and the Retail Planning Guidelines (2005).

⁵ Department of the Environment and Local Government, 2005 *Retail Planning Guidelines for Planning Authorities*

Policy 22: Retail Provision

- (a) To facilitate the expansion of the retail base to serve the needs of the current and future population and those of visitors, in accordance with policies set out in the County Development plan (2008) and the Retail Planning Guidelines (2005);**
- (b) To encourage the upgrading and expansion of existing retail outlets and the development of appropriate new outlets within the town centre;**
- (c) To encourage the provision of specialist and visitor-orientated retail outlets (in particular, local arts and crafts);**
- (d) To ensure that proposals at ground level in the town centre area are restricted to shopping and closely related uses (e.g. banking); and**
- (e) To encourage the use of upper floors in retail premises for commercial or residential use.**

Actions:

Where resources permit, facilitate the physical enhancement of the town centre as a location for shopping and business through public realm initiatives aimed at making the town centre a more pedestrian-friendly place.

2.10 Community and Education

The provision of adequate community facilities is an essential element of sustainable and balanced development. Community needs include social, educational, religious, health, and sports facilities. A key objective of the LAP is to ensure that the community and education needs of the existing and future population of Graiguenamanagh can be provided for in relation to the expansion of the town.

2.10.1 Community Facilities

There are several active community organisations that have contributed significantly to the continued development of the town, with successes to date that include the Graiguenamanagh 800 celebrations ('Graig800'), the annual Graiguenamanagh Book Festival, and the preparation of a Community Action Plan in 2004.

It was stressed through public consultation that while there is a reasonable range of community organisations and activities, the town is poorly served with indoor community facilities. The Parish Hall was considered to be inadequate for the purpose and in a bad state of disrepair. It provides a multipurpose facility with over 270 local people per week using it for a variety of social and recreational uses. Demand also comes from Duiske College, which is seeking to provide improved sports facilities for its pupils. It is recognised that the town is lacking in indoor sports facilities.

It will be necessary to determine, therefore, whether it is feasible for the Parish Hall to be renovated and repaired to a modern standard that meets all health and safety requirements and the needs of a wide variety of users, or to pursue a new purpose built facility.

It is also recognised that the existing Fire Station is inadequate to serve the town and its extensive catchment, and that a possible alternative site on the western relief road has been identified for this purpose. An application for funding has been made for a replacement 2-bay station in Graiguenamanagh and this will be pursued through the period of the plan.

Policy 23: Community Facilities

- (a) To ensure that the provision of community facilities are related to increases in the population of the town and to reserve sites for community facilities as appropriate and to seek to remedy deficiencies in existing facilities where appropriate;**
- (b) When assessing new applications for housing the Council will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of such facilities; and**
- (c) To pursue a replacement Fire Station in the context of future capital programmes.**

Actions:

- (a) Continue to liaise with community groups and to assist community initiatives in the provision of sports and recreational facilities subject to the availability of resources;
- (b) Seek a comparative feasibility of the two options for the Parish Hall, including required uses and standards, and establish the preferred location of an alternative built facility if this is found to be required; and
- (c) Review as necessary existing library services and provisions by the Kilkenny County Library Service.

2.10.2 Childcare Facilities

The provision of adequate childcare facilities is recognised by the Council as essential to enable people to participate more fully in society. In accordance with the National policy on childcare and the provisions of the CDP, the Council will promote through the planning system a continued increase in the number of childcare places available in Graiguenamanagh, and will seek to improve the quality of childcare services for the community whilst maintaining residential amenity.

It is the policy of the Council to implement the Childcare Facilities – Guidelines for Planning Authorities as published by the DOELG in 2001. A County Childcare Strategy has also been prepared by Kilkenny County Childcare Committee. This provides the over-arching policy framework for the provision of childcare in the county. Kilkenny County Council is working with Kilkenny County Childcare Committee to improve the quality, provision and affordability of childcare in the county.

2.10.3 Education

The Council recognises that educational premises represent a valuable resource in terms of land and buildings, where dual use should be encouraged where it does not conflict with the delivery of the education service (outside school hours and during school holidays), helping to meet the wider needs of the community.

Policy 24: Education

- (a) To facilitate the development of educational opportunities and facilities to meet the needs of existing and future populations of the town;**
- (b) To facilitate the future expansion requirements of the VEC through zoning of suitable land and in the context of a comprehensive masterplan for the wider area; and**
- (c) To promote the dual use of educational lands and buildings where these can be beneficially used by the community.**

Actions:	
(a)	Review from time to time the educational needs of the town's population with the Department of Education to ensure sufficient land is reserved for the provision of an adequate number of school places; and
(b)	Facilitate the development of a dedicated and safe footpath and cycle network, linking existing and planned residential areas to schools and other key community facilities.

2.11 Amenity and Open Space

2.11.1 Open Space

The Council recognises the need to facilitate a range of amenity and open space facilities throughout the town to meet the needs of all residents as well as visitors. This LAP is especially concerned with the protection and enhancement of Graiguenamanagh's natural environment which represents an important part of the town's attraction as a place to live and work. Protecting open space for its amenity, ecological, educational, social and community benefits is now well established and consistent with the principles of sustainable development. Playing fields, parks, gardens and informal open spaces are not only important as a recreational resource but also provide valuable green areas for wildlife corridors and habitats, act as buffers between conflicting land uses, enhance visual amenity especially and contribute to the health and quality of life of the community.

It is Council policy to endeavour to implement as a priority the hierarchy of open space identified in the Kilkenny Open Space, Sport and Recreation Study for the City and County (2003). Based on the CDP requirement for outdoor recreation playing space to be provided at a ratio of 2.4ha per 1,000 persons, the following table applies the quantitative standard to the projected population growth during the lifetime of the LAP, and to longer-term growth envisaged up to 2020:

	Open Space Hierarchy	2006	2008	2014	2020
Population		1,097	1,570	1,750	1,900
Equivalent open space provision based on 2.4ha per 1000 persons		2.6 ha	3.77 ha	4.2 ha	7.98 ha
Open Space Provision	Strategic	4.76 ha		4.76 ha	
	Local Parks	3.0 ha		6.0 ha	
	Informal	3.0 ha		-	
	Buffer	7.05 ha		7.05 ha	
Totals:		17.81 ha		17.81 ha	

On this basis it is evident that the town is well endowed with open spaces, even taking into account that the 'Buffer' category is on private land (Brandondale grounds). The Guidelines on 'Sustainable Residential Development in Urban Areas', however, stress the importance of qualitative standards in relation to open space, not just quantitative, as well as accessibility to available facilities. As shown on Map 2, all the existing housing areas of Graiguenamanagh are within reasonable proximity (400m or 5 minute walking distance) to some form of amenity or open space facility – due largely to the compact development form in relation to the topography. This open space provision, however, largely serves a strategic function (i.e. the river valleys and buffer landscape), and it is recognised that Local Parks (including play areas) are under-provided for in the town.

The River Barrow is the most attractive natural feature of the town, and yet its full amenity potential has not been fully realised. The Council will therefore continue to promote the amenity value of the river corridor through Graiguenamanagh, including investigating the potential of and opportunities for developing a District/Neighbourhood Park in Graiguenamanagh (Abbey street, riverside), providing that the resulting uses have no adverse impact on the River Barrow and River Nore cSAC, in accordance with the Recreation Policy of the CDP (2008). As identified in the CDP, such 'town parks' are generally in a very central location and easily accessible. They should provide facilities for both formal and informal recreation in a parkland environment. It will be essential to ensure that the river corridor is protected and enhanced, and that all future development does not detract from the town's natural environment. The course of the Duiske River through the centre of the town also offers great potential as a linear park/walkway.

In addition, all forms of development, not just residential schemes, will be required to provide sufficient amenity space for their users to enjoy. Such provision will depend on the location and form of the proposed development and will be subject to negotiation with developers on an individual basis. In all cases, amenity open space will be an integral part of the overall design.

Linkages between recreational open space and amenity areas is also especially important and can be achieved by means of linear parks along roads and riverbanks and through the improvement of pedestrian safety on routes to these areas, including provision of safe crossings over busy roads, improved lighting and signage, and new or enhanced public walkways and cycleways. Such linkage will serve to provide greater accessibility for the wider community to green areas, increased social interaction, and less reliance on the private car for leisure trips.

There is considerable scope to enhance the amenity and open space areas within the LAP for conservation and enhancement of biodiversity through the planting of native species and appropriate management. Within the cSAC, such measures should also include removal of invasive species, stabilisation of the river bank through re-vegetation with appropriate native species and highlighting the importance of the river for nature conservation.

Policy 25: Amenity and Open Spaces

<i>To ensure adequate protection to the existing amenity and open spaces of the town and to promote the enhancement and provision of open spaces and associated open space links as the town continues to develop.</i>
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Actions:

- | |
|---|
| <ul style="list-style-type: none"> (a) Promote the development of a District/Neighbourhood Park to the west of the town centre in close proximity to the river, on lands in the ownership of the County Council (see Opportunity Site 6); (b) Secure a linear open space network through the town centre along the course of the Duiske river and mill race; (c) Seek to achieve a network of recreational open space and amenity areas by promoting linkage and accessibility between these areas and existing or proposed community facilities by walkways and cycleways; (d) Provide, maintain and manage children's play areas in Graiguenamanagh within public open spaces or other suitable locations where it is appropriate and as resources permit; (e) Seek the provision and suitable management of useable amenity space in new housing developments, including both children's play areas and incidental open spaces, and to implement measures to find suitable sites for similar provision as appropriate for existing housing areas; (f) Protect the banks of the River Barrow and to complete river walks and associated amenity facilities, in conjunction with the relevant statutory bodies, private owners and voluntary groups, including protecting and enhancing the South Leinster Way and the Barrow Way; and (g) Seek the enhancement of amenity and public spaces within the plan area through the planting of |
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native species and appropriate management as resources allow and, within designated SACs in particular, to pursue the provision on interpretative panels informing users of the value of the rivers forming part of a European-wide network of sites for the conservation of nature.

2.11.2 Views and Prospects

The Council recognises the need to protect and conserve views and prospects adjoining public roads and river valleys where these views are of high amenity value. Views to be preserved and protected in the vicinity of Graiguenamanagh are identified in Appendix F and Figure 8.1 of the County Development Plan 2008-2014.

2.12 Transport

It is recognised that traffic congestion has become a worsening feature of the town centre, especially at the junctions of High Street, Chapel Street and the Quay. The provision of the Relief Road west of Graiguenamanagh has alleviated a certain amount of the through traffic, however local traffic, and a certain volume of through traffic still dominates the town centre streets. It will also be necessary to review the requirement for an eastern Relief Road during the plan period.

Future traffic movement in and around the town will be monitored during the lifetime of the plan to assess the requirement for an eastern Relief Road. There is also a need to provide for additional off-street parking and a coach stop.

Policy 26: Transport

- (a) To encourage the development of a safe and efficient transport network that will cater for the needs of all users and encourage priority for town centre access, walking, cycling, public transport and safety;**
- (b) To encourage off-street parking wherever practicable, including provision at educational and community facilities, and identify additional off-street parking sites in close proximity to retail and community uses;**
- (c) To seek appropriate provision of car parking in all new developments;**
- (d) To seek the provision of quality lighting and footpaths throughout the town that will secure the safe movement of pedestrians, cyclists and drivers alike;**
- (e) To work closely with public and private agencies responsible for transport services in the provision of new services and supporting infrastructure, and to facilitate the provision of bus shelters as appropriate; and**
- (f) To support improved bus connections between Graiguenamanagh and Kilkenny and between Graiguenamanagh and Thomastown.**

Actions:

- (a) Assess the requirement for an eastern Relief Road;
- (b) Facilitate the provision of cycle links and cycle parking facilities, where appropriate;
- (c) Seek to improve pedestrian linkage between the town centre and surrounding residential areas;
- (d) Seek the preparation of a town centre traffic management plan comprising detailed consideration of traffic circulation; HGV weight restrictions; traffic calming measures; road marking; on-street parking restrictions; new off-street parking provision; and location of designated bus and coach stops; and
- (e) Investigate the feasibility of a bus link between Graiguenamanagh and Thomastown rail connections.

3 Land Use Zoning Objectives

This section of the Plan sets out land use zoning objectives for the development of Graiguenamanagh.



Figure 8: Development Boundary

3.1 Land Use Zoning

The purpose of zoning is to indicate to property owners and the general public the types of development which the Council considers most appropriate in each land use category. The land use zoning objectives are detailed below and are shown on the Land Use zoning and specific objectives map. It is the intention of the Planning Authority that the zoning of particular areas for a particular use will not in itself exclude other uses in that area provided they are compatible with the dominant use.

In the following paragraphs:

- **Permissible uses** means a use, which is acceptable in the relevant zone. However, it is still the subject of the normal planning process.
- **Open for consideration** means a use which may be permitted where the Council is satisfied that the individual proposal or development will be compatible with the policies and objectives for the zone, and will not conflict with the permitted uses and also conforms with the proper planning and development of the area.

3.1.1 Residential

Objective:	To protect and improve residential amenities and to provide for new residential development appropriate to the scale and character of Graiguenamanagh.
Permissible Uses:	Dwellings, open spaces, places of worship, community centres, halting sites, public service installations, playgroup or crèche, nursing home.
Open for Consideration:	Bed and breakfast establishments and guesthouses, lock up garages, local convenience shop, hotel, public house, restaurant, use by owner or occupier of part of a private residence as a studio, for a light industrial activity which would be compatible in a residential area, a clinic or surgery, professional office, or as a playgroup or crèche.

3.1.2 Low Density Residential (Serviced Sites)

Objective:	To provide for low density residential development appropriate to the scale and character of Graiguenamanagh - maximum residential density sites of not less than 0.1 ha.
Permissible Uses:	Dwellings, open spaces.
Open for Consideration:	Places of worship, community centres, halting sites, public service installations, playgroup or crèche, nursing home, bed and breakfast establishments and guesthouses, lock up garages, local convenience shop, hotel, public house, restaurant, use by owner or occupier of part of a private residence as a studio, for a light industrial activity, a clinic or surgery, professional office, or as a playgroup or crèche.

3.1.3 Mixed Use

Objective:	To provide for the development and improvement of appropriate mixed uses that allow for the development of Graiguenamanagh as a focus for local services, sustaining and strengthening the function of the town centre as the principal location for retail and commercial uses.
Permissible Uses:	A wide range of uses may be accommodated subject to other policies of this plan, that would complement as opposed to unduly compete with the vitality and viability of the town centre. In accordance with 'Retail Planning Guidelines for Planning Authorities', the Council will seek to encourage the economic and environmental development of the town by focusing new retail/commercial uses in the town centre within the Mixed Use zoning, and by restricting developments in out-of-town locations to those which would not affect the viability of the town centre.

Open for Consideration:	Dwellings, retailing, wholesale outlets, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, hotels, motels, guest houses, clubs, private garages, open spaces, public service installations, medical and related consultants, restaurants, car parks, take-aways, workshop or light industry, retail warehousing, take-away, public houses, halls or discotheques, advertising panels and other uses as permitted and open for consideration in residential zoning.
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3.1.4 Open Space

Objective:	To preserve, provide and improve recreational and amenity open space.
Permissible Uses:	Open space.
Open for Consideration:	Sports clubs, recreational buildings, stands, pavilions, agricultural uses, public service installations.

3.1.5 Community/Education

Objective:	To protect, provide and improve community facilities.
Permissible Uses:	Educational, religious and cultural facilities, public buildings, crèches, schools, churches, hospitals, convents, community centres and halls, school playing fields, colleges, orphanages, hostels, halting sites, cemeteries, libraries, medical centres, and nursing homes.
Open for Consideration:	Public service installations.

3.1.6 Industry

Objective:	To provide for industrial and related employment uses.
Permissible Uses:	Industrial premises and ancillary offices, open spaces, warehouses, car and heavy vehicle parks.
Open for Consideration:	Petrol filling stations, service stations, car showrooms, advertisement structures, wholesale premises, public service installations, play school/crèche.

3.1.7 Agriculture

Objective:	To provide for agricultural and related uses while protecting these lands for potential future development.
Permissible Uses:	Agriculture, horticulture, public service installations, housing for immediate members of farmer's families (sons & daughters) and/or persons whose primary employment is in agriculture, horticulture, forestry or bloodstock, or other rural based activity in the area which they wish to build.
Open for Consideration:	Public Open Space, guesthouse, restaurant, Nursing home, halting site, private open space, other uses not contrary to the proper planning and development of the area.

3.1.8 Transitional Areas

While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land uses zones. In these areas, it is necessary to avoid developments, which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas particular attention must be paid to the uses, scale and density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of these residential areas.

4 Development Management Framework

This Development Framework sets out the vision and spatial strategy for the future development of Graiguenamanagh. It identifies the key elements of the approach to change and growth in the town for the next six years and is also intended to provide the foundation that will shape the future development of Graiguenamanagh beyond 2015. The framework can be subject to amendment or review during this time where Kilkenny County Council consider relevant in the interests of proper planning and sustainable development.

4.1 Purpose and Basis of the Development Framework

The Planning Guidelines on Development Plans (DoEHLG 2007) recommend that planning authorities should set out a strategic vision for their area. For urban plans, this vision will include the creation of sustainable, high quality residential environments – attractive, vibrant and safe places which function effectively. In addition to sustainability objectives, development plans for towns should include a range of urban design principles and policies which respond to local circumstances and which are capable of being expanded in more detail in LAPs.

To achieve sustainability it is considered that new development should be focussed within the defined settlement boundary of the town, with an emphasis on high quality design that reinforces the ‘urban village’ concept. The recent completion of the relief road around the western side of Graiguenamanagh provides an enhanced opportunity for new investment, helping to create more diverse housing provision and local job opportunities, whilst also ensuring a defensible physical edge to the boundary of the town.

The Framework also recognises that people who live in the town value its quality of environment. This includes the historic and built environment and the countryside. The spatial strategy seeks to protect this environment but also to promote habitat creation and better management of the natural environment and the heritage resource.

The main purpose of this section of the plan is to achieve a high standard of design, layout and function for all new development, to conserve what is good in the existing built and natural environment, and to protect the amenities of the town.

In general, the development standards in the County Development Plan 2008 will be adhered to in Graiguenamanagh in the context of the following more detailed design requirements.

4.2 Best Practice Design Guide Criteria

This Development Framework is guided by the Planning Guidelines on Sustainable Residential Development in Urban Areas (DoEHLG 2008), and its companion document ‘Urban Design Manual, A Best Practice Guide (DoEHLG 2008)’, which stress that planning authorities should promote good urban design in their policy documents and in their development management process. Clearly defined policies create more certainty for potential developers and their design teams, and also provide a basis for developing a shared, collaborative approach to pre-application consultations with the planning authority.

The companion urban design manual shows how urban design principles can be applied in the design and layout of new residential developments, at a variety of scales of development and in various urban settings. In particular, the design guide sets out a series of 12 criteria, which can be used at pre-application meetings and in the assessment of planning applications and

appeals (see below). Such guidelines are of fundamental importance to the future development of Graigenamanagh, which has already seen considerable new residential development on the periphery of the town, as well as increasing pressure for infill development within the historic town centre.

1.	Context:	How does the development respond to its surrounding?
2.	Connections:	How well is the new neighbourhood/site connected?
3.	Inclusivity:	How easily can people use and access the development?
4.	Variety:	How does the development promote a good mix of activities?
5.	Efficiency:	How does the development make appropriate use of resources, including land?
6.	Distinctiveness:	How do the proposals create a sense of place?
7.	Layout:	How do the proposals create people-friendly streets and spaces?
8.	Public Realm:	How safe, secure and enjoyable are the public areas?
9.	Adaptability:	How will the buildings cope with change?
10.	Privacy/Amenity:	How do the buildings provide a decent standard of amenity?
11.	Parking:	How will the parking be secure and attractive?
12.	Detailed Design:	How well thought through is the building and landscape design?

The Urban Development Framework Plan (Map 4, Appendix 1) identifies the main development areas within the town, and the existing and proposed open spaces and the links between them. A further description of each area, and where applicable guidance on the Council's aspirations, is given in the following section. The guidance is not intended to be overly prescriptive, as it is recognised that future development also needs to respond to current market trends, but instead is intended to provide a general framework within which prospective development applications can be considered.

4.3 General Principles of New Development

The emphasis of future development in Graigenamanagh should be on sensitive infill where there are gaps in the existing built form, followed by redevelopment of under-utilised and redundant sites in closest proximity to the centre of the town. As shown on Map 4, and further described in Section 4, there are numerous opportunities for redevelopment of sites that currently detract from the appearance of the town (e.g. along The Quay and the Turf Market), which could instead significantly contribute to its vitality and viability. The redevelopment of such derelict, obsolete and brownfield sites will be encouraged by the Council as this strengthens the streetscape and continuity of the urban grain while supporting the role of the town centre as the principal area of local and visitor activity.

The promotion of appropriate infill development with increased densities subject to high standard of layout, design and finish and having regard to the town vernacular, location and heritage, will therefore be the preferred approach to future development in Graigenamanagh, and the use of 'greenfield' sites will be limited to the provision of housing types or arrangements that could not otherwise be accommodated within the existing built form of the town.

The development form promoted for Graigenamanagh is based on the concept of a compact urban area. This is a concept of a settlement that has all its facilities reasonably accessible to all sections of the community.

The concept is to reduce dependence on the car, and plan for comfortable walking and cycling distances. High quality public realm, town squares, key community focal points, pedestrian and cycle linkages, and generous green spaces are essential components. Facilities within the compact urban form are intended to encourage the principles of sustainability and include for shopping, basic health, primary school, recreation and cultural facilities, pub, and employment.

The visual presence of vehicles should be minimised and private parking accommodated towards the rear of properties where possible, in attractive courts that are overlooked by houses and connected to the network of pedestrian routes. On all roads speeds should be constrained and a pedestrian-friendly environment created that increases the feeling of safety, without resorting to crude remedial treatments such as ramps. Horizontal alignment constraints combined with the careful positioning of buildings, landscaping and the use of different materials should be used to help reinforce the need to reduce speed and the dominance of motor vehicles. Traffic generating development should usually be located towards the edges, incorporated into the green landscape structure of the outer areas.

4.4 Design Guidance Principles

The aim for new development should be to enhance the traditional character of the town streetscape. This section of the plan is aimed at giving landowners, developers and their architects a clear view as to how the design of new development should be considered. It will also be used by the Planning Authority when assessing planning applications in the town.

When designing for new building, consideration should be given to the existing building fabric, for it is the existing pattern and appearance of these buildings, related to the unique history and morphology of a place that makes one village or town different from the next. The building fabric is a reflection of the character of a place and where this character to be eroded, either through dereliction, decay and/or demolition and replacement with insensitive new build, the uniqueness of the place is similarly eroded.

Consideration should therefore firstly be given to building conservation. Where this is not possible, as in cases where there is already a gap in the streetscape, or where a conservation architect or other specialist in the area considers a building as structurally unsound to merit conservation, then consideration will need to be given to designing a new building.

Generally all new development should:

1. Be of the highest standards of urban design and architectural quality;
2. Improve the quality of adjacent spaces around or between buildings, showing careful attention to the definition, scale, use and surface treatment;
3. Use high quality, durable and, where possible, indigenous materials appropriate to the building and its setting; and
4. Respect, and where necessary, reinforce the character, urban grain, scale and hierarchy of existing buildings and the spaces between them and the medieval plots and passageways.

4.5 Design Elements in Graigenamanagh

Streetscape refers to the look of a particular road, in respect of the arrangement and design of plots, buildings and materials, roads and footpaths, street furniture, open spaces and planting. Attractive and coherent streetscapes happen when all of these features reinforce and work with one another. Traditional building features that contribute strongly to the streetscape of the town

centre include predominantly 3-storey terraced buildings with steeply sloping roofs of small slates, regular rectangular-paned sash and casement windows, ornate shop fronts and door cases with simple fanlights, and often brightly painted facades with traditional lettering.

4.5.1 Building Line and Boundary Treatment

Main Street retains the medieval character of compact built form along a narrow street defined by continuous building lines – traditionally a set-back in building lines was reserved only for important civic buildings, such as Churches, libraries and other institutional buildings, and occasionally important town houses. Variety is provided by individual architectural detailing and the bold use of colour. Vitality is ensured by different building uses combined within single terraces and by front entrances and active uses facing directly onto the street. The preferred option for infill development will be where the building line is re-established and backlands opened up for sensitive mixed use development.

4.5.2 Height and Roofs

Most buildings within the centre of the town are three storeys in height. Gable ends are often important elements of the streetscape, with varying roof heights and chimneys introducing a strong rhythm to the built form. This diversity does not disrupt the harmony of the streetscape because of the consistency in other elements. The variety of rooflines conveys a feeling of diversity, but unity is provided by their common domestic scale and consistent characteristics. Roofs are mainly of a consistent pitch and slated, though a few buildings have red ridge tiles.



Tight urban form and varying roof heights in the town centre

4.5.3 Materials

Most buildings in the town centre are rendered and painted - there are a number of buildings throughout the town that have had the render removed to expose the underlying stonework. Certain architectural details are also evident, including hood mouldings and brick trim surrounds to window and door openings.

4.5.4 Proportions

A typical street consists of a series of vertically proportioned units linked together. In Graiguenamanagh most of the vernacular buildings have simple, symmetrical proportions.

Large developments should be subdivided into a series of bays, especially at ground floor level, to be more in keeping with the pattern of the existing street frontage. Traditionally, plots in towns and villages are relatively long and narrow, reflecting medieval burgage plots. This is reflected in the facades of buildings and their narrow widths along the street front. Development that extends over more than one historic plot should address the plot through design, with variations in façade composition that echo the historical plot pattern.

Long horizontal lines look out of place and should be avoided; a fascia which extends across several bays should be broken up by pilasters or other vertical divisions. Strong emphasis at fascia level to form a distinct divide between ground and upper storeys is an important feature of streetscapes and should be included in any new development.

4.6 New Residential Development

The aim for greenfield sites on the edge of the existing built up area should be for the extension of spaces which respect and enhance the character of their surroundings, according to the following principles:

- All new buildings should be in harmony with existing old buildings in terms of architectural style and should respond to the style and materials of the older character of buildings within the town;
- The pattern of existing forms within the area where development is to be located should be used as a stimulus for creative adaptation so that it will fit more appropriately with the overall character of the town; and
- Careful consideration needs to be given to the design of components (such as doors, windows and the height, pitch and ridges of roofs) which should have regard to those already present in the vicinity of the site. This is particularly important with regard to the redevelopment and alterations to existing buildings which should strictly reflect the original building's characteristics in proportions of windows to walls and in the design of the roof.

New development should seek to:

- Reflect the local development patterns;
- Avoid substantial repetition of one house type;
- Respect the local characteristics and context of the site;
- Respond to typical setting and garden forms of the town;
- Refer to local buildings and variety of proportions and design;
- Refer to local distinctive details and materials;
- Provide adequate privacy for individual houses, flats etc;
- Provide adequate provision for car parking, open space, landscaping and planting; and
- Integrate with existing development and the preservation of features on site.

4.6.1 Development Form

The main objective for new residential development in Graiguenamanagh is to achieve high quality living environments that are more sustainable than many previous examples and can be enjoyed by all who use them. In the majority of cases, recent housing developments have tended to be repetitive and uniform. A similar mix of houses arranged to a standardised layout around a rigid road hierarchy results in sameness that lacks any local identity. One housing area looks very similar to any other. Based on examples of best practice, the attributes set out below are essential prerequisites for delivering residential environments of higher quality.

Movement	A movement framework that is safe, direct and attractive to all users.
Mix	A rich mix of housing opportunities.
Community	A sense of neighbourhood and community ownership.
Structure	A coherent structure of buildings, spaces, landscape and movement routes.
Layout	Street layout and design that is appropriate to use and context.
Place	Attractive and clearly defined public and private amenity space.
Parking	Convenient but unobtrusive parking.
Safety	A safe and secure environment.
Adaptability	Housing that is robust and adaptable to changing requirements.
Maintenance	An environment that can be well maintained over the long-term.
Sustainability	Housing designed to minimise resource consumption.
Detail	Well considered detailing of buildings and spaces.

4.6.2 Generic Development Layouts

This LAP does not seek to prescribe the form and appearance of every parcel of identified development land within Graigenamanagh, but instead sets out guiding principles that the County Council wish to see embodied in new development. The plans that accompany the proposals for the Key Development Areas are therefore indicative.

A fundamental requirement will be the need to integrate all new development into the landscape setting, thereby reducing its impact on the local environment and reinforcing local distinctiveness. This can be achieved by retaining existing site features (such as trees, hedgerows, ponds, rock outcrops, etc) and by using strong structure planting that complements and reinforces the existing vegetation pattern.

A key requirement in structuring built form within development blocks will be the need to achieve a clear distinction between public fronts and private backs. Buildings that front streets, squares and parks present their public face to the outside world and give life to it. Public fronts and private backs are made more distinct when primary access is from the street, the principal frontage.

All new residential development should take full account of the characteristics of the natural and built environment of the site, the views and vistas to and from the site, and its surrounding areas.

Passive supervision of the public realm is the most consistent and effective means of preventing anti-social behaviour. All public open spaces (hard and soft landscaped) will be overlooked by adjoining accommodations to ensure passive surveillance. Back-land spaces, rear access lanes, blind corners and long side-garden walls should be avoided so as to minimise the risk of anti-social activity.

In determining suitable density, the character and amenities of the site and of the surrounding area will be considered along with the need for a variety of site sizes and house designs to encourage social mix and choice. For infill sites or in areas adjacent to the town centre, higher densities may be permitted subject to exceptional quality of design and finishes, proper provision for active and passive recreation and good living conditions, including privacy and adequate natural light, within each accommodation unit.

Regard should be had to 'Sustainable Residential Development in Urban Areas Guidelines' (DoEHLG 2008), which indicates that increased densities of development can be acceptable as long as they contribute to the enhancement of town or village form by reinforcing the street pattern or assisting in the redevelopment of backlands. The densities included on the Development Framework Plans are indicative of the development forms considered

appropriate to the character of the specific sites. In all cases the emphasis will be on providing a quality housing environment based on innovation and a design led approach.

In preparing applications for housing developments, designers and developers alike are advised to consult relevant publications for guidance such as

- Sustainable Residential Development in Urban Areas Guidelines' DoEHLG 2008 (and the accompanying Urban Design Manual),
- *Residential Density Guidelines for Planning Authorities*, Department of the Environment and Local Government, September 1999.

4.6.3 Ecology and Biodiversity

Design layouts should aim to enhance and protect the biodiversity resources of the town. This can be achieved through the following:

- Retain and enhance existing vegetation including trees, shrubs and hedgerows, wherever possible and incorporate into the development. Under the Wildlife (Amendment) Act, 2000, it is prohibited, with certain exemptions, to remove or cut hedgerows during the bird breeding season of March 1st to 31st August;
- Networks of wildlife sites are more ecologically valuable than isolated wildlife areas. Where possible create linking corridors of habitats;
- Where possible, use native species. Trees and shrubs that grow naturally in the surrounding countryside are often the best choice for the town. A list of native trees and shrubs, with planting guidelines is contained in Appendix 2;
- Where possible, use plants of local provenance (i.e. grown locally rather than imported);
- Tree and shrub species with berries are important for wintering birds;
- Trees and shrubs which support a high biomass of insects in summer are important for breeding birds;
- Where appropriate avoid the culverting of watercourses and provide new water areas; and
- Where possible, set aside maintenance free areas and avoid or limit the use of herbicides and pesticides.

4.6.4 Car Parking

Car parking should be carefully designed to integrate successfully into its location in terms of layout, surface treatment and screen planting. New development will normally be required by the Planning Authority to provide adequate off-street car parking facilities.

Communal car parking arrangements will also be acceptable in residential developments. For security reasons, car parking should always be overlooked by housing. There should not be an excessive amount of car parking grouped together. The visual impact of large areas of car parking can be reduced by the judicious use of screen planting, low walls and the use of textured or coloured paving for car parking bays.

4.6.5 Public Open Space

Public open space is one of the key elements in defining the quality of the residential environment. It provides passive as well as active amenity and has important ecological and environmental aspects. In calculating the area of open space, the area of roads, grass margins, roundabouts, footpaths, left over area, backlands, and visibility splays will not be taken into account.

Integrated pleasant, attractive and landscaped open space should form an intrinsic element of new residential development. The precise location, type and design of open space provision

will be negotiated with developers according to the specific characteristics of the development, the site and its context. All open spaces proposed by developers should be designed and set out by suitably qualified landscape architects or similar design professionals so as to ensure a high standard and consistency with good design and layout practice.

Developers should consider providing a variety of open spaces both formal and informal semi-natural areas should be provided such as wetlands, woodlands, meadows, green corridors as well as formal gardens, and seating areas. These elements work best as part of a structure to the provision of open space.

The Planning Authority will normally expect all public open space provision to take account of the following general principles:

- Public open space should be provided in a comprehensive and linked way and designed as an integral part of the development, rather than as an afterthought;
- Wherever possible the majority of open space should be multi-functional. Areas providing for informal amenity and children's play can often successfully be combined;
- Public open space should be well designed from a visual perspective as well as functionally accessible to the maximum number of dwellings within the residential area;
- Attractive natural features should be protected and incorporated into open space areas;
- Public open space areas should be provided with a maximum amount of surveillance from dwellings within the estate;
- Open space should be suitably proportioned and narrow tracts, which are difficult to manage, would not be acceptable;
- The use of hard landscaping elements such as paving or cobbled areas should play an increasingly important role in the design and presentation of open space concepts; and
- The provision of open space to serve new residential developments should be on a hierarchical basis varying in size from large regional parks to small children's play area and passive recreation spaces close to peoples' homes.

To ensure implementation of open space provision the Council will attach appropriate planning conditions to permissions, and where necessary will enter into agreements with developers. These will provide for the laying out and landscaping of open space areas in accordance with a details scheme to be agreed with the Council.

The Council will not normally permit new residential development unless public open space is provided within the development to a minimum standard of 2.4 hectares per 1,000 population or greater. A reduction to this standard will only be permitted in exceptional circumstances as determined by the local authority. Where such a relaxation occurs the provision of open space within any scheme should not be below 10% of the site area.

Where a proposed development is located in close proximity to an established park area or zoned open space this may be relaxed depending on the nature and quality of existing provision.

Developers will be required to make suitable provision for the future management and maintenance of open space required under this policy where spaces and facilities are not taken in charge by the Local Authority.

Reduced provisions may be acceptable in urban locations where there are more sustainable patterns of development and maximum use can be made of urban land or redevelopment schemes where open space is already available. With relatively high densities such as townhouses or apartments, good quality landscaped open space should be provided.

Open space provision for smaller residential developments and schemes catering for special needs such as accommodation for the elderly will be considered more flexibly on its merits and having regard to the requirements of likely future residents.

4.6.5.1 District/Neighbourhood Park

As indicated in the CDP, District-scale recreation facilities should be provided for Graiguenamanagh. Such a 'town park' should generally be in a very central location and easily accessible, and provide facilities for both formal and informal recreation in a parkland environment. An extensive area of County Council lands adjoining the river Barrow by Abbey Street has been identified for this purpose, and it is a key objective to secure this recreation facility during the lifetime of the Plan, subject to availability of resources.

4.6.5.2 Strategic Pedestrian/Cycle Routes

A network of convenient and safe pedestrian/cycle routes are proposed as linear open spaces linking existing and new residential areas to the town centre and community facilities. All residential development bordering the linear routes should be designed to overlook them where possible. The use of low walls and hedging should be used in such locations, as high boundary walls can create a discouraging environment and pose a security risk. Tree planting should be undertaken, to provide a pleasant leafy environment, but does not provide opportunity for concealment. In order to enhance the biodiversity value of these linear spaces, emphasis should be given to the planting of native trees and shrubs.

4.6.5.3 Management plan for Public Open Space

Developers will be required to make suitable provision for the future management and maintenance of open space required under this policy, where spaces and facilities are not taken in charge by the Council, either through management companies or agreements with the planning authority.

4.6.6 Private Open Space

An adequate amount of private open space should be provided within the curtilage of each dwelling. In general the requirement will be 60 to 75 sq.m minimum for 3/4/5 bedroomed houses in order to ensure that most household activities are accommodated and at the same offers visual delight, receive some sunshine and encourage plant growth. A standard of 22 metres will normally be required between directly opposing first floor windows. However where adequate levels of privacy are provided this depth may be reduced.

The boundaries of rear gardens should generally be provided with a permanent durable barrier with a minimum height of 1.4 metres. Where rear gardens back onto public areas, excluding a public roadway, this height should be increased to 1.8 metres.

4.6.7 Integration of Residential Developments

In assessing any new development in Graiguenamanagh, the Council may have regard to the development potential of adjoining land and will assess any application, with a view to providing for the development of these lands in an integrated manner.

This applies to any land parcel, and relates to all aspects of development including open space provision, access arrangements and pedestrian and cycle links. The distinction between residential schemes should be maintained by the use of design and detailing, to give each its own distinct identity.

4.6.8 Serviced Sites

It is an objective of this plan to provide for serviced sites at lower densities within the town environs in order to offer people, who would otherwise seek to develop a house in an un-serviced rural area, the option to develop in closer proximity to existing services and community facilities.

Any such proposed serviced sites should be context driven, respecting the setting and character of the area. The visual impact and appearance of new development should be fully considered when locating and designing new buildings. Any development should maximise the use of existing hedgerows and landscape features e.g. existing buildings, trees.

In the case of a development where serviced sites are to be sold, an overall masterplan demonstrating siting, landscaping and access provision, together with a design brief and development programme for the execution and completion of the development for the site, will need to be submitted at planning application stage.

A masterplan should be produced by the developer showing the overall layout, infrastructure, services and landscaping for the whole site development. All sites are not to be less than 0.1 hectare.

4.6.9 Road and Estate Names

The naming of residential developments will be approved by the County Council. The names of residential developments will reflect local and Irish place names for the locality as far as possible. No development work or advertising of housing schemes will be allowed until the name has been agreed with the Planning Authority.

4.6.10 Services

All services including electricity, public lighting cables, telephone and television cables will be provided underground in new housing developments. Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings.

4.6.11 Apartments/Duplex Style

In general apartments will be required to have the following minimum floor areas:

Apartment Type	Minimum Floor Area
One Bedroom	46 m ²
Two Bedroom	65 m ²
Three Bedroom	93 m ²

The internal dimensions of all rooms should be proportioned to allow for an adequate space for normal living purposes. The shape and layout of rooms should maximise the amenity of residents.

All living room, kitchens and bedrooms should minimise overlooking of adjoining/adjacent residences and should be so located so to avoid facing towards nearby high boundary or gable walls.

4.6.12 Access for People with Disabilities

Access requirements for physically disabled persons should be incorporated into the design of buildings and layouts of developments likely to be used by the general public and will be a material consideration of the Planning Authority in assessing applications.

Developers should have regard to the criteria set out in the following in the preparation of development proposals

- Access for the disabled – minimum design criteria, published by the National Rehabilitation Board;
- Part M of the Building Regulations 1997 to 2000; and
- Buildings for Everyone – Access and uses for all the citizens, by the National Rehabilitation Board, 1998.

The needs of people with disabilities should be taken into account in the design and construction of footpaths and parking areas. Footpaths in private commercial and housing developments and public housing developments will be dished at junctions. Parking areas should make provision for spaces for disabled drivers and such spaces should be located in the most convenient locations for ease of use.

Tactile indicators are becoming increasingly more common. Tactile paving surfaces can be used to convey important information to visually impaired pedestrians about their environment. The provision of tactile surfaces for the visually impaired in all developments will be encouraged.

4.7 Car Parking and Loading

New development will normally be required by the Planning Authority to provide adequate off-street car parking facilities. Such facilities will cater for the immediate and anticipated future demands of the development, and will be located within the site or in close proximity to such development. Car parking facilities will generally be provided to the rear of development in a manner that reduces its visual impact to a minimum such as behind the building line and with the use of screening.

The dimension of car parking bays will be a minimum of 4.8m by 2.4m.

Where parking space is proposed in front of existing premises, existing railings or boundary walls will be retained. They should be provided with proper public lighting facilities and will be clearly demarcated. Car parking areas should be properly landscaped by the provision of trees, shrubs and grassed areas in order to ensure that damage to the visual amenities is avoided. Parking bays will be adequately delineated.

Where the developer is unable to comply with the car parking standards for the development set out in the table below, a financial contribution may be acceptable in lieu of car parking provision, which will be related to the cost of providing such facilities.

In developments of an industrial or commercial nature, developers will be required to provide loading or unloading facilities sufficient to meet the demand of such development.

The Council may modify the requirements of loading and unloading facilities in any particular case where it considers it would be in the interests of proper planning and sustainable development of the area to do so. Parking and service spaces must be located on site so as to prevent street obstruction and should be located where possible to the rear and side of the

buildings and in such a manner to ensure minimal impact on the amenity of adjoining properties.

Where a number of uses are contained within one development, the various uses will be separated and the overall parking requirements for the development will be assessed relative to each separate use in order to compute the overall parking requirement for the development (e.g. in a hotel the function rooms, bars etc. will be assessed as separate from the bedroom provision).

In addition to the above requirements, developers will be required to provide and maintain loading and circulation facilities sufficient to meet the likely demand of each development.

Table 7: Car Parking Standards for Various Land Uses	
Land Use	Parking Spaces per Unit
Dwelling House (Residential areas)	2 car space per dwelling unit 0.25 per dwelling for visitor parking
Apartments	1.25 spaces per unit 0.25 spaces per unit for visitor parking
Schools	1 space for every classroom plus 4 additional spaces
Churches, theatres, public halls	1 car space per 10 seats
Hotels, hostels and guesthouses	1 car space per bedroom
Hotel function rooms	1 space per 10 sq. metres
Public houses, incl. hotel bar	1 car space for every 10 sq. m of bar and lounge floor area
Shopping centres, supermarkets and department stores.	1 car space for every 25 m ² of gross floor area
Shops	1 car space per 20sq. metres
Restaurants, cafes	1 car space per 20 m ² gross floor area
Banks and offices	1 car space per 15m ² of gross floor area and additional space to be determined by the Planning Authority
Industry	1 car space for every 60m ² of gross industrial floor area and operational space to be determined by the Planning Authority
Warehousing	Each application will be determined by the planning authority.
Retail Warehousing	1 car space for every 35 m ² of net retail floor space
Golf	4 car spaces per hole
Par 3 Golf courses or Pitch and Putt courses	2 car spaces per hole
Golf driving ranges, shooting ranges	1 space per bay/ trap plus 3 spaces
Sports grounds and sports clubs	Each application will be determined by the planning authority.
Hospital	1.50 car spaces per bed
Clinics/Medical practices	3 spaces per consulting room plus staff
Nursing Home	1 space per 4 bedrooms plus staff

In the case of any use not specified above, the Planning Authority will determine the parking requirements, having regard to the traffic levels likely to be generated as a result of the development.

In implementing the car parking standards, the Council will reserve the right to alter the requirements having regard to each particular development.

4.8 Public Utilities

The Planning Authority will require that all wires and cables for the provision of public utility services will be ducted underground to preserve the amenity and visual character of an area, and in the interests of public safety.

4.9 Shopfronts and Advertising

The over-riding principle for the design of shopfronts and the design and placement of advertisements and signs should be restraint. Chapter 10 of the County Development Plan 2008 lays down specified standards, which will be adhered to in Graiguenamanagh.

There are a variety of traditional shop and pub fronts in Graiguenamanagh that add considerably to the character and architectural heritage of the town. It is essential to preserve and further encourage the quality of design and craftsmanship present. Traditional shop front elements usually form a strong vertical emphasis. Columns or pilasters, which may be of stone, plaster or timber, appear to carry the weight of the fascia and the wall above. They may have decorative fluting or carved panels or a plain surface. The top of the pilaster may be plain or decorative; the base always contains a plinth. Other important features include well-proportioned windows with a vertical emphasis, hand-painted fascias, and recessed entrances with panelled or glazed doors. Many of the traditional shops in the town centre have separate entrances to upper residential accommodation. Some have access to the rear yard of the shop. These are not only important architectural features but also essential to retaining the viability of living over the shop and linking backland areas to the street.

Wherever opportunities arise, through renovation, redevelopment or replacement works, the elements of the traditional unit should be incorporated into the design as a way of sustaining local craftsmanship and promoting local distinctiveness. Where the original front has survived, the details should be repaired as necessary and preserved when being adapted to modern standards. In situations where fronts have been altered, badly maintained, or inappropriately modernised in the past, whilst retaining some of the original features, every effort should be made for the reinstatement of the traditional elements.

Advertising signs on shop fronts can detract from the appearance of an area or a building, especially when they are out of scale and character with their surroundings. It is the policy of the Planning Authority to strictly control all advertising signs in relation to their location, design, materials and function, particularly within the Architectural Conservation Area. In assessing the appropriateness of advertising on shops and businesses the following criteria will apply:

- Signs will not be permitted where they interfere with the safety of pedestrians, the safety and free flow of traffic or if they obscure road signs;
- Signs will be sympathetic in design and colouring, both to the building on which they will be displayed and the surroundings;
- Signs will not obscure architectural features or details;
- Signs will not be permitted above eaves or parapet levels;
- Traditional painted sign writing or solid block individual lettering will be encouraged as will traditional or wrought iron hanging signs. The use of neon, plastic, PVC, Perspex flashing, reflectorised or glitter type signs on the exterior of buildings or where they are located internally but visible from the outside will be prohibited;
- Projecting signs, banners and flagpoles will be restricted in size and number to prevent clutter;
- Signs attached to buildings are preferable to those on freestanding hoardings; and
- Signs will not be permitted to project above the roofline of buildings.

4.10 Key Development Areas

As set out in the County Development Plan 2008-2014, for significant residential schemes a Framework Plan will be required (see Section 10.4.1 of the CDP). There are several development considerations and proposals that need to be incorporated in the Framework, comprising both approved or committed schemes, the Graigenamanagh Relief Road, and the following zonings of this LAP:

Opportunity Site 1: The Quay Opportunity Site 2+3: The Dock + Turf Market Opportunity Site 4: Rear of Main Street / High Street Opportunity Site 5: Duiske River Valley Opportunity Site 6: District Park	Site R1: Lands along western Relief Road Site R2: Lands at Brandondale House Site R3: Lands at Harristown Site R4: Lands at Fairgreen
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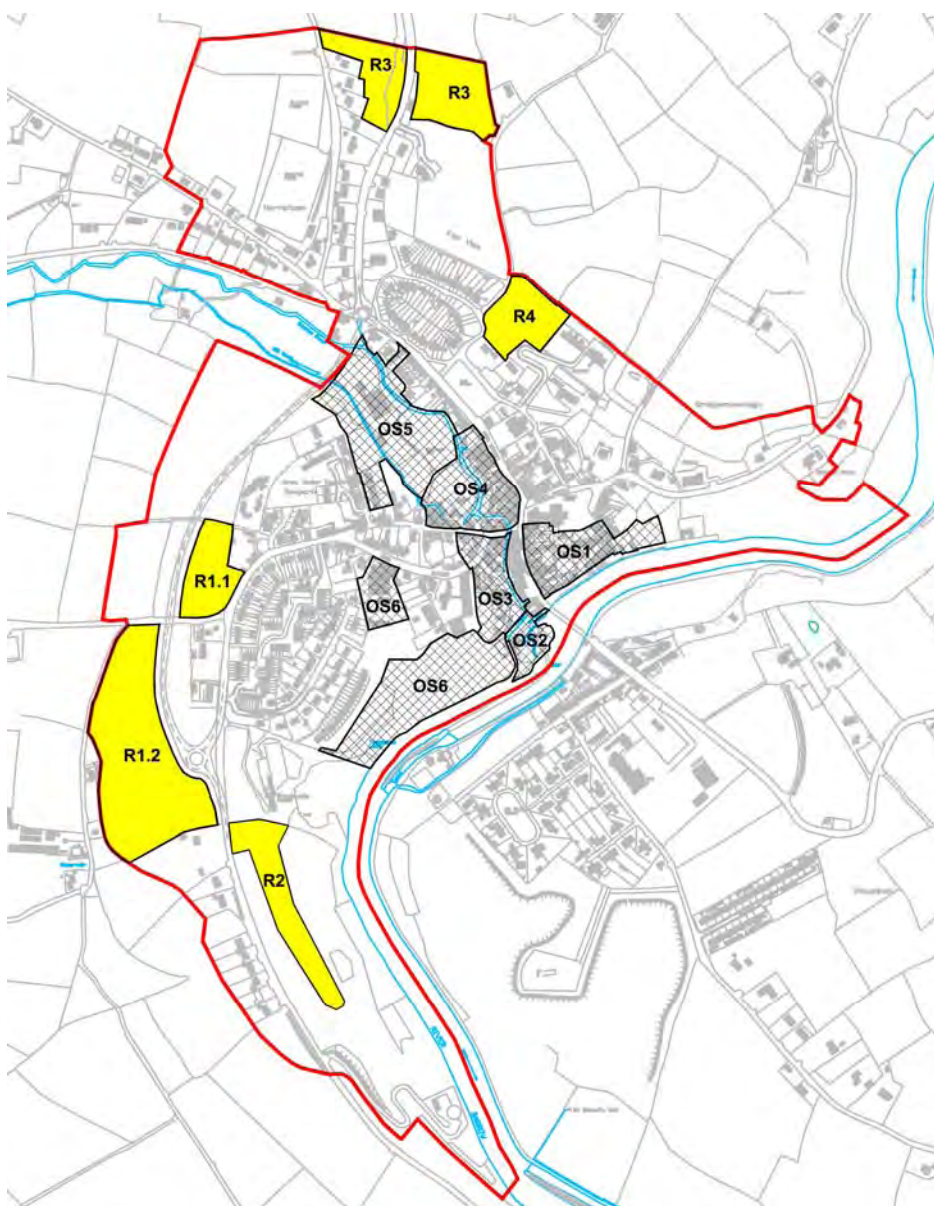
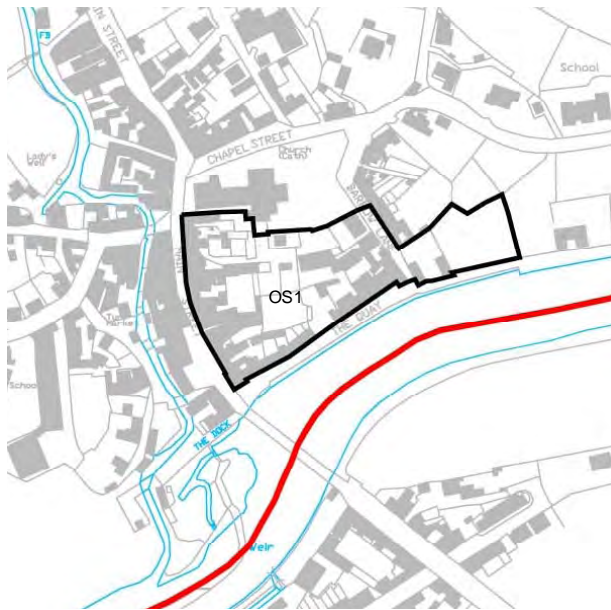


Figure 9: Location of Key Development Areas

4.10.1 Opportunity Site 1: The Quay



Location Plan



Aerial View

Key Characteristics

The area comprises the medieval core of Graiguenamanagh, centred around the Duiske Abbey and as defined by The Quay, Main Street, Chapel Street and Barrow Lane. It is highly sensitive in terms of archaeology and views to the Abbey from across the river. The Quay consists of mostly residential uses, with buildings ranging from 2 to 4-stories in a variety of traditional styles (including Waterside Guesthouse). Some of the buildings on the Quay are in poor or dilapidated condition and detract from the important riverside setting. Main Street forms the principal shopping street, with 3+4-storey buildings and many traditional shop fronts. Chapel Street provides the main access to the Abbey and is lined along its northern edge by 3-storey terraced houses. Barrow Lane comprises smaller 2-storey houses and long walls.

Between the surrounding streets lies a complex arrangement of outbuildings, yards, rear courtyards and derelict structures, mixed with historic artefacts associated with the Abbey such as remnant walls, gateways and stone pavements (and possible burial site of the Monks). The majority of the area is in multi-ownership. Public access is restricted and the inner area presents an appearance of decay and neglect.

Redevelopment of suitable sites on The Quay is essential to improve the overall appearance and profile of the riverside frontage. Given the archaeological sensitivity, it is likely that redevelopment of the backlands will be severely restricted. The Quay itself would benefit from public realm improvements to secure its potential as a significant waterside resource.

On the eastern corner of Barrow Lane there are two semi-derelict outbuildings (included on the NIAH Survey), beyond which is an open field (old town dump) and then the Boat Club car park.



Existing elevation along The Quay

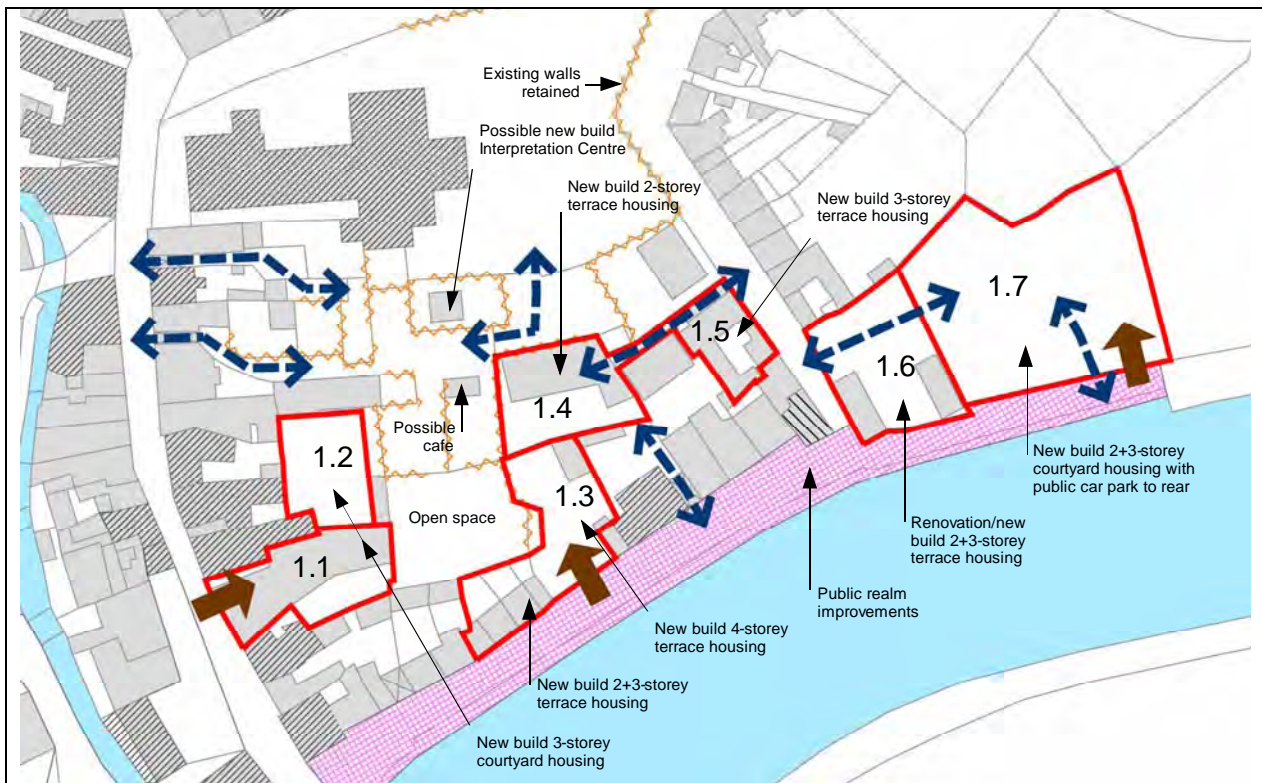
Development Framework

<p>Context</p>	<p>The Abbey and associated artefacts are included on the Record of Monuments and Places. Most of the backlands between the Abbey and The Quay are of significant archaeological interest. The area lies within the designated Zone of Archaeological Potential and the proposed Architectural Conservation Area. There are several Protected Structures on Main Street. The riverbank falls within the River Barrow and River Nore cSAC. The old derelict buildings along the waterfront are likely to provide suitable habitat for bats and a Bat Study will be required in advance of development proposals.</p> <p>An integrated approach to redevelopment is required in order to realise the full potential of the area while protecting the sensitive context. In particular, vehicular access to the backlands is severely restricted and will require the co-operation of different landowners to achieve a co-ordinated redevelopment scheme. Similarly, pedestrian access is restricted and will require the opening-up of presently blocked passageways and the creation of new links by the selective demolition of derelict structures. Car parking should be limited to the outer parts of the area, or provision made off-site.</p> <p>Much of the inner area of the backlands should be retained as open space, carefully landscaped in hard materials and incorporating remnant stone walls, steps and gateways. The inner area has the potential to provide a series of inter-connected enclosed pedestrian spaces, over-looked by new infill development where possible. Subject to further archaeological appraisal, the two derelict cottages could be renovated for café use, and a small interpretation centre created on the site of the prefabricated shed adjoining the Abbey, thereby contributing to the intimate character and heritage appeal of the area.</p> <p>The environment of The Quay should be enhanced, including consideration given to one-way traffic allowing widened footpaths and defined parking bays, as well as improved shared surface treatment, street furniture and signage.</p> <p>A comprehensive masterplan will be sought to ensure that the area is developed in a co-ordinated manner and fully compatible with existing uses, and demonstrating that sufficient pedestrian and vehicular access can be achieved while protecting existing historical monuments/buildings and their settings.</p> <p>All new development will be of the highest standards of urban design and architectural quality, with special attention to improving the quality of adjacent spaces around or between buildings, showing careful attention to the definition, scale, use and surface treatment.</p>
<p>Guiding Principles</p>	<ul style="list-style-type: none"> • To conserve and enhance the medieval core of the town; • To facilitate appropriate access to under-utilised and derelict backlands; • To promote the redevelopment of the area in an integrated manner, as opposed to a piecemeal approach of individual proposals. <p>The development of this area must include for the following mandatory objectives:</p> <ul style="list-style-type: none"> • To achieve pedestrian linkage through the area; • To incorporate public realm improvements that complement and reinforce the heritage character, particularly along the Quay; • To facilitate the development of public car park on Site 1.7.








Existing outbuildings

Site	Area	Access	Density	Content
1.1	690m ²	Main Street	High	Existing SuperValu building, with attached outbuildings to rear. Frontage to be retained as retail, with vehicle passageway to new build courtyard housing to rear (3-storey), integral with Site 2.
1.2	480m ²	Main Street	High	Integrated new build courtyard housing (3-storey), and shared access with Site 1 subject to building conservation objectives.
1.3	860m ²	The Quay	High	Redevelopment of 3 derelict cottages with 2+3-storey terraced residential, 4-storey residential infill to gap site with vehicle access to rear, integrated with Site 4, maintaining building line to The Quay.
1.4	660m ²	The Quay (via Site 3)	High	New build on site of shed with 2+3-storey town houses, vehicle access via Site 3 from The Quay and with ped link to Barrow Lane.
1.5	340m ²	Barrow Lane	High	New build on site of shed structures with 3-storey terraced housing, maintaining building line, and ped link to Site 4.
1.6	820m ²	The Quay	High	New build/redevelopment of outbuildings with 2+3-storey terrace housing, maintaining building and corner line, and yard to rear with ped access from Site 7 to Barrow Lane.
1.7	2,150m ²	The Quay	High	New build of courtyard 2+3-storey terrace housing to Quay frontage with car park to rear serving wider area and with ped link through Site 6.

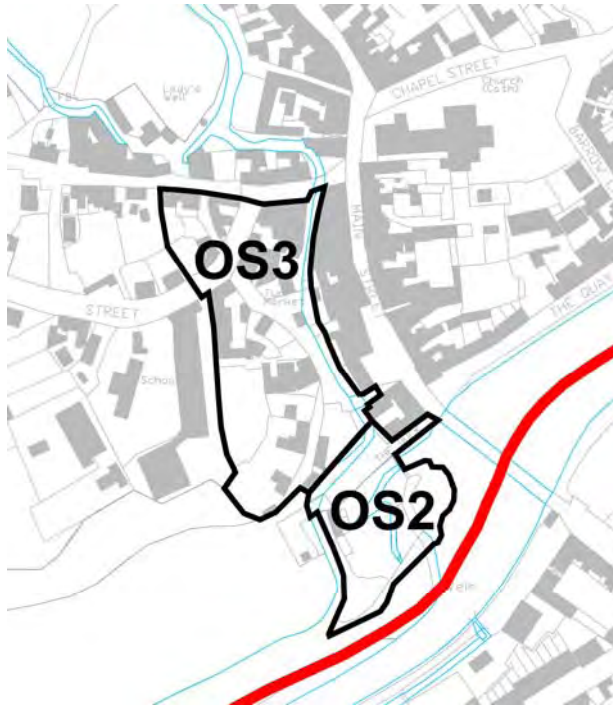


LEGEND

-  Protected Structures
-  Public Realm Improvements
-  Remnant Stone Wall
-  Vehicle Access (Possible)
-  Pedestrian Access (Possible)

Concept Plan

4.10.2 Opportunity Site 2 + 3: The Dock and Turf Market



Location Plan



Historic OS Map (1837-1842)

Key Characteristics

The Turf Market includes an interesting mixture of buildings and spaces to the rear of Main Street, extending from the High Street in the north to the Dock in the south, and associated with the Duiske river which runs for the most part unseen between the buildings. The dominant use is residential intermixed with industrial and commercial properties, including the Old Forge (now derelict). Several small bridges have been built across the river to allow access to the rear of properties on Main Street. To the west is Duiske College. The area of the river and its Mill Race add a unique 'hidden' quality to the town centre, which is largely unrecognised and should be improved to fulfil its amenity and heritage potential.

The Dock (now dry) is also an important element in the industrial heritage of the town, bounded to the north by historic structures on Lower Main Street and the River Duiske, to the west by a derelict cottage and the floodplain, and to the south and east by the River Barrow and its weir. Mature vegetation is now the most prominent feature. Waterways Ireland has development proposals for the dock (currently delayed for legal reasons).



View towards Old Dock



View towards Old Forge

Development Framework

Context	<p>The area lies within the designated Zone of Archaeological Potential and the proposed Architectural Conservation Area. There are Protected Structures on Lower Main Street. The Dock and the riverbank fall within the River Barrow and River Nore cSAC.</p> <p>Opportunity Site 2 is in part covered by Riparian Woodland, which is one of the rarest woodland types in Ireland and is a priority protected habitat under the EU Habitats Directive (Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i>; code: 91E0). The ecological value of this habitat is somewhat diminished due to the presence of the non-native tree species Lime <i>Tilia</i> sp. which is likely to have been planted in this location. This area nevertheless represents an important habitat due to its rarity at a national level and its designation as a priority habitat under the Habitats Directive.</p> <p>There are Linear Woodlands to the south of Opportunity Site 3, which provide habitat for many woodland species, act as corridors along which species can disperse and forage, and enhance the health of important conservation areas by linking them with other areas of high biodiversity.</p> <p>The derelict buildings and under-utilised sites should be sensitively redeveloped or in-filled with new build. The Old Forge should be refurbished as a small café/information/interpretation kiosk or similar use (may need incentive due to size). Area should be linked by an improved public realm along the river, including shared surface treatment to the Turf Market in order to reinforce its pedestrian character, footpath links westward to the proposed District/Neighbourhood Park, and improved street furniture and signage. Public realm improvements should extend to Main Street, incorporating Market Square and the frontage of Duiske Bar.</p>
Guiding Principles	<ul style="list-style-type: none"> • To facilitate the suitable redevelopment of under-utilised and derelict sites in an integrated manner; • To protect and enhance the small-scale heritage character of the Turf Market. <p>The development of this area must include for the following mandatory objectives:</p> <ul style="list-style-type: none"> • To achieve improved pedestrian accessibility from Main Street and to the river; • To promote the principle of shared surface treatment, with improved street furniture, signage and lighting; • To protect and supplement where possible 'Trees and Hedgerows of Visual Importance'.

Site	Area	Access	Density	Content
2.	5,110m ²	Main Street – the Dock	Low	The Old Dock – subject to proposals by Waterways Ireland. Small semi-derelict cottage should be renovated for residential or visitor use.
3.1	1,220m ²	Turf Market	Medium	Site with derelict outbuildings for new build 2-storey courtyard housing, maintaining boundary wall and building line.
3.2	540m ²	Turf Market	Medium/High	Semi-derelict outbuildings and site on river edge. Buildings should be renovated as housing and/or garages for 2+3-storey new build terrace houses or commercial on remainder of site. Building lines and access to the river to be maintained.
3.3	550m ²	Turf Market	Medium/High	Under-utilised site with shed for new build 2+3-storey terrace housing with building line maintained.
3.4	290m ²	Turf Market + High Street	Medium/High	Prominent corner site with unused sheds for new build 2+3-storey housing and/or commercial terrace that maintains corner building line.

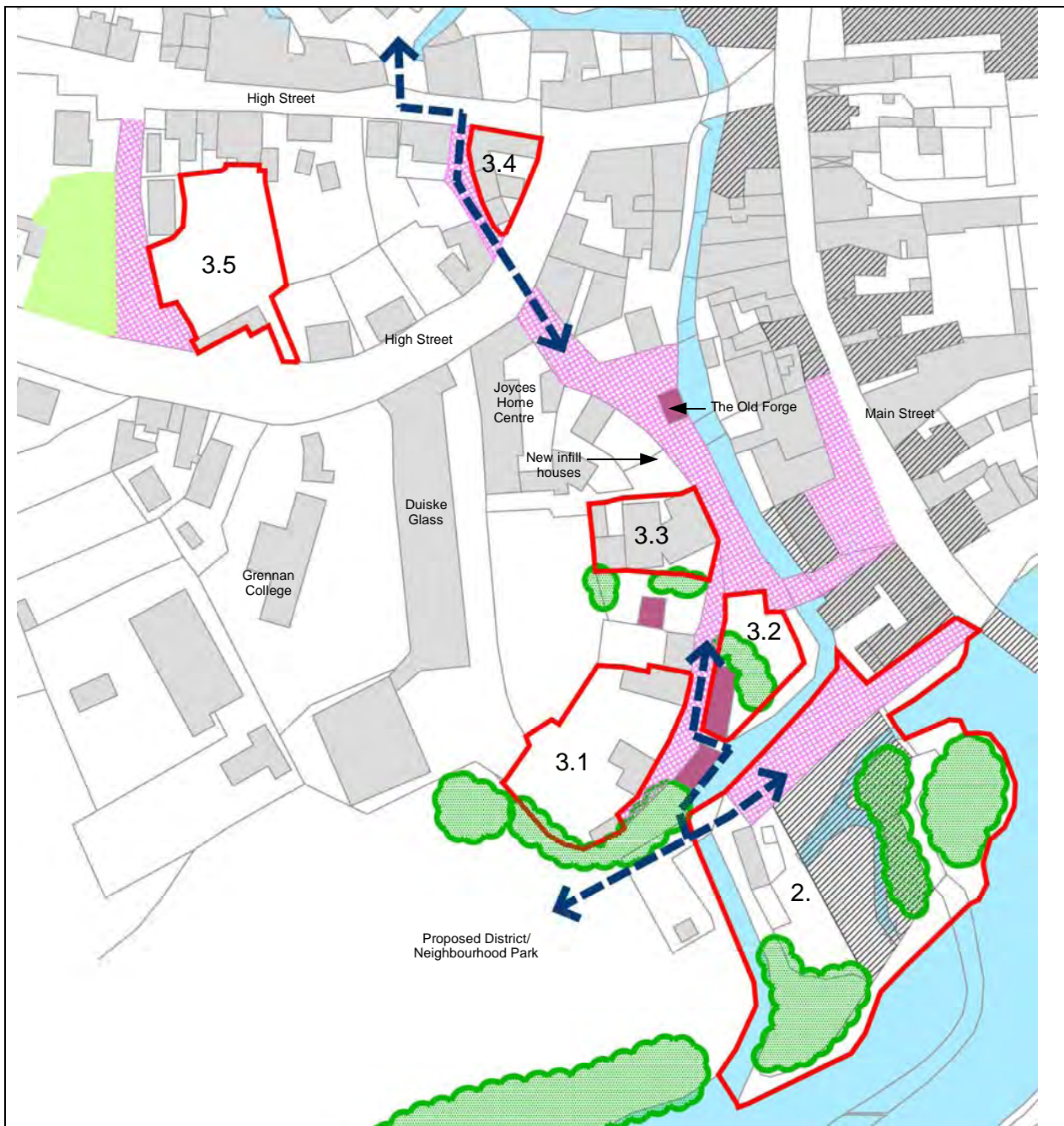
3.5	1,080m ²	High Street	Medium	Large site with semi-derelict single-storey building to road edge, for new build 2+3-storey housing and/or commercial terrace that forms building line to High Street and adjacent lane (requiring shared surface treatment).
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View to Sites 3.1 + 3.2



View to Site 3.3



LEGEND

- | | | | |
|---|---------------------------|---|------------------------------|
|  | Protected Structures |  | Open Space |
|  | Buildings to be Renovated |  | Tree Groups |
|  | Public Realm Improvements |  | Pedestrian Access (Possible) |

Concept Plan

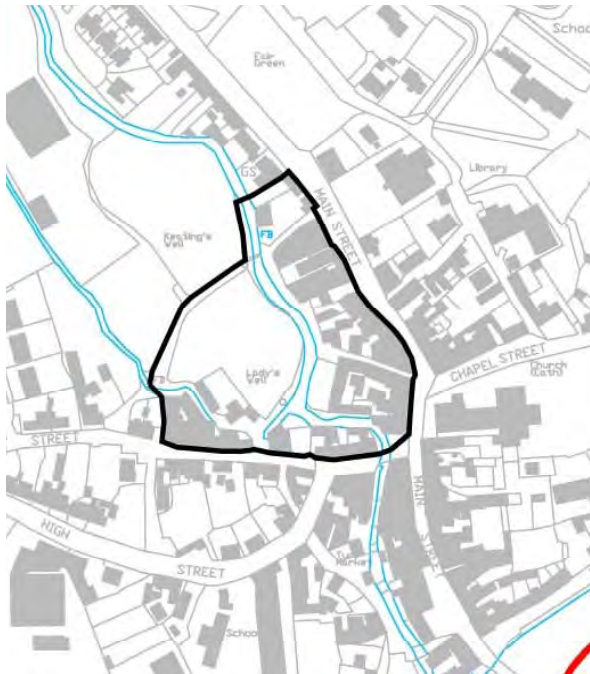


New infill housing on Turf Market



View to Site 3.4

4.10.3 Opportunity Site 4: Rear of Main Street / High Street



Location Plan



Aerial View

Key Characteristics

This area comprises the rear of properties on Main Street, and warehouses and the Cushendale Woollen Mills on High Street, backing onto the Duiske River and Mill Race. The Clapper Bridge is an important feature, dating to around 1204 but now in disrepair with much of it lying in the river. A large open space extends to the west of the river (Lady's Well), with some mature trees along the river and Mill Race. As with the Turf Market, the area has a general appearance of neglect.

Given its proximity to the town centre, the interesting industrial heritage, and the presence of the river and Mill Race, the area contains several possible redevelopment and improvement sites which together could help realise its full amenity and heritage potential.



Existing Mill Race



Remnants of the Clapper Bridge

Development Framework

Context	<p>The area lies within the designated Zone of Archaeological Potential and the proposed Architectural Conservation Area. The River Duiske valley lies within the River Barrow cSAC. There are Protected Structures on Main Street.</p> <p>There are Linear Woodlands to the south of Opportunity Site 4, which provide habitat for many woodland species, act as corridors along which species can disperse and forage, and enhance the health of important conservation areas by linking them with other areas of high biodiversity.</p> <p>A significant portion of the site is also covered by Improved Agricultural Grassland, which is species poor, and of low ecological value. These areas are included within the SAC because they are part of the river's floodplain.</p> <p>The old derelict buildings and outbuildings may be likely to provide suitable habitat for bats, and a Bat Survey will be required where necessary in advance of development.</p> <p>The redevelopment of sites adjoining the River Duiske present the opportunity for improving both the streetscape and the relationship of the town centre to the considerable amenity value of the area. Any such development should include measures to retain and enhance access to the riverside through improved footpath links, conservation of and possible reconstruction of the Clapper Bridge and public realm improvements to the riverside lane and passageways linking to Main Street.</p> <p>The development of this area must include for the following mandatory objectives:</p> <ul style="list-style-type: none"> • To ensure the conservation and possible reconstruction of the Clapper bridge; • To achieve improved pedestrian accessibility from Main Street to the river.
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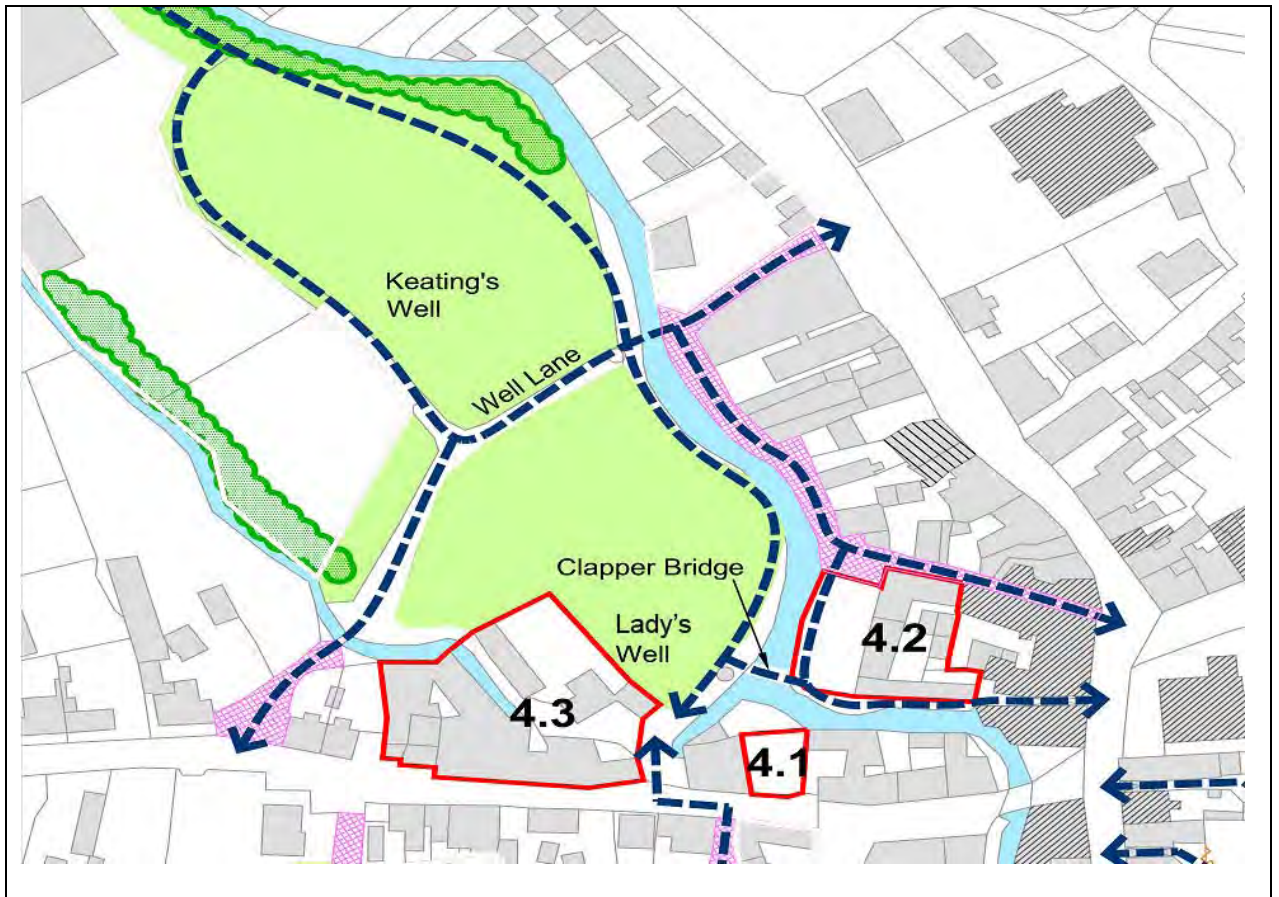
Site	Area	Access	Density	Content
4.1	300m ²	High Street	High	Semi-derelict industrial buildings for part-renovation and new build of 3-storey commercial/residential. Building lines and rear yards to be maintained.
4.2	1,080m ²	Main Street	Medium	Group of outbuildings extending to river for renovation with new build extensions of similar scale. Access to river to be maintained and improved.
4.3	2,100m ²	High Street	High	Partly occupied by Cushendale Woollen Mills, remainder derelict. Renovation for apartments and/or commercial, with provision for pedestrian links to Lady's Well and Clapper Bridge.








Derelict warehouse to rear of
Cushendale Mill



Warehouses on High Street



LEGEND

- | | | | |
|---|---------------------------|---|------------------------------|
|  | Protected Structures |  | Open Space |
|  | Public Realm Improvements |  | Tree Groups |
| | |  | Pedestrian Access (Possible) |

Concept Plan

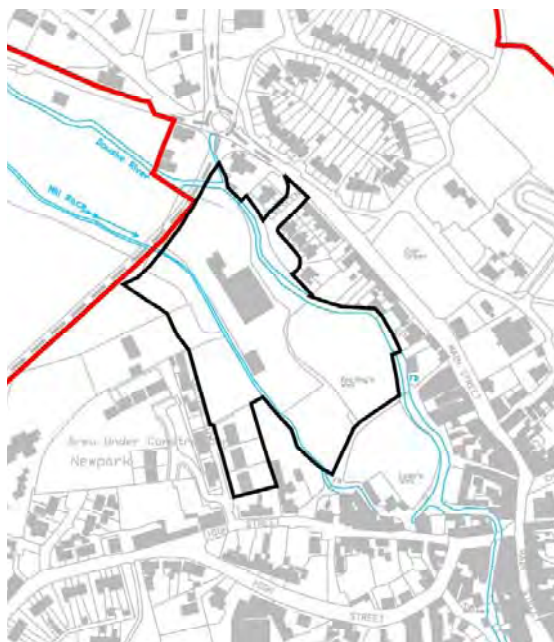


View towards Site 4.2



Riverside laneway to rear of Main Street

4.10.4 Opportunity Site 5: Duiske River Valley



Location Plan



Aerial View

Key Characteristics

This area to the rear of properties on Main Street is presently dominated by a large light industrial use (Cullen Steel) and open space (Marsh Meadows) between the Duiske river and Mill Race. The County Council yard (considered unsuitable in the longer term) is located to the south-east corner. New housing lies to the west, and the recently constructed relief road to the north. Mature trees occur along the river and Mill Race.

Given its location in relation to the town centre, and the landscape characteristics of the water courses, the open space areas have particular potential as a linear park, possibly including relocation of the light industrial premises and redevelopment of the brownfield site for major retail use.



View to upper Mill Race

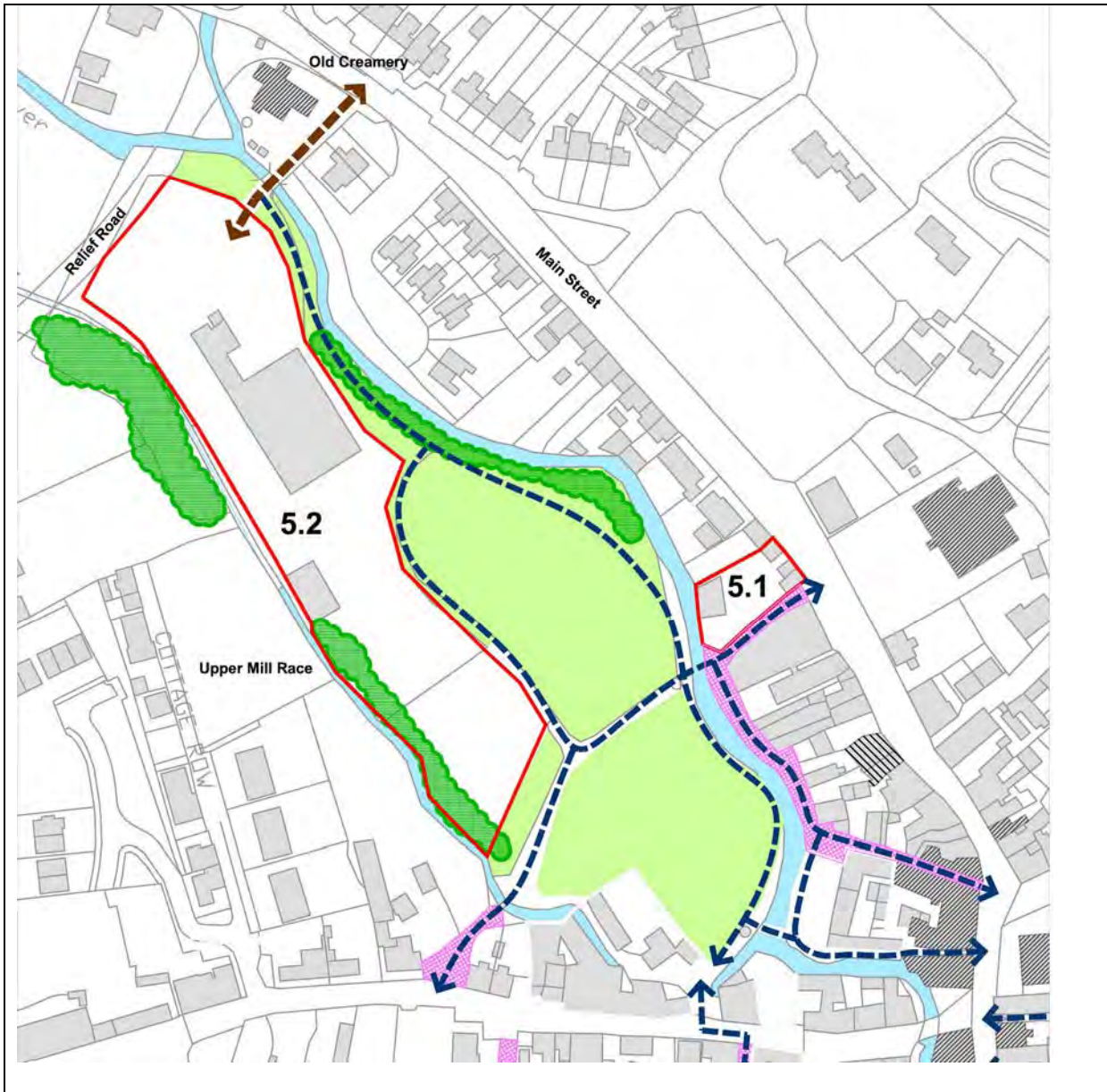


View of the old Creamery







Development Framework

Context	<p>The River Duiske valley lies within the River Barrow and River Nore cSAC. The old Creamery is a Protected Structure.</p> <p>Much of the site is also covered by Improved Agricultural Grassland, which is species poor, and of low ecological value. These areas are included within the SAC because they are part of the river's floodplain.</p>
Guiding Principles	<ul style="list-style-type: none"> • To facilitate the redevelopment of the steel yard site for appropriate town centre use, presenting built frontage to the Relief Road and incorporating land to the south boundary as required; • To promote the suitable redevelopment of the Creamery building as an integral part of the scheme. <p>The development of this area must include for the following mandatory objectives:</p> <ul style="list-style-type: none"> • To achieve improved pedestrian accessibility from Main Street to the river; • To achieve public realm improvements to footpaths and passageways, including resurfacing, signage and lighting; • To achieve boundary improvements to properties on the rear of Main Street. • To encourage passive surveillance of pedestrian routes where opportunities arise through adjoining redevelopment sites; • To achieve the planting of native tree and shrub species.

Site	Area	Access	Density	Content
5.1	750m ²	Main Street	High	Council Depot and adjoining yard for new build 2+3-storey residential with ground floor commercial. Frontage building line to be maintained and access to river improved.
5.2	11,900m ²	Main Street	N/A	Cullen Steel yard has redevelopment potential for a large retail use, with vehicle access from Main Street. As an integral part of development, the old Creamery would require a suitable compatible use and the river valley enhanced as a linear public park with footpath/cycle links to the town centre.

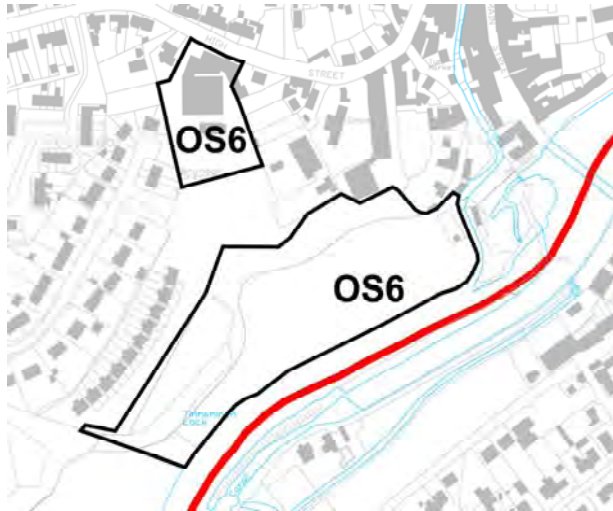


LEGEND

- | | | | |
|---|---------------------------|---|------------------------------|
|  | Protected Structures |  | Tree Groups |
|  | Public Realm Improvements |  | Vehicle Access (Possible) |
|  | Open Space |  | Pedestrian Access (Possible) |

Concept Plan

4.10.5 Opportunity Site 6: District/Neighbourhood Park



Location Plan



Aerial View

Key Characteristics

This extensive open area (locally known as the “Pitch ‘n Putt”) occupies a significant location in relation to the river and the town centre. It is mostly in public ownership (County Council). The former Dock lies to the east, Duiske College and a light industrial use to the north (Cahills Truck Bodies), and recent County Council housing (Tobar Bride) to the west. The area extends to Tinnahinch Lock and the grounds of Brandondale House to the south. It is mostly used by local residents to access the riverside area.

There is a steep embankment extending along the northern edge of the river floodplain, combined with mature groups of trees. The area is largely overgrown.

The CDP (2008) recognises the potential of the area as a District/Neighbourhood Park. This should preferably be developed in conjunction with the College, given the need for playing pitches and associated facilities, and the possibility of dual use would be encouraged by the Council. The opportunity also exists for pursuing a multi-use Community Building, to replace Abbey Hall and providing a wider range of recreational and social activities. The existing light industrial use to the north of the area is zoned Mixed Use in this Plan, presenting further opportunity for potential redevelopment of the site for uses that are more compatible with the adjoining residential, educational and recreational uses.



View along river valley

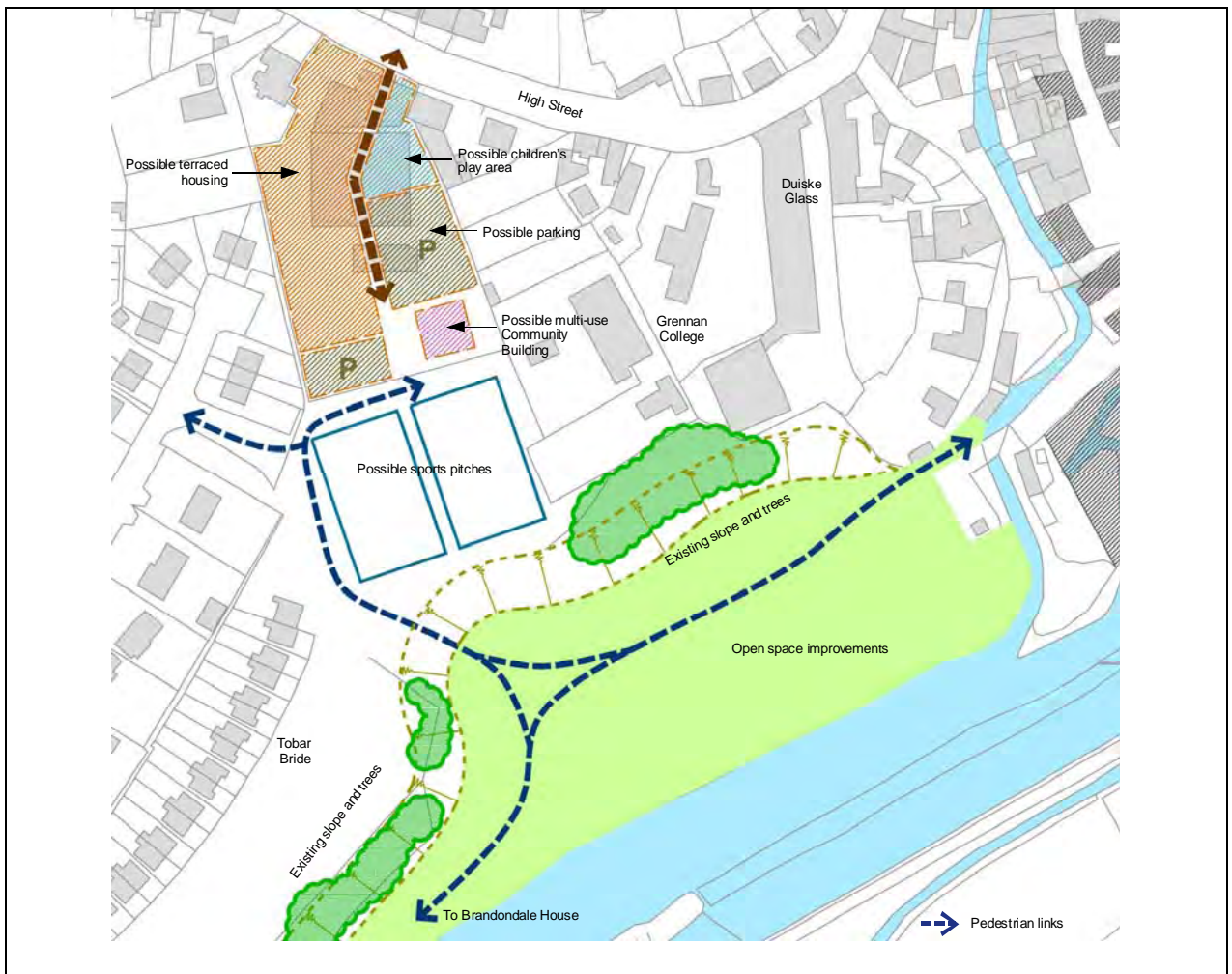


View to rear of Cahills






Development Framework

<p>Context</p>	<p>The riverside falls within the River Barrow and River Nore cSAC. There are visually important groups of trees along the higher ground of the river floodplain.</p> <p>There are Linear Woodlands to the north of Opportunity Site 6, which provide habitat for many woodland species, act as corridors along which species can disperse and forage, and enhance the health of important conservation areas by linking them with other areas of high biodiversity.</p> <p>A portion of the site along the Duske and Barrow rivers is included within the Riparian Woodland, which is one of the rarest woodland types in Ireland and is a priority protected habitat under the EU Habitats Directive. The ecological value of this habitat is somewhat diminished due to the presence of the non-native tree species Lime <i>Tilia</i> sp. which is likely to have been planted in this location. This area nevertheless represents an important habitat due to its rarity at a national level and its designation as a priority habitat under the Habitats Directive.</p> <p>There is also an area of Mixed Broadleaf Woodland within the site predominantly composed of non-native Sycamore and Beech (<i>Fagus sylvatica</i>), and there is a good proportion of Oak (<i>Quercus</i> sp). In open areas Indian Balsam is much in evidence while there are also signs of encroachment by Rhododendron (<i>Rhododendron ponticum</i>) and Cherry laurel (<i>Prunus laurocerasus</i>). There are also patches of Japanese knotweed (<i>Reynoutria japonica</i>). These are all considered by the Invasive Species Forum as of greatest risk or most unwanted of alien invasive species in this country. (see www.invasivespeciesireland.com). Together they represent a major threat to the integrity of the SAC and to local biodiversity in general.</p> <p>The majority of the land within the site, however, is Wet Grassland, which is a variable habitat type and can be of conservation value depending on the species composition and the site history. It is likely that these areas are flooded periodically. This area of Wet Grassland is showing the signs of natural encroachment with numerous Alder and Willow saplings, indicating that it may return to Riparian woodland if left undisturbed.</p>
<p>Guiding Principles</p>	<ul style="list-style-type: none"> • To promote the comprehensive redevelopment of Cahill's site predominantly for housing; • To secure improved pedestrian linkage between the river and High Street. <p>The development of this area must include for the following mandatory objectives:</p> <ul style="list-style-type: none"> • To secure District-scale recreation facilities in the form of a 'town park', including managed and improved habitats, surfaced footpaths, picnic tables, seating and signage; • To provide recreation facilities for the town including possible sports pitches (junior) on higher ground adjacent to and in conjunction with the College, a multi-use Community Building, children's play area and public parking.

Site	Area (ha)	Access	Content
District/ Neighbourhood Park	2.75	The Dock & Brandondale	Managed (wildflower) grassland, bound surface footpaths, picnic tables, seats and signage. Possible sports pitches (multi-purpose, junior size) on higher ground adjacent to College.
Cahills Truck Bodies	0.62	High Street	Potential redevelopment of site for medium density 2-storey terraced houses, with parking and play area. Further opportunity to incorporate new multi-use Community Building, with associated public parking, in conjunction with new development and for dual use of College.



LEGEND

-  Protected Structures
-  Open Space
-  Tree Groups
-  Vehicle Access (Possible)
-  Pedestrian Access (Possible)

Concept Plan

4.10.6 Residential Area R1: Lands along western Relief Road



Aerial View

Key Characteristics

Area R1 comprises two sites on the western edge of the town, either side of the recently opened relief road and the R705. Existing medium/low density residential development (Brandonvale and Woodland) is located to the east. The sites are presently agricultural, with vegetation cover limited to remnant hedgerows. Site R1.1 slopes steadily from the relief road towards Brandonvale. Site R1.2 rises steeply westwards from the relief road and is highly prominent in views from the roundabout. A large detached dwelling is located on the western edge of Site R1.2. The possible site for a new Fire Station lies to the north-west side of the relief road. There are mature groups of trees to the east of Site R1.2, within the grounds of Brandondale House, and Ballykanill Wood extends southwards along the R705.



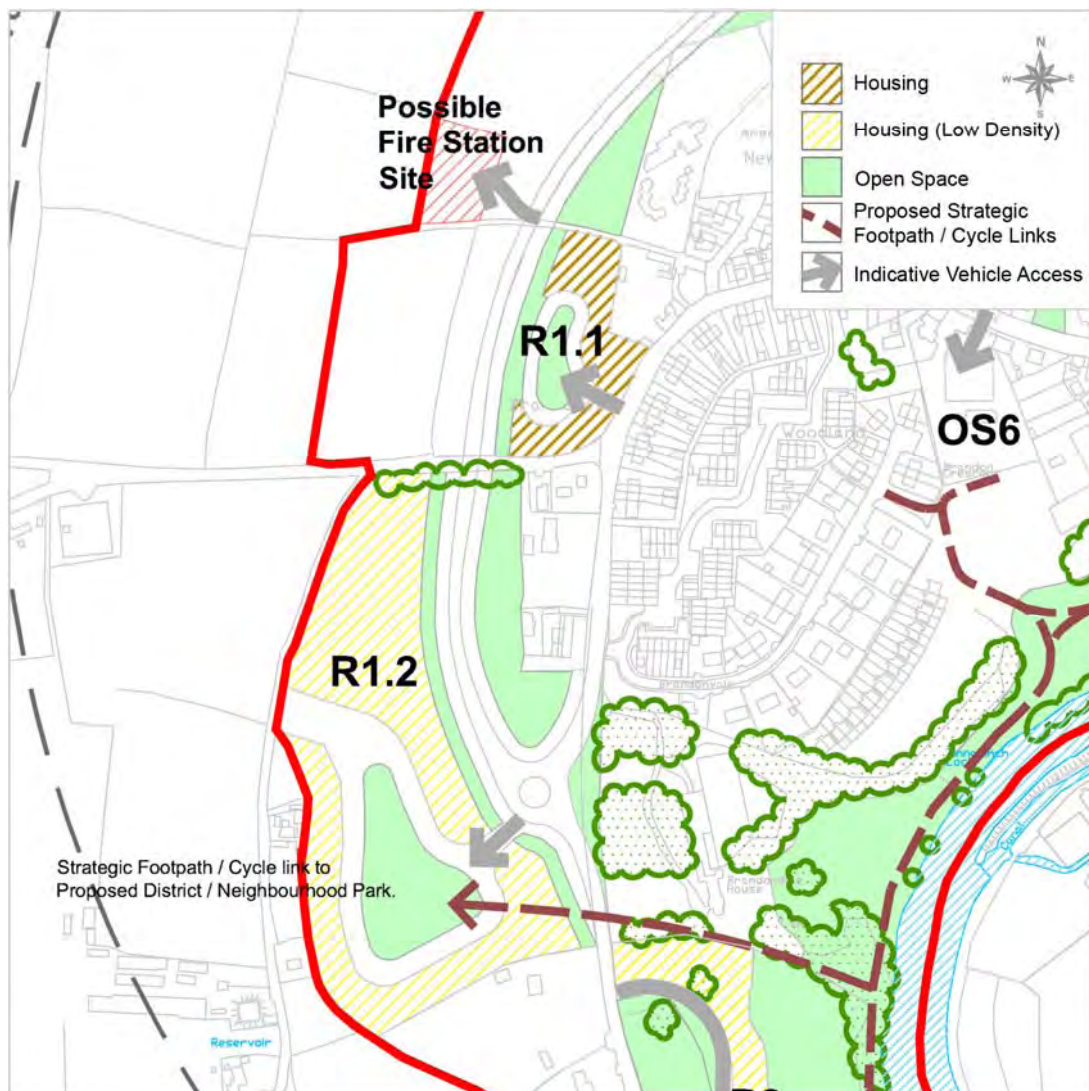
View to Site R1.1



View to Site R1.2 from roundabout

Development Framework

Context		Given the proximity of the sites to the relief road, suitable buffer zones should be included of native woodland planting. Site R1.2, which is especially prominent in views from the new roundabout due to the local topography, is zoned for Low Density Residential and would be suitable for serviced sites subject to protecting the amenity of existing residences and establishing a substantial landscape framework within which development can be absorbed. A footpath/cycle link, with safe crossing of the R705, to the proposed District/Neighbourhood Park should form an integral part of any development.
Development Objectives		<ul style="list-style-type: none"> To secure development of Site R1.1 appropriate to the character and scale of existing housing at Brandonvale and Woodland; To secure low density development of Site R1.2 within a substantial landscape framework that will reduce visual impact and help maintain the amenity of existing residences.
Site	Area (ha)	Access
1.1	0.90	From R705.
1.2	4.50	By new relief road roundabout.



Concept Plan

4.10.7 Residential Area R2: Lands at Brandondale House



Aerial View



View towards Brandondale House

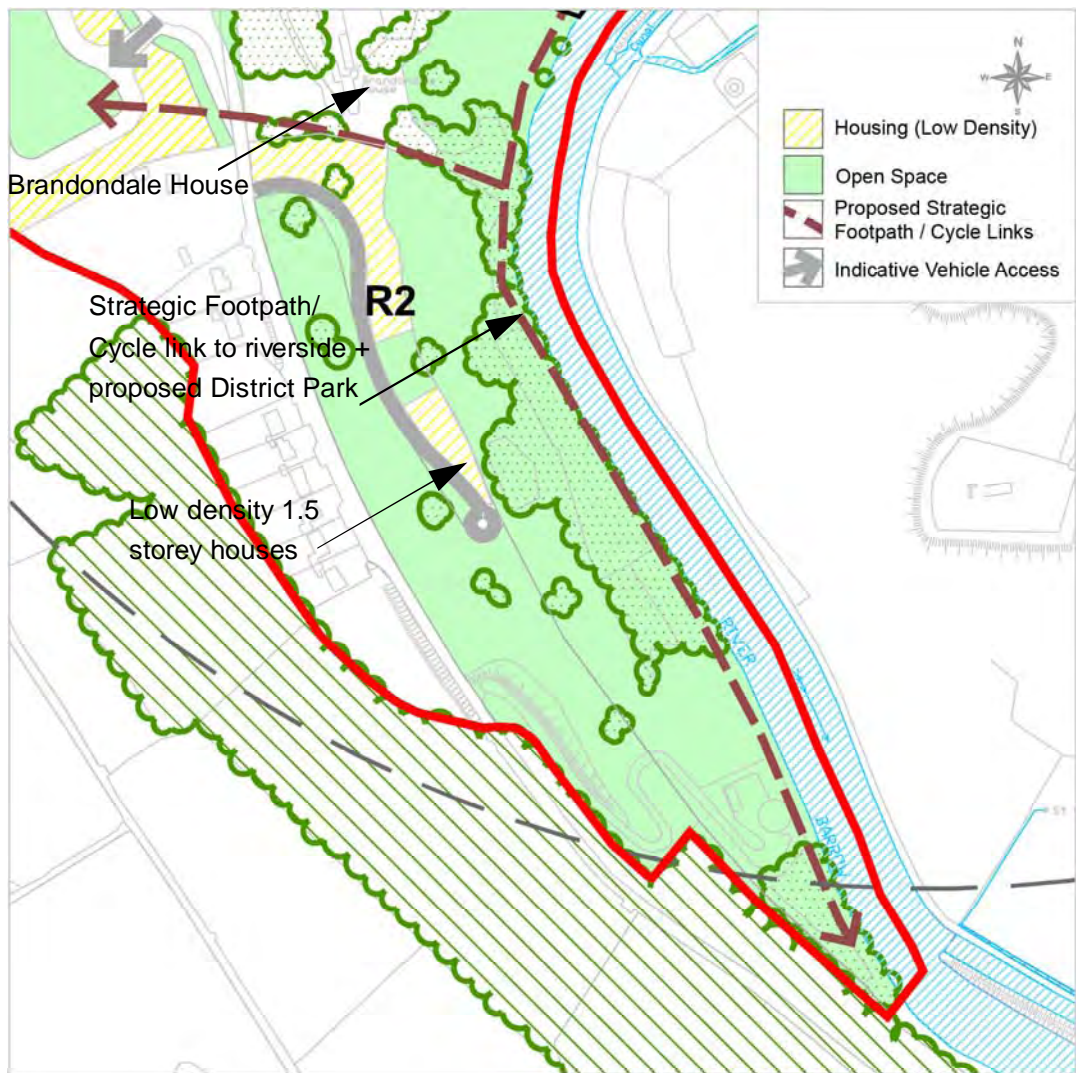
Key Characteristics

Area R2 lies to the south of the town centre, between the R705 and the River Barrow. The site is long and narrow, sloping steeply towards the river and with the original dwelling of Brandondale House (Protected Structure RPS C150) at the north end. It is an attractive amenity landscape, comprising remnant parkland now in decline, with large mature and over-mature trees clustered around the house and scattered throughout the rest of the grounds. It is likely that extensive tree clearance has occurred in the past, leaving the site exposed to views from the surroundings.

The site was zoned for residential use in the 2002 CDP, but given its sensitivity in terms of the river corridor, consideration should only be given to limited low density development on the less steep slopes where this can be demonstrated to result in minimal adverse impacts on the landscape setting. This will entail the use of innovative building forms, such as split-level, maximum 1.5-storey buildings, that are responsive to the local topography. Extensive tree planting in advance of any development would be required to restore the parkland character and to help mitigate views into the site. A higher density development at the northern end of the site, on shallow slopes in the vicinity of the existing house (zoned as Established Residential), may be appropriate subject to siting, safeguarding the setting of the Protected Structure, design and retaining and enhancing existing landscape and built features.

Development Framework

Context		The riverside falls within the River Barrow and River Nore cSAC. The site is highly constrained by topography, remnant parkland landscape, views, proximity to river corridor and proximity to Protected Structure C150 (Brandondale House). The site comprises Improved Agricultural Grassland which is species poor, and therefore of low ecological value.
Guiding Principles		<ul style="list-style-type: none"> To safeguard and where possible enhance the River Barrow and River Nore cSAC; To safeguard the setting of the Protected Structure; To secure the landscape enhancement of the site in advance of development; To achieve appropriate low density development of innovative building forms. <p>The development of this area must include for the following mandatory objectives:</p> <ul style="list-style-type: none"> To secure public access along the riverside and pedestrian/cycle linkage to Residential Site R1.2.
Site	Area (ha)	Access
R2	1.50	From the R705



Concept Plan

4.10.8 Residential Area R3: Lands at Harristown



Aerial View



Concept Plan

Key Characteristics

The site comprises two parcels of land. R3.1 to the west of the R705 lies between existing detached houses and the development boundary, while R3.2 is to the east of the road. Current use is agricultural, and there is little established vegetation cover. Both parts of the site have continuous frontage to the R705. Extensive new housing at Fair View is located south of R3.2 on the eastern side of the road.

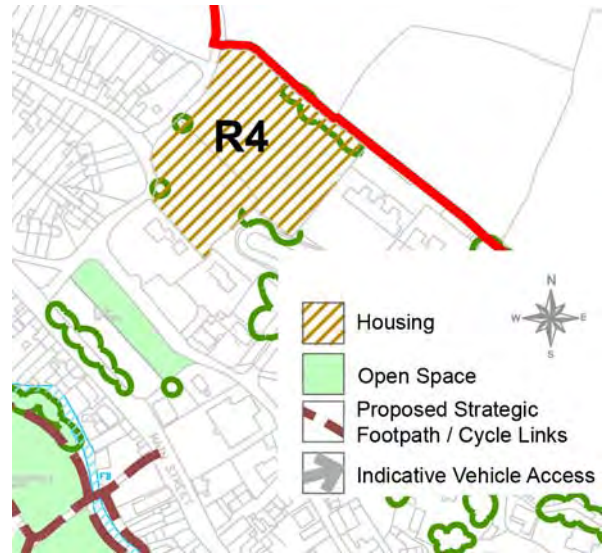
Development Framework

Context		Any development needs to protect the amenity of existing residences.
Guiding Principles		<ul style="list-style-type: none"> To achieve suitable medium-low density development in keeping with existing housing to the west. <p>The development of this area must include for the following mandatory objectives:</p> <ul style="list-style-type: none"> To secure suitable screening between existing houses and new development; To provide for a pedestrian link from R705 to Newtown road at graveyard.
Site	Area (ha)	Access
R3.1	1.05	From R705.
R3.2	1.46	From R705.

4.10.9 Residential Area R4: Fair Green



Aerial View



Concept Plan

<p>Development Objectives</p>	<ul style="list-style-type: none"> • To provide pedestrian and cycle linkages to the town centre; and • To maximise the retention and incorporation of hedgerows.
--------------------------------------	---

5 Implementation

5.1 The Process

The benefits of the LAP will only be achieved if its policies are translated into action. The implementation of the Plan will be through:

- The development management process;
- Developing partnerships with other agencies;
- Ongoing management of the plan; and
- Monitoring and reviewing the plan regularly.

This LAP sets out certain policies and objectives in an attempt to promote, facilitate and guide development in the town of Graigenamanagh. It also seeks to make Graigenamanagh a more attractive place to live and recreate in and seeks to enhance quality of life. This Plan puts forward many ideas and it is important that it is implemented on the ground. Once adopted, the LAP will be used as a basis for guiding investment decisions for the public and private sector.

If Graigenamanagh is to grow and expand it will need additional support services such as shops, employment provision and recreational facilities. The provision of such facilities will be made through a collaborative partnership between the local residential and economic community and Kilkenny and Carlow County Councils.

It must be remembered that this LAP is not only a Plan for the Planning Authority, but it is more importantly a Plan for the people of Graigenamanagh. The local community contributed to the contents of the LAP through the submission of comment sheets and attendance at the public consultation events.

5.2 How the LAP will be Implemented

There are some proposals set out in this LAP over which the Council would have no direct responsibility or control. The expansion of primary and post-primary schools, for example, are essentially the responsibility of the Department of Education, whilst the provision of health services falls under the auspices of the Department of Health and Children. Whilst the Council will use whatever it can to facilitate the provision of social community and transport infrastructure, it is not in all instances the direct provider of such services.

The Council is also constrained in its implementation efforts by limited resources. This factor underlies the need to maximise both financial and human resources in consultation with Government and Non-Government organisations and individuals.

Furthermore, there is a need to combine the statutory powers of the Council with proactive and voluntary sector investment.

5.3 Development Contribution Scheme

The Planning and Development Act 2000 provides for the adoption of a development contribution scheme and Section 48 (1) of the Planning and Development Act 2000 outlines that a planning authority, when making a grant of permission may include a condition requiring the payment of a contribution in respect of public infrastructure and facilities throughout the County. Some exceptions apply to certain development under the contribution scheme and contribution cannot be levied, for example, in regard to existing properties and in respect of

residential units which are provided in accordance with an agreement made under Part V of the Planning and Development Act 2000, or those provided by approved housing bodies.

5.4 Monitoring

The Council will keep all matters which affect development and the planning of development under regular review. Monitoring is an essential part of the overall LAP process. There is a requirement therefore, to identify the extent to which the LAP is being implemented and the effectiveness of its policies and proposals, particularly in relation to sustainability. In addition, the assumptions and forecasts, which underpin the LAP, will require continued assessment to detect any fundamental changes which impact upon the policies within the plan.

5.5 Community Participation

Public confidence in the planning system relies heavily on the involvement of community participation and in transparency of the system itself. Public and regulatory bodies must be kept informed of public opinion in as much as the public are adequately informed of the roles and actions of the regulatory bodies. The Council engaged the community at the initial stages in the LAP process with a successful community consultation event in January 2008. It is necessary to continue to promote community participation in all aspects of the Plan implementation process and the Council promotes the active involvement of local development association and other parties in the implementation of specific objectives and policies in the LAP.

5.6 Pre-Planning Advice

Kilkenny County Council offers an advisory service to potential developers in the form of pre-planning advice. The Area Planner is available for consultation by appointment for any prospective developments in the town of Graiguenamanagh. Advice is given on design and the ability of existing services to accommodate the proposed development. This advice is given subject to the stipulations of Section 247 of the Planning and Development Act 2000, where the carrying out of consultations will not prejudice the performance of a planning authority or any of its functions. This service is available from the earliest stage of a project and intending developers are recommended to avail of the service and to ring the County Council Area Office for information and an appointment.

Appendix 1 – Maps

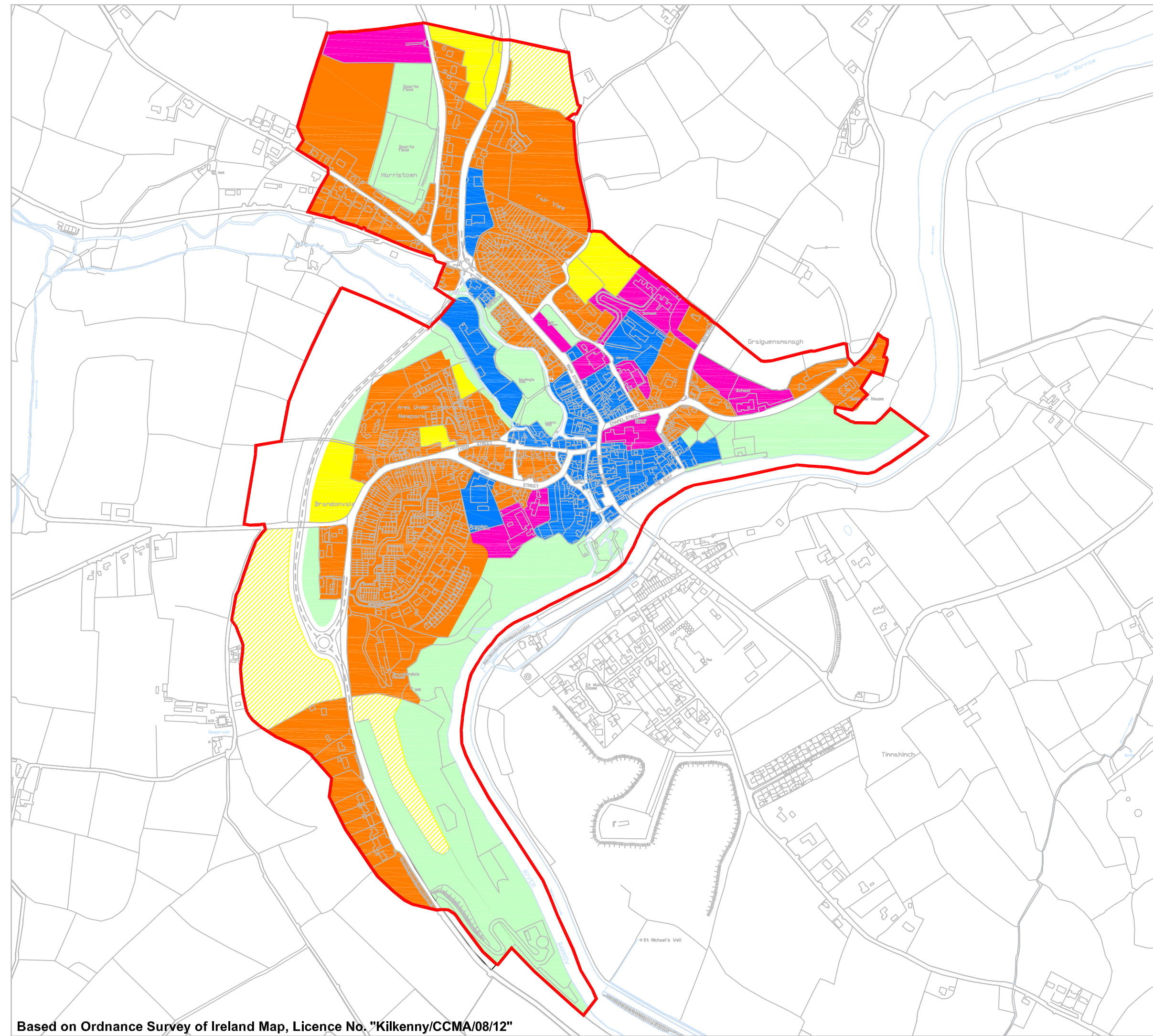
Map 1: Land Use Zoning Plan


Map 2: Natural Heritage

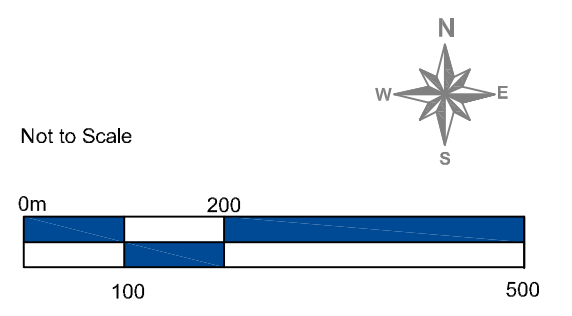
Map 3: Built Heritage

Map 3A: NIAH

Map 4: Urban Development Framework Plan



- LEGEND**
-  Development Boundary
 -  Existing Residential
 -  Residential
 -  Low Density Residential
 -  Community / Education
 -  Mixed Use
 -  Open Space
 -  Agriculture
 -  Relief Road



GRAIGUENAMANAGH

Local Area Plan 2009
Map 1:
 Land Use Zoning

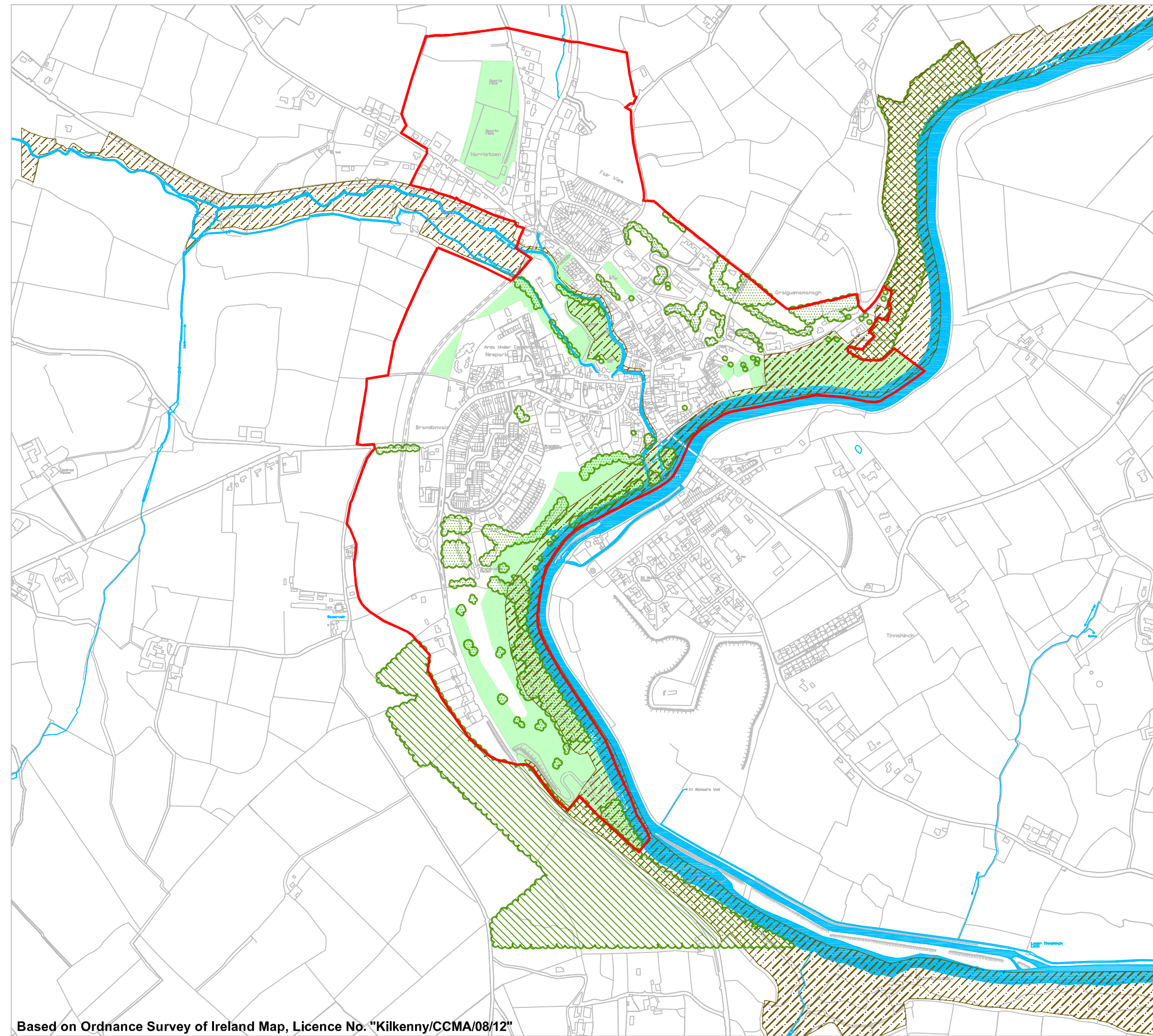

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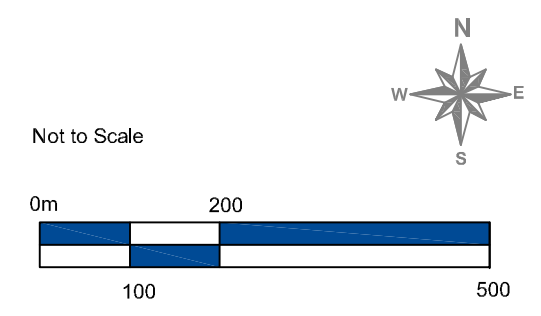


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Based on Ordnance Survey of Ireland Map, Licence No. "Kilkenny/CCMA/08/12"



- LEGEND**
-  Development Boundary
 -  Survey of Woodlands in County Kilkenny (Harris M. 1996)
 -  Trees / Hedgerows of Visual Importance
 -  Open Space
 -  Watercourses
 -  Special Area of Conservation (cSAC 2162)



GRAIGUENAMANAGH

Local Area Plan 2009

Map 2: Natural Heritage

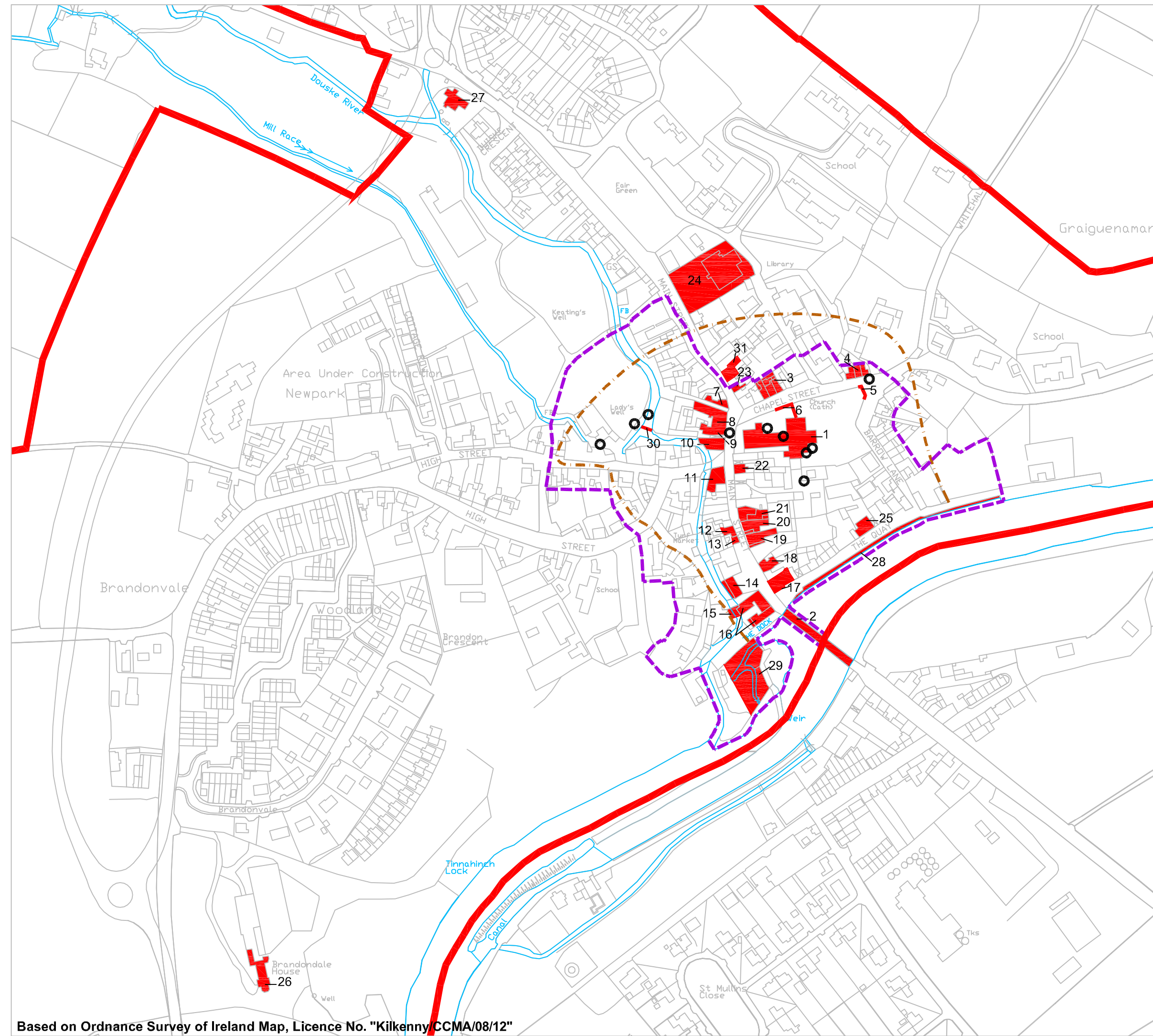

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
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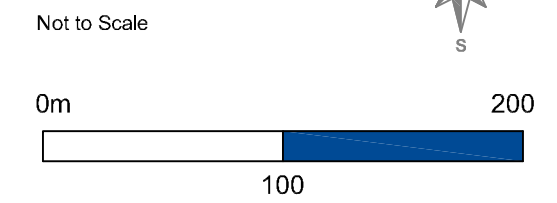
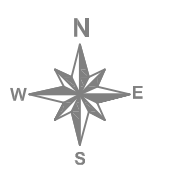
Based on Ordnance Survey of Ireland Map, Licence No. "Kilkenny/CCMA/08/12"



- LEGEND**
-  Development Boundary
 -  Zones of Archaeological Potential
 -  Architectural Conservation Area
 -  Recorded Monuments Locations (www.archaeology.ie)
 -  Protected Structures

For lists of Protected Structures
Refer Appendix 2, List 1

For list of Recorded Monuments
Refer Appendix 2, List 2.



GRAIGUENAMANAGH

Local Area Plan 2009
Map 3:
 Built Heritage

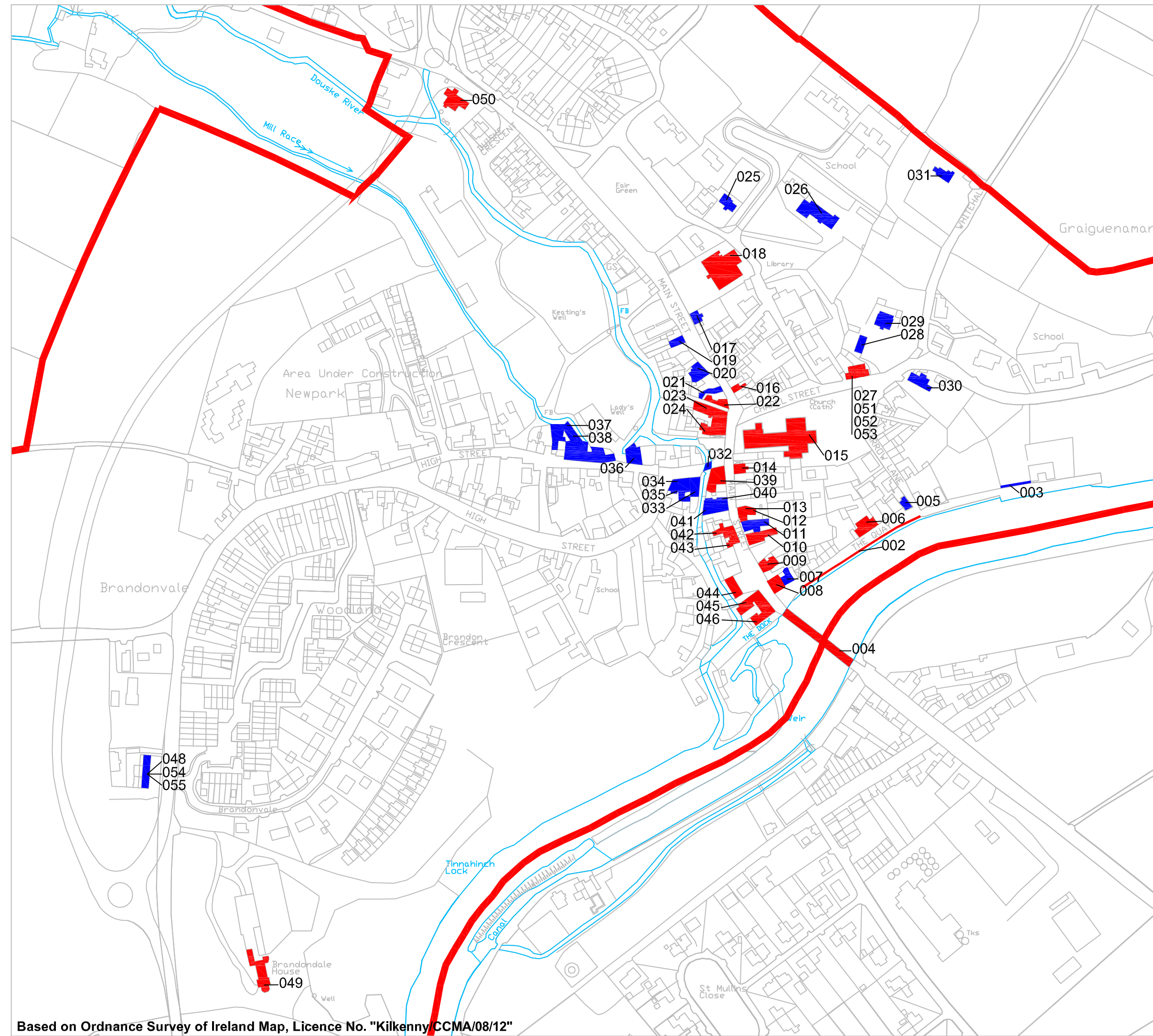

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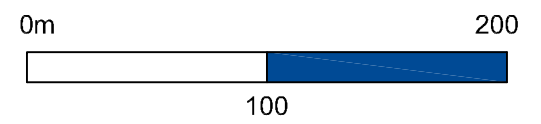
- LEGEND**
- Development Boundary
 - Buildings identified on the NIAH and on the RPS
 - Buildings identified on the NIAH *

Source: www.buildingsofireland.ie

Note: This map indicates the locations of NIAH structures and differentiates between those structures that are also listed on the Record of Protected Structures. Not all protected structures are listed by the NIAH and this map is not therefore a complete representation of the RPS for Graiguenamanagh.

Refer to Map 3 for the complete RPS Mapping.

* All numbers as shown on the map are preceded by the prefix 12318 to form the eight-digit NIAH reference number.
 Source: www.buildingsofireland.ie



GRAIGUENAMANAGH

Local Area Plan 2009

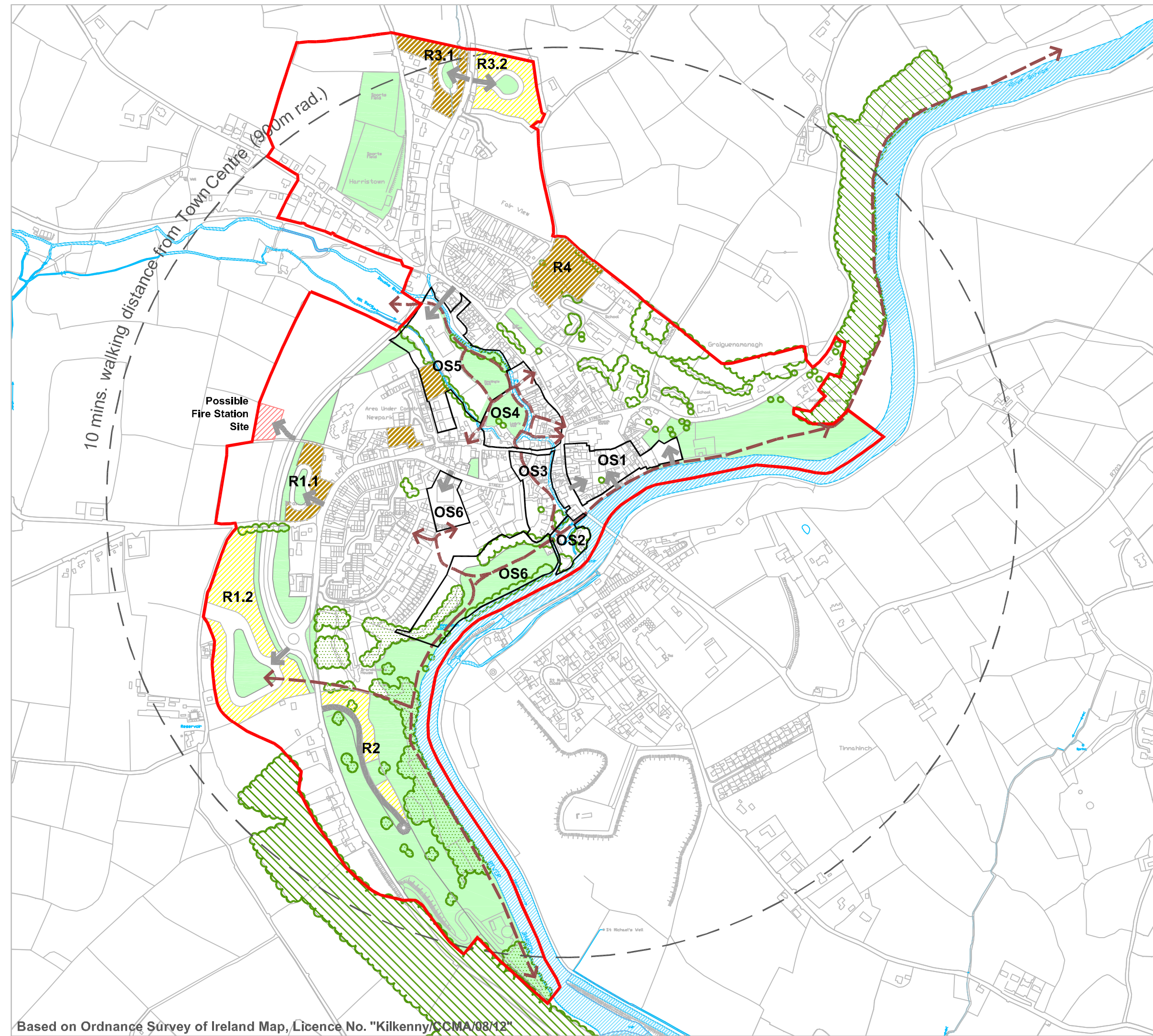
Map 3A: National Inventory of Architectural Heritage

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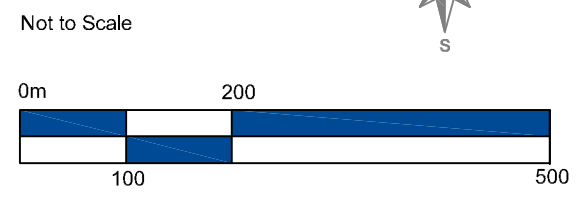
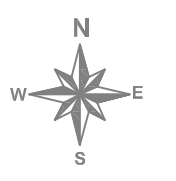
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- LEGEND**
- Development Boundary
 - Residential Sites
 - Low Density Residential
 - Open Space
 - Survey of Woodlands in County Kilkenny (Harris M. 1996)
 - Trees / Hedgerows of Visual Importance
 - Opportunity Sites
 - Proposed Strategic Footpath/Cycle Links
 - Indicative Vehicle Access



GRAIGUENAMANAGH

Local Area Plan 2009

Map 4: Development Framework Plan

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Appendix 2 – Lists

List 1: Record of Protected Structures

List 2: Record of Monuments and Places

List 3: List of Native Trees and Shrubs

List 1: Record of Protected Structures

Map ref	Description	Detailed Description	Location	NIAH ref	RPS ref
1	Duiske Abbey Catholic Church, Abbey	Duiske Abbey. Detached ten-bay double-height Catholic abbey, founded 1204-12, on a cruciform plan on a corner site comprising six-bay double-height nave with three-bay single-storey lean-to side aisles	Chapel St.	12318015	C124
2	Graiguenamanagh Bridge	Erected in 1764, this 7-span segmental arch humpbacked bridge is of high landscape value. The spandrels above its angled cutwaters are decorated with rectilinear and round Palladian motifs.	Over the River Barrow	12318004	C125
3	Houses, row of	Four-bay, three-storey houses.	Chapel St. (N)	N/A	C126
4	Cottages, row of four	Row of four single-bay, single-storey gable-fronted Tudor Revival-style widows' almshouse with half-dormer attics, c.1850.	Chapel St. (N)	12318027, 1231051-53	C127
5	Duiske Abbey Gates	Classical gates on East side of graveyard.	Chapel St. (E)	12318015	C129
6	Duiske Abbey Gates	Duiske Abbey gates. Gateway, built 1812, comprising Tudor-headed carriageway with pair of cut-granite paired trefoil-headed panelled piers.	Chapel St. (S)	12318015	C128
7	'M. Ryan', Public House	End-of-terrace three-bay three-storey house, c.1900, on a corner site possibly incorporating fabric of earlier house, pre-1840, on site with pubfront to ground floor, and single-bay two-storey return with half-dormer attic to west.	Main St. Upper (W)	12318022	C130
8	'E. Prendergast', House	End-of-terrace five-bay three-storey house, c.1875, possibly originally two separate two-bay three-storey (south) and three-bay three-storey (north) houses incorporating fabric of earlier houses, pre-1840, on site. Renovated, c.1900.	Main St. Upper (W)	12318023	C131
9	'M. Doyle', Public House	Terraced four-bay three-storey house with dormer attic, c.1875, possibly incorporating fabric of earlier house, pre-1840, on site with square-headed carriageway to left ground floor.	Main St. Upper (W)	12318024	C132
10	'Hughes', House	"The Globe", three bay, three storey house with white lettering.	Main St. Upper (W)	N/A	C133
11	'Hughes', House and Shopfront	"Hughes", End-of-terrace five-bay three-storey house, c.1850, on a corner site possibly incorporating fabric of earlier house, pre-1840, on site. Renovated, c.1900, with shopfront inserted to ground floor.	Main St. Lower (W)	12318039	C134
12	'Parsons', 'Joseph Kissane Ltd.', House	'Parsons' Terraced two-bay three-storey house, c.1825, possibly originally forming part of larger five-bay three-storey composition with house to south; and "Joseph Kissane Ltd.", Terraced three-bay three-storey house, c.1825.	Main St. Lower (W)	12318042, 12318043	C135
13	'Street Scenes', House and Shop	End of terrace, single-bay, two-storey house with early timber shopfront to ground floor and two canted bay windows to side elevation.	Main St. Lower (W)	N/A	C136
14	Market House	Attached five-bay two-storey Classical-style market house with attic, c.1800, originally detached with 3-bay 2-storey pedimented breakfront.	Market Square	12318044	C137
15	House	End-of-terrace two-bay two-storey over raised basement granite ashlar house, c.1825	Market House Lane	12318045	C138
16	'The Anchor', Public House	'The Anchor Bar', 6-bay, 3-storey building with attached 2-bay 3-storey office building, c.1900, (Old Barrow navigation office) (ii) Attached 2-bay 2-storey gable-fronted house, c.1900, to west with 2-bay 2-storey linking range to right.	Main St. Lower (W)	12318046	C139

Map ref	Description	Detailed Description	Location	NIAH ref	RPS ref
17	'F.J. Murray', shop	Terraced four-bay three-storey house, c.1800, on a corner, with three-bay three-storey side (south) elevation. Gothick timber pubfront, c.1875, with carved engaged Doric columns, trefoil-headed openings, incorporating Corinthian colonette mullions.	Main St. Lower (E)	12318008	C140
18	House, Shopfront	Terraced four-bay two-storey house, c.1825, with square-headed carriageway to left ground floor. Extensively renovated, c.1925, with shopfront inserted to ground floor.	Main St. Lower (E)	12318009	C141
19	House and shopfront.	Valley Hardware. End-of-terrace three-bay three-storey house with dormer attic, c.1900, possibly incorporating fabric of earlier house, pre-1840, on site with shopfront to ground floor	Main St. Lower (E)	12318010	C142
20	House and shopfront	Terraced four-bay three-storey house, c.1825, possibly originally two separate two-bay three-storey houses with square-headed carriageway to right ground floor. Painted stone-clad shopfront, c.1975, to left ground floor.	Main St. Lower (E)	12318011	C143
21	Barron's House	Pair of terraced two-bay three-storey house with dormer attic, c.1850. Renovated, c.1900, with shopfront inserted to ground floor.	Main St. Lower (E)	12318012-13	C144
22	Garda Barracks, former	Terraced four-bay three-storey house with dormer attic, c.1775, possibly originally Royal Irish Constabulary barracks.	Main St. Lower (E)	12318014	C145
23	House	Terraced, two bay, three storey house, c. 1850, with early shop front. Original six over six timber sash windows. Formerly 'McElroy Chemist'	Main St. Lower (E)	12318016	C146
24	School, former.	Detached nine-bay double-height Classical-style school, c.1850, on a T-shaped plan with three-bay double-height pedimented central bay, crenellated gateway	Main St. Upper (E)	12318018	C148
25	Warehouse	Detached seven-bay four-storey granite warehouse on a T-shaped plan with square-headed carriageway to right ground floor, and three-bay four-storey parallel range along rear (north) elevation.	The Quay	12318006	C149 and D151
26	Country House. Brandondale House	Brandondale House. Detached eight-bay two-storey house with dormer attic, c.1800,	New Ross Road	12318049	C150
27	Creamery	Compact range of two-storey buildings with covered loading bays and rear brick chimney. Detached three-bay single-storey over raised base double-pile creamery with attic, post-1903, with single-bay single-storey gabled central bay.	Main Street Upper/Borris Road	12318050	D150
28	Quay	Extensive frontage on right bank of Barrow, with associated warehouseing.	The Quay	12318002	D152
29	Dry Dock	Silted-up remains of former dry dock on right bank of Barrow, the sidewalls of which are still visible.	Right bank of the Barrow	12318047	D160
30	Bridge (Footbridge)	Simple 5-span stone footbridge over Duiske River. (Clapper Bridge).	Over Duiske River	N/A	D153
31	'Staunton', House and Shopfront.	End of terrace, three-bay, three-storey house with stone shopfront with painted lettering and moulded plaster window architraves.	Main St. (E)	N/A	C147

List 2: Record of Monuments and Places

Townland	Monuments and Places	Ref. No.
Graigenamanagh	Historic Town	KK029-018----
Graigenamanagh	Religious House (Cistercian Monks)	KK029-018001-
Graigenamanagh	High Cross	KK029-018002-
Graigenamanagh	Effigy	KK029-018003-
Graigenamanagh	Memorial Stone	KK029-018004-
Graigenamanagh	Cross	KK029-018005-
Graigenamanagh	Burial(s)	KK029-018006-
Graigenamanagh	Ritual Site – Holy Well	KK029-018007
Graigenamanagh	Bridge possible	KK029-018008-
Graigenamanagh	Water Mill - Unclassified	KK029-018009-
Graigenamanagh	High Cross	KK029-018012

List 3: List of Native Trees and Shrubs

Choosing the right species of tree and shrub is very important in urban areas where there are restrictions on space. Where possible, always use native species. Below is a list of the trees and shrubs native to Ireland, and advice on the locations to which they are suited.

Common name	Latin name	Height (max)	Suitable for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, container, raised beds etc.	Guide to planting: see key below
Alder	<i>Alnus glutinosa</i>	22m	Yes	No	Yes	ADPS
Alder buckthorn	<i>Frangula alnus</i>	6m	Yes	No	Yes	D
Arbutus (strawberry tree)	<i>Arbutus unedo</i>	8m	Yes	No	Yes	Not frost hardy
Ash	<i>Fraxinus excelsior</i>	28m	Yes	No	No	ADIPS
Aspen	<i>Populus tremula</i>	24m	Yes	No	No	DPSV Not close to buildings or any services
Bird cherry	<i>Prunus padus</i>	14m	Yes	Yes	Yes	P
Bramble	<i>Rubus fruticosus</i>	2m	No	No	No	C/H note: tends to be invasive
Broom	<i>Cytisus scoparius</i>	2m	Yes	No	Yes	*
Burnet rose	<i>Rosa pimpinellifolia</i>	2m	Yes	No	Yes, but vigorous	C/H
Common (or European) gorse	<i>Ulex europeaus</i>	2.5m	Yes	No	In a rural setting	HV
Crab apple	<i>Malus sylvestris</i>	6m	Yes	No	No	AHIP
Dog rose	<i>Rosa canina</i>	2m	Yes	No	Yes. Vigorous	C/H
Downy birch	<i>Betula pubescens</i>	18m	Yes	Yes	Yes	ADIP
Elder	<i>Sambucus nigra</i>	6m	In hedge	No	No	V
Guelder rose	<i>Viburnum opulus</i>	4.5m	Yes	No	No	DH
Hawthorn	<i>Crataegus monogyna</i>	9m	Yes	Yes	Yes	AHIPS
Hazel	<i>Corylus avellana</i>	6m	Yes	No	No	AHS
Holly	<i>Ilex aquifolium</i>	15m	Yes	Yes	Yes	AHPS
Honeysuckle	<i>Lonicera periclymenum</i>	climber	Yes	On walls	No	C

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Common name	Latin name	Height (max)	Suitable for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, container, raised beds etc.	Guide to planting: see key below
Ivy	<i>Hedera helix</i>	climber	Yes	Yes	Yes	C
Juniper	<i>Juniperus communis</i>	6m	Yes	No	No	S
Pedunculate oak	<i>Quercus robur</i>	30m	Yes	No	No	AI only suitable for large spaces
Privet	<i>Ligustrum vulgare</i>	3m	Yes	Yes	Yes	No
Purging buckthorn	<i>Rhamnus cathartica</i>	4.5m	No	No	No	AHPV
Rowan or mountain ash	<i>Sorbus aucuparia</i>	9m	Yes	Yes	Yes	ADHIP
Scots pine	<i>Pinus sylvestris</i>	24m	Yes	No	No	AI
Sessile oak	<i>Quercus petraea</i>	30m	Yes	No	No	AI only suitable for large spaces
Silver birch	<i>Betula pendula</i>	18m	Yes	Yes	Yes	ADIP
Sloe, blackthorn	<i>Prunus spinosa</i>	3m	Yes	No	No	AHPV
Spindle	<i>Euonymus europaeus</i>	7.5m	Yes	No	No	H
Western (or mountain) gorse	<i>Ulex gallii</i>	1.5m	Yes	No	Yes	*
Whitebeam spp.	<i>Sorbus aria/S. anglica/S. devoniensis /S. hibernica/S. latifolia/S. rupicola</i>	12m	Yes	Yes	Yes	IPS
Wild cherry	<i>Prunus avium</i>	15m	Yes	Yes	Yes	AHI
Willow spp.	<i>Salix spp.</i>	6m	Some	No	No	V Not suitable near buildings or services
Wych elm	<i>Ulmus glabr</i>	30m	Yes		No	PS
Yew	<i>Taxus baccata</i>	14m	Yes	No	Yes	AIPS

- A – Grows in a wide variety of soils
- C – Climber
- H – Suitable for hedging
- I – Suitable as an individual tree
- D – Tolerates or prefers damp conditions
- P – Tolerates smoke or pollution
- S – Tolerates shade
- V – Invasive
- * - Tolerates dry conditions

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