

**Kilmacow Draft Local Area Plan  
2009-2015**

**Proposed Variations**

**September 2009**



## Introduction

In accordance with Section 20 (3)(e) of the Planning and Development Act, 2000 (as amended) Kilkenny County Council is proposing a number of variations to the Kilmacow Draft Local Plan. These variations have arisen following the Elected Members review of the Manager's Report on Submissions received under Section 20(3)(c) of the Planning and Development Act, 2000 as amended.

The proposed material alterations to the text are outlined in below and may be read in conjunction with a copy of the Kilmacow Draft Local Area Plan. Proposed alterations to land use zoning designations and/or development objectives are shown in accompanying maps.

Where an issue was raised as part of a submission the reference number of the corresponding submission has been given e.g. DKX.

Deletions in ~~strike through~~  
Proposed insertions in *italics*

## Text Changes

### Chapter 2 Planning Policy Context

#### 2.1.1 The National Spatial Strategy

Delete from "To achieve its objectives..." in the first paragraph to the end of sentence in 3<sup>rd</sup> paragraph beginning "These measures build upon local strengths in agriculture.....".

#### 2.1.3 The Sustainable Rural Housing Guidelines for Planning Authorities

Delete entire section

#### 2.1.4 Sustainable Residential Development in Urban Areas ~~2008 2009~~ (DK2)

~~On 10<sup>th</sup> February 2008 new~~ Guidelines on sustainable Residential development in urban areas were ~~launched~~ published by the ~~Minister~~ *Department* of the Environment, Heritage and Local Government *in 2009*.

Delete from 2<sup>nd</sup> paragraph to rest of section.

#### 2.1.5 Urban Design Manual ~~February 2008-2009~~ (DK2)

#### 2.2.1 Kilkenny County Development Plan 2008-2014

Delete 3<sup>rd</sup> and 4<sup>th</sup> paragraph

## Chapter 3 Population, Village Growth and Housing

### 3.1.1 Overview

Delete sentence in 2<sup>nd</sup> paragraph

~~Furthermore, the desire of many of the residents for the village to remain small, and for growth to be restricted, conflicts with their desire for improved amenities, better services and increased facilities within the villages.~~

### 3.1.3 Strategic Vision for Kilmacow

Delete “and sufficient to accommodate local growth and local needs”.

Insert new section 3.1.4 *Explanation of Format*

*Under each of the following headings, the existing situation in Kilmacow is examined and any specific policy informants (additional to those listed in 1.12) are listed. A strategy or vision is then put forward. The strategy is a long-term plan of action and is intended as a general framework to provide guidance for actions to be taken. The strategy provides the bridge between the policy and actions under each heading, which are then listed at the end of each section.*

### 3.2.1 Explanation of Format – delete section

#### 3.2.1.2 Policy Informants – delete section, replace with:

*In addition to those policy informants listed in Section 1.12, in particular the following were considered:*

- ***Analysis of demography and recent planning applications in Kilmacow.***
- ***Kilkenny County Development Plan 2008-2014: in particular Chapter 2 dealing with Demographic and Socio-Economic trends and Chapter 4 dealing with Housing and Community Facilities.***
- ***National and regional planning guidelines which are applicable including the Guidelines on Sustainable Residential Development and accompanying Urban Design Manual etc.***

#### 3.2.2.1 Kilkenny County Development Plan and Settlement Strategy

Delete 2<sup>nd</sup> and 3<sup>rd</sup> paragraphs

#### 3.2.2.2 Growth and Development Trends

Population Projections

p. 38 “Tables 1.3, 1.4 and 1.5 below” replaced by “Tables 3.2.3, 3.2.4, 3.2.5 below”

Table 3.2.4 ~~High-Central~~ Scenario

Table 3.2.5 ~~High~~ Low Scenario

p.40 Table 3.2.7 ~~overleaf~~ illustrates the findings

Table 3.2.7 Delete “%single dwellings” column

% in Residential Schemes – 1996-2001 0% 5%

p.41 2<sup>nd</sup> paragraph delete

~~It reflects a greater pressure for more urban generated residential development in Kilmacow in recent years. This is demonstrated in the two approved residential schemes comprising collectively 85 new residential units within the village boundary. The proximity of Kilmacow to Waterford—a designated Gateway in the National Spatial Strategy and major centre of employment along with Kilmacow’s rural setting and village atmosphere, makes it appear as an attractive alternative place to reside, within commuting distance of the city. The concern for Kilmacow is that as traffic congestion from Kilmacow into Waterford City is reduced with the construction of the planned new bridge into Waterford over the River Suir (as part of the N25 Waterford City Bypass) that more pressure will be placed on the villages for further residential development, as it will be viewed by many as a more desirable place to reside. In this regard, it is a key objective of this Local Area Plan to manage any development pressure so that the village grows in an organic and sustainable manner in line with the NSS, RPGs, the County Settlement Strategy and Government Guidelines on sustainable residential development.~~

p. 41 Recommended Level of Residential Growth over the Lifetime of the Local Area Plan

Insert after last line under this heading: *The Guidelines state that where pressure for development of single houses in rural areas is high, proposals for lower density developments may be considered as an alternative for urban generated rural housing.*

Phasing of Existing Residential Zoned land - delete entire section (DK 4, 5, 6, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, 34)

~~According to the County Housing Strategy, there are 37.2 hectares of undeveloped residential zoned lands in Kilmacow. This is a result of the amount of land that was zoned in the previous Kilmacow Development Plan 2002-2008. The Housing Strategy estimates that the housing capacity of those undeveloped residentially zoned lands is 919 units – calculated by taking the area in hectares and multiplying it by the established Model Housing Strategy average figure of 24.71 homes per hectare. Even using the County average for low residential density of 5 units per acre / 12 units per hectare, the 37.2 hectares of undeveloped residential zoned lands in Kilmacow has a capacity to accommodate as many as 446 new residential units. This provision would be above that which is required during the lifetime of this Local Area Plan (as set out on pg.39 which is approx. 100 people). It should be noted that this figure is considered modest as it doesn't take into account the potential for higher density development in the village core areas and the potential redevelopment of existing properties at higher densities in these areas.~~

~~The County Development Plan aims to ensure that the greatest share of projected population growth in the County is directed to the urban centres in the upper tiers of the Settlement Hierarchy such as Kilkenny City & Environs, Waterford Environs, the large town of New Ross and the district towns of Callan, Castlecomer, Thomastown and Graigueanamanagh with more limited development taking place in the small towns and villages of the County – development that is more closely linked to local growth rather than regional growth. This is consistent with the National Spatial Strategy and the Regional Planning Guidelines.~~

~~Therefore this LAP proposes no additional residential land over and above that zoned in the last Development Plan. Furthermore, the LAP proposes a Residential Phasing Sequence (i.e. phasing) for the release of residentially zoned land in order to ensure that the LAP accords with the County Settlement Strategy and policy framework contained in both the NSS and RPGs. The residentially zoned land in Kilmacow LAP has been reviewed to ensure that the quantum and scale of residential development projected to take place during the lifetime of the LAP, will be accommodated whilst at the same time allowing for a reasonable level of choice in location. In this regard, approximately 15.3 hectares of residential zoned land will be included in Phase 1, which will be released in this Local Area Plan period – 2009-2015. Please note that a portion of these Phase 1 lands (approx. 8.4 ha.) are zoned 'General Development' and therefore accommodate mixed-use development of which residential forms a component – please see Chapter 3.3 for further information on land use zoning. The priority for Phase 1 lands is the consolidation of the village centre.~~

~~Remaining residential zoned lands (approximately 29 ha.) are classified as Phase 2 and their future release will be subject to review at the time of the next Local Area Plan. The location of lands within Phase 1 and Phase 2 are mapped out on the Land Use Zoning & Phasing Map of this LAP (Map 1).~~

~~All undeveloped residential zoned lands in Kilmacow will be serviced by the new Kilmacow Sewerage Scheme which is expected to be operational by early 2010.~~

Replace with:

New heading - *Development Strategy*

*The historical context from the 2002 Plan was that 37.2 hectares were zoned for both General Development and Residential development. The task for this LAP was to manage and control the development of this land.*

*The County Development Plan aims to ensure that the greatest share of projected population growth in the County is directed to urban centres in the upper tiers of the Settlement Hierarchy such as Kilkenny City and Environs, Waterford Environs, the large town of New Ross and the district towns of Callan, Castlecomer, Thomastown and Graigueanamanagh with more limited development taking place in the small towns and villages of the County – development that is more closely linked to local growth rather than regional growth. This is consistent with the NSS and RPGs.*

*Therefore this LAP proposes no additional zoned land over and above that zoned in the last Development Plan. Furthermore, this LAP proposes phasing the release of zoned land in order to ensure that the LAP accords with the County Settlement Strategy and policy framework of NSS and RPGs. The residentially zoned land has been reviewed to ensure that the amount of residential development projected to take place within the lifetime of the LAP will be accommodated, whilst also allowing for a choice in location. In this regard, approximately 17 hectares of land are included in Phase 1 (14 hectares of Residential and 3 hectares of General Development). General Development is intended to provide for mixed use developments, see section 3.3 for further detail.*

*Remaining Residential and General Development land (approximately 30 hectares – 2.18 of General Development and 28 of Phase 2 Residential) are classified as Phase 2 and their future release will be subject to review at the time of the next Local Area Plan. The location of Phase 1 and Phase 2 lands are shown on the Land Use and Phasing Map.*

### 3.2.3 Population, Village Growth and Housing policies

Delete VGH3 Adequate Zoned Lands to Accommodate Anticipated Growth

~~To ensure that an adequate amount of land is included in the development boundary of the villages to cater for their planned expansion over the period of the plan.~~

Delete VGH4 The Provision of Adequate School Facilities – covered in CFA12: National Schools

~~To facilitate where appropriate the expansion or amalgamation of the schools in Kilmacow, as and when necessary, to accommodate any growth in village population.~~

VGH8 – Quality of Design - delete – replace with text from VGH16 Quality of Design & Architecture

~~To ensure a high standard in architecture, design, layout, provision of open space, landscaping and variation in house type in new residential developments.~~

*To require high standards of architecture, design and layout from all developments so as to ensure the creation and development of an attractive residential and employment environment. High standards of landscaping and amenity areas will also be required in order to promote the development of a sustainable environment capable of serving local needs.*

Delete VGH10: Pedestrian and Bicycle links – see new IS2 Pedestrian and cycle links

~~To encourage the provision of landscaped pedestrian and bicycle links between and within residential areas and the villages' centres.~~

VGH11 Master Plans for New Residential Development Schemes

~~To permit housing development on Residentially and General Development zoned lands identified under Phase 1 of the Residential Phasing Sequence for Kilmacow, subject ....~~

The master plan(s) must include provision for:

*i) Contribution to streetscape on General Development lands.*

Delete VGH12 The Provision of Adequate Infrastructure

~~To ensure that the necessary infrastructural investment to facilitate the overall level of housing output is in place before development occurs or can be delivered in tandem with the proposed housing.~~

*VGH12: Linking Community Facilities and Infrastructure*

*To link the provision of community facilities and infrastructure to increases in residential population through appropriate conditions attached to planning permissions, to ensure the timely provision of facilities.*

p. 45 VGH 13 Provision of Schools (DK 8, 11, 26, 31, 33)

Planning applications for substantial residential development (5 no. residential units or greater) in Kilmacow, must be accompanied by a report identifying the demand for school places likely to be generated by the proposals and the capacity of the existing three schools in the vicinity parish to cater for such demand, taking into account the likely demand for places into the future.

Delete VGH14: Footpaths and Cycleways – see new IS2 Pedestrian and cycle links

~~To require that all new residential schemes in Kilmacow must be designed to incorporate footpaths and cycle ways that link dwellings within the scheme and also link the scheme to the village centre to encourage walking and cycling.~~

VGH15 High Quality Sustainable Residential Communities

~~regard should be had to the "Quality Housing for Sustainable Communities" guidelines Urban Design Manual of the DoEHLG, 2007-2009~~

VGH16 Quality of Design and Architecture – delete – moved to VGH8

~~To require high standards of architecture, design and layout from all developments so as to ensure the creation and development of an attractive residential and employment environment. High standards of landscaping and amenity areas will also be required in order to promote the development of a sustainable environment capable of serving local needs.~~

p.47 VGH18: Density (DK 4, 5, 6, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, 34)

~~That a maximum density of 12.3 houses per hectare (5 per acre) be permissible in Kilmacow on sites zoned for Phase 1 Residential.~~

~~A maximum density of 29.6 per hectare (12 per acre) will be applied on Phase 1 General Development zoned land.~~

New **VGH Housing Stock** (DK 4, 5, 6, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, 34)

~~To ensure that no one proposal for residential development will increase the housing stock of the village by more than 15%.~~

3.2.4 Population, village growth and housing key actions

~~Delete – covered by County Development Plan~~

~~KEY ACTION VGH 1: Implement the Housing Strategy~~

~~To implement the Housing Strategy as set out in Appendix A of the County Development Plan 2008-2014.~~

### 3.3 Land Use Development

3.3.1 Explanation of Format – delete

3.3.1.1 Policy Informants – delete first paragraph, replace with:

*In addition to those policy informants listed in Section 1.12, in particular the following were considered:*

- ***The existing character, amenity, landscape and heritage of Kilmacow.***
- ***The existing land use pattern, development trends and recent pressure for continued growth, that has occurred in Kilmacow in recent years largely owing to its location close to Waterford City, its accessibility, unique character, setting and quality environment.***
- ***The nature, location, design and density of existing and recently constructed developments in the villages.***
- ***The policy, objectives, land-use and development control provisions of Kilmacow Development Plan 2002-2008, the current Kilkenny County Development Plan 2008-2014, Sustainable Rural Housing Guidelines 2005, Sustainable Residential Development Guidelines 2009, the National Spatial Strategy 2002-2020 and the Regional Planning Guidelines***

p. 52 In addition to this, the development boundary for the villages has been designated taking into consideration the following factors:

Delete 8 bullet points and replace as follows:

- ***The need to provide a compact and accessible village and to reduce its continuous outward spread, in order to promote the efficient use of land and of energy, to reduce pressure for one-off housing on***

*rural lands, to minimise unnecessary transport demand, encourage walking and cycling and to enhance the existing built environment, in accordance with the principles of sustainable development.*

- ***The need to encompass the anticipated development envelope required for Kilmacow and its wider hinterland area not only for the 6 year plan period but also for the medium and longer term growth of the village.***
- ***The need to offer locational choice and housing mix.***
- ***The existing built environment and road structure.***
- ***The desire to maintain and enhance the unique character of Kilmacow and its two village concept.***
- ***Proximity to existing and potential community and commercial facilities.***
- ***Existing permitted / committed development.***

### 3.3.3 Land Use Strategy

For the period ~~2008-2014~~-2009-2015

### 3.3.5 Land Use Zoning Objectives

Mixed Use Developments in General Development zones

In order to promote mixed-use developments within the areas zoned for 'General Development' the following mechanism will be applied in appropriate locations:-

~~(a) — No less than two separate planning uses will normally be allowed (i.e. retail/residential or retail/offices etc.);~~

*(a) Residential use will be limited to 80% of the site area during the lifetime of this plan. (The intention is to review the use of the remaining 20% of the area at the end of the plan period (if undeveloped)).*

(b) Where two separate planning uses are proposed, no one singular use will prevail in terms of >80% of the total gross floorspace site area;

~~(c) — Where more than two separate uses are proposed, no one singular use will prevail in terms of >50% of the total gross floorspace.~~

~~Without such a mechanism it is recognised that one predominant use may prevail on such designated lands. Mixed use developments in village centres are appropriate in attaining sustainable development objectives, creating opportunities to live, work, shop etc. within urban environments and reduce the propensity to travel by the private car.~~

~~In exceptional circumstances the planning authority may consider one singular use on these sites however this would have to be discussed with Kilkenny County Council at pre-planning consultation stage.~~

### Rural Conservation Area

#### Open for Consideration

**Add:** *small scale light industries in new buildings which do not detract from the character of the area.*

### 3.3.6 Land Use Development Policies

LUD2 Adequate land – delete

~~It is the policy of the Council to ensure that an adequate amount of land is included in the development boundary of the villages to cater for their growth over the period of the plan in accordance with the role of Kilmacow in the County Settlement Strategy.~~

LUD7 Fast Food Takeaways – delete

~~To prevent an excessive concentration of takeaways in the village centres and to ensure that if proposed that the intensity of such a use is in keeping with both the scale of the building and the pattern of development in the area.~~



The provision of such facilities will be strictly controlled having regard to the following, where appropriate:-

- ~~The effect of noise, general disturbance, hours of operation, litter and fumes on the amenities of nearby residents~~
- ~~The need to safeguard the character and vitality of the town core and to maintain a suitable mix of retail uses.~~
- ~~Traffic considerations~~
- ~~Litter control~~
- ~~The number or frequency of such facilities in the area.~~
- ~~The need to integrate the design of ventilation systems into the design of the building.~~
- ~~The Council will require, prior to granting of permission that appropriate cleansing/anti-litter measures be agreed with the Planning Authority.~~

DELETE map and replace with map as attached.

### 3.4 Village Character and Design

#### 3.4.1 Explanation of Format – delete

##### 3.4.1.1 Policy Informants – delete section, replace with:

*In addition to those policy informants listed in Section 1.12, in particular the following were considered:*

- **Analysis of the existing village character and main built heritage features in Kilmacow.**
- **Kilkenny County Development Plan 2008-2014** in particular Chapter 8 dealing with the natural, built, archaeological and landscape heritage of the County and Chapter 10 detailing requirements for new development.
- **Best practice approaches to urban and rural design**, including the concept of ‘rural clusters’ and general principles of good urban design including legibility, permeability, responsiveness, human scale, enclosure, site responsiveness etc.
- **Guidelines on Sustainable Residential Development and accompanying Urban Design Manual, the Architectural Heritage Protection Guidelines and the Landscape and Landscape Assessment Guidelines both by the DoEHLG etc.**
- **The need to accommodate additional growth** in accordance with the County Settlement Strategy balanced against the need to consider the optimum location and design of development.

#### 3.4.2 Existing Situation

p. 61 The Lower Village

p. 62 While an element of dereliction still remains such as the large Mill House (*Garda station*) at the bridge,

In terms of commercial activity, the lower village ~~now~~ contains a Public House – *Dempseys Den (known as Cooke’s), a Health Board Dispensary*

p.62 The heart of the Upper Village, .... ~~and has increased traffic levels on the narrow winding roads.~~

p. 63 The Intervening Area

Also in this area are a number of old stone mills including Greenville Mill (including mill owner’s house, *now in use as Mill House Restaurant*)

Kilmacow ~~Local Area~~ *Development* Plan 2002

### 3.4.4 Village Character and Design Policies

Delete VCD4 Availability of Services, infrastructure and Amenities – replaced by new VGH12 *Linking Community Facilities and Infrastructure*

~~To only allow new residential development having regard to the availability of services, infrastructure, recreational and community facilities required to serve such development.~~

~~VCD6 – Expansion and consolidation of the villages~~

~~To ensure that an adequate amount of land is included in the development boundary of the villages to cater for their expansion over the period of the plan and~~

~~Delete VCD8 Protect and Preserve Unique Landmarks and Historical Features – combine with VCD20~~

~~To protect and preserve unique landmarks and historic, heritage or cultural features in Kilmacow.~~

~~Delete VCD9 Adequate Car Parking Spaces~~

~~To ensure adequate car parking spaces are provided in all new developments and to apply the car parking standards set out in the County Development Plan to new developments within the village.~~

~~Delete VCD10 Development in the Intervening Green Area – covered by VCD3: Maintain the Intervening Area between the villages and Section 3.3.5~~

~~The intervening area between the upper and lower villages shall remain free from any form of development that would interfere with its attractive rural setting and use for agricultural and related purposes. Appropriate forms of development are as follows:-~~

- ~~• Development related to agriculture and the equine industry~~
- ~~• Development related to the residential amenity and enjoyment of existing residences (should be ancillary to the main residence).~~
- ~~• Outdoor recreation e.g. parks, playing fields, walking routes, wildlife areas, park benches etc.~~
- ~~• Where the re-use of old buildings, including mills, for employment based uses is proposed, this will be considered in terms of how it impacts on the proper planning and sustainable development of the area.~~
- ~~• New single dwellings in the intervening area will only be allowed in limited cases as set out in Chapter 3.2 of this Local Area Plan.~~

~~Rural and open space lands in the intervening area between the upper and lower villages can provide opportunities for passive and active recreational facilities and amenities, such as parks, playing pitches, riverside walks, nature / wildlife areas, for views and prospects of the landscape and for agricultural purposes and this should be explored wherever possible (refer to Section 3.3.5 for further information on permitted uses in this area).~~

~~Delete VCD13: The Provision of Essential Facilities and Infrastructure – move to revised Infrastructure IS5 Adequate Infrastructure and Services~~

~~All new development in Kilmacow shall be carefully thought out and planned to facilitate the provision of much-needed footpaths, cycle routes and public lighting that link the village centres and connect them to the adjoining residential areas. All new development must incorporate these facilities, where appropriate.~~

~~Delete VCD18 The re-use and refurbishment of derelict or abandoned buildings – covered by VCD7 Re-use and rehabilitation of vacant or derelict buildings~~

~~To encourage the refurbishment and conversion of existing unfit, derelict and abandoned buildings in the village centre or inner village areas in order to safeguard the historical building fabric of Kilmacow and the retention of the traditional village character. The reuse and refurbishment of other abandoned and derelict buildings outside these core areas such as old mills and creamery buildings will also be promoted by the Council.~~

**Rationale:**

~~The retention, rehabilitation and re-use of older buildings can play a pivotal role in the sustainable development of a settlement and can give a sense of maturity and of individual place. Kilmacow contains a number of examples of buildings, which although not protected, have historic or architectural merit. A number of these currently lie vacant, abandoned or in a state of disrepair however they are attractively designed buildings that have stood the test of time and form a part of the settlements unique history and character. Kilmacow also contains many features of industrial heritage and related artefacts and plant, remnants of its former relationship with the milling industry.~~

~~VCD20 Policy on Landmarks and Unique Features~~

Insert *To protect and preserve unique landmarks and historic, heritage or cultural features in Kilmacow, see Heritage Map.*

Delete VCD22: Availability of Services – replaced with new VGH12 *Linking Community Facilities and Infrastructure*

~~If substantial development is proposed for Kilmacow, it shall be considered having regard to the availability of, or proposals for, the provision of any recreational, community, infrastructure or other facilities required in the area as identified by the Council.~~

VCD24 Government's Urban Design Manual ~~2008~~ 2009

VCD25 Plot ratio

~~A maximum plot ratio of 1.0 is set for the county. This will apply to brownfield lands located within or adjoining to the village centres. Outside of these areas and on greenfield sites, a maximum plot ratio of 0.25-0.35 will apply in keeping with the recommendations of the Residential Density Guidelines for Planning Authorities 1999 (DoEHLG).~~

~~The Planning Authority will permit higher plot ratios only in cases where exceptional design standards of design are achieved on brownfield sites within or adjoining the core village areas.~~

Delete VCD26 Housing Densities – has been included in VGH18 – Density

~~Given the nature of how the village has developed in the past and in order to ensure that new development will reflect the general ambience and character of the area a density of 15-20 houses per hectare is set for greenfield sites within the development boundary.~~

~~Within the core urban area of the upper and lower settlements increased densities of development may be considered acceptable but only where they contribute to the enhancement of village form by reinforcing the street pattern or assisting in the redevelopment of brownfield or backland sites. In such cases, special care will be required to protect the architectural and environmental qualities and special character of Kilmacow. Densities in excess of 20 houses per hectare for mainly residential schemes may be appropriate including a wide variety of housing types including family sized accommodation, starter homes and homes for elderly persons.~~

~~In general apartment developments are not acceptable in Kilmacow. However, in certain mixed use schemes individual apartments may be appropriate.~~

Delete VCD28 Building Lines

Delete VCD32 Shopfronts and Signage

Delete VCD33 Advertising and Signposting

Delete VCD34 Automatic teller machines – in CDP

Delete VCD35 Fast Food Takeaways – in CDP

Delete VCD36 Childcare Facilities – in CDP

Delete VCD38 Agricultural Developments – in CDP

Delete VCD39 Waste Water Treatment - move to Infrastructure – new IS1

Delete VCD40 Tree and Hedgerow Preservation - in Environment - See EH42

3.4.5 Village Character and Design key action

Delete Key action VCD1: Protected Structures – included in Environment and Heritage EH2 – to be changed to action

~~To protect the existing protected structures in Kilmacow and to include the proposed protected structures in Kilmacow (which are detailed in Section 3.7 of this Plan) in the Record of Protected Structures for County Kilkenny.~~

### 3.5 Community Facilities and Amenities

3.5.1 Explanation of Format – delete section

3.5.1.1 Policy Informants – delete section, replace with **(DK2)**:

*In addition to those policy informants listed in Section 1.12, in particular the following were considered:*

- **Analysis of existing community facilities and amenities in Kilmacow** and the demand for additional facilities.
- **Kilkenny County Development Plan 2008-2014** in particular Chapter 4 dealing with Housing & Community Facilities.
- **National and regional planning guidelines** which are applicable including the *Childcare Facilities Guidelines 2001* published by the DoEHLG and *The Provision of Schools and the Planning System - A Code of Practice* published by the Department of Education & Science, 2008.

### 3.5.2 Existing Situation

p. 80 Educational facilities – delete section as far as Existing Public/Institutional/Religious Facilities and replace as follows:

*There are two schools located within the Kilmacow plan area; St. Senan's National Boys School in Dangan and St. Joseph's Girls School adjacent to Rosedale. St. Patrick's National School in Strangsmills also caters for students from Kilmacow.*

#### **St. Senan's National Boys School**

*St. Senan's Boys School was officially opened in its current location in 1983. In 2009 it had four classrooms (plus a general practice room), 4 teachers and 110 pupils enrolled. The physical capacity of the school is approximately 115.*

*St. Senan's also has a sports court for tennis/basketball, a football pitch and outdoor space.*

#### **St. Joseph's National Girls School**

*St. Joseph's National Girls School was officially opened in 1972 and today caters for 89 pupils. It has a small playground, a car park supplying approximately 40 no. car parking spaces and a camogie pitch.*

*The school comprises 4 classrooms, one computer lab and a prefabricated classroom which is used as a learning support area. The physical capacity therefore is approximately 140, however this would involve the conversion of the computer lab to a classroom.*

#### **St. Patrick's National School, Strangsmills**

*St. Patrick's, located in Strangsmills, also serves the village of Kilmacow. It had 138 pupils (2009/2010) and is currently at capacity.*

p. 81 Community Hall

~~It has been in use as a Parish Hall... and so has a long established relationship with the local community of Kilmacow.~~

p.82 Delete Childcare Facilities section

p. 82 Graveyards **(DK11)**

*The graveyard in the Upper Village is located in the grounds of St. Senan's Church.... since the early 1900's. There is a need to consider the expansion of this graveyard into the future.*

p.83 The Farm Sports complex

~~There is also a rear entrance from Lower Street (Gouche's Road Gooch's Lane)  
Casual walkers also use the Sports Complex along routes inside it and via The Lawn for~~

p.84 Healthcare

~~A doctor's surgery and waiting room is located in the Upper Village while the Lower Village contains a Health Board Dispensary.~~

Recreational Activities

~~The Pond – a natural swimming and leisure facility located just east of the Upper Village which used to be is a popular swim and picnic and velley ball area. A walk to the pond area was developed recently, however a flood subsequently damaged the route and the area is now largely overgrown. The development of a walk to the pond has been ongoing since September 2007.~~

Delete Figure 3.5.1 Recreational Needs study map

p. 85 Bus & Rail Services

~~Today Kilmacow, like most small villages, has no rail service however the local community is served by a daily bus service that transfers people between Kilmacow and Waterford City, where major employment, services and amenities including large convenience shopping are available. Bus Éireann operate a service once a day.~~

Kilmacow benefits from a Ring a Link public transport service. Ring a link is supported by the Rural Transport Initiative of the National Development Plan. It offers innovative flexible transport services using a 'demand respond transport' (DRT) system. DRT is based on the concept that instead of running a fixed route system, the transport operator will offer flexible routes and services suitable to the area and the prospective customers. Funded by central Government and administered locally, what was originally a pilot project has been put on a permanent footing since 2006 and serves Kilmacow.

~~The Fiddown to Waterford Service via Kilmacow is provided on a six day basis. On Monday to Friday the Ring a Link bus leaves Fiddown at 7.45am and travels along a route through Cloncunny, Clogga, Ballinaboly and Kilmacow and is scheduled to arrive in Waterford at 8.45am. There is a return service for this route that leaves Waterford at 4.15pm and at 5.45pm.~~

~~On Saturday there are two services – one leaves Fiddown at 9.10am and the other is an afternoon service, leaves at 2pm. The return services from Waterford for these are at 12.45pm and 5.45pm respectively.~~

~~There are two additional services for Kilmacow. These are provided on Wednesdays and Fridays. The departure time from Kilmacow is 10.30am and the return time is 2.45pm.~~

3.5.4 Community Needs

~~Provision of land to enable the schools to expand.... The lack of outdoor playing areas particularly at the girls school and inadequate car parking and drop-off facilities at the boys school~~

3.5.5 Community Facilities and Amenities Options

Primary Schools Expansion

~~The Planning Guidelines for Primary Schools issued in 2000 by the Department of Education and Science. The Department of Education & Science have published guidelines entitled 'Identification and Suitability Assessment of Sites for Primary Schools' (TGD-025, September 2007) which recommend a range of site areas to accommodate various school sizes. The Guidelines recommend the following site areas to accommodate various school sizes.~~

Replace Table 3.5.1 with the following:

School Site Area Analysis				
	Size of School			
	4 to 8 Classroom	8 to 16 Classroom	16 to 24 Classroom	24 to 32 Classroom
Area in hectares for 2 storey building	0.71	1.04	1.5	2.025
Area in hectares for single storey building	0.77	1.14	1.6	2.2

*Source: Identification and Suitability Assessment of Sites for Primary Schools' (TGD-025, September 2007*

p. 89 Delete paragraph beginning... "Each of the two sites.... " and delete sections; Site 1- St. Joseph's GNS and p.90 delete Site 2 to Sports Facilities heading.

Replace with:

*The area of land zoned around St. Joseph's is 1.7 hectares. The area of land zoned around St. Senan's is 3 hectares. Therefore both sites have the capacity to accommodate a 16-24 classroom school, in either single or 2 storey.*

p.93 Amend Figure 3.5.3 to correctly identify the Walking routes along the river.

p.95 Pedestrian and Cycle Routes

Delete section – covered in revised Footpaths text p.106 and move text regarding cycle routes to 3.6 Infrastructure and Services

3.5.6 Community Facilities and Amenities Policies

Delete CFA6 Linking community facilities to the Residential population – replaced with new VGH12 *Linking Community Facilities and Infrastructure*

~~To link the provision of community facilities to increases in residential population through appropriate conditions attached to planning permissions and phasing arrangements in the Local Area Plan, to ensure the timely provision of facilities.~~

Delete CFA9 Conserve and enhance the River Blackwater – covered in revised EH38 The Banks of the River Blackwater

~~To conserve and enhance the amenity of the River Blackwater including the landscape, water environment and wildlife habitats and, where consistent with this, to encourage increased public access and provision of walkways.~~

Insert new CFA St. Senan's

*To support and facilitate the school in the development of a set-down/circulation area.*

3.5.7 Community Facilities and Amenities Key Actions (DK20, 21, 22)

Key Action CFA4 Children's Playground Add as follows:

*Action: To carry out an estimate of the cost to provide a children's playground and to utilise the provisions of Section 48 of the Planning and Development Act 2000 to provide same.*

### 3.6 Infrastructure and Services

3.6.1 Explanation of Format – delete

3.6.1.1 Policy Informants – delete section, replace with:

*In addition to those policy informants listed in Section 1.12, in particular the following were considered:*

- **Best practice** including innovative approaches to sustainable drainage systems etc.
- **Resources** available to Kilkenny County Council to facilitate the delivery of infrastructure and services.

Section 3.6.2 Existing Situation

p. 101 Waste Water (Foul Sewerage)

Work on the new sewerage scheme commenced in 2008 with completion expected in early 2010.

p. 102 The scheme will cater for a population equivalent of 2,500 ~~with ability to be extended to a design capacity of 5,000 population equivalent.~~

p. 106 Footpaths (Map to be included) (DK 4, 9, 11, 15, 22, 23, 25, 26, 27, 29, 31, 32, 33)

The existing provision of footpaths in Kilmacow is substandard at present and is inadequate to cater for the existing population and any future growth in population. Relatively few footpaths exist in the villages with the exception of those provided within individual housing developments and the footpath provided in the Upper Village, just outside the local shop. However, these fail to link up and so safe pedestrian movement in and around the villages is restricted for all members of the community. ~~In addition to this, many of the footpaths that do exist are in bad condition or badly sited on the wrong side of the road and do not adhere to pedestrian desire lines. For instance, the footpath that is intended to link the Upper Village to the Sports Complex is substandard~~

~~and under-utilised because it is situated on the wrong side of the road, causing pedestrians to cross outside the sports complex or walk on the roadside in order to get to the sports facilities.~~

*The main locations identified as requiring footpaths and public lighting are as follows (See attached map):*

- *St. Joseph's school to the development boundary on Dangan Road*
- *Church to the development boundary on the Narrabaun Road*
- *From the Upper to the Lower villages*
- *In the Lower village*

~~There is no footpath linking St. Senan's Boys School with the Upper Village, which is vitally important to ensure the safe movement of school children between the two. A new footpath is required to run along the same side of the road as the school and into the village, in order to prevent pupils crossing the road outside the school.~~

~~The lack of a footpath linking the Upper and Lower Villages (a distance of approximately 1km) restricts the safe movement of people from one end of Kilmacow to the other. This in effect segregates pedestrians in the upper and lower villages and is unsustainable as it encourages people to use their cars to make this relatively short journey. A footpath is required that would run from the along the southern side of the street in the lower village between the bridge and the Waterford Road (L3401-94). This should be continued into Upper Kilmacow, thus linking the two villages, thereby allowing safer pedestrian movement between Upper and Lower Kilmacow. the petrol station and supermarket to be accessed safely on foot. There was originally an old footpath which ran between the villages at this location (it was located on the right hand side of the road if travelling from the Upper Village to the Lower Village), but it has been eroded away over time due to flooding and lack of maintenance. this had fallen into disrepair and sections had been overlaid to improve the road width where necessary.~~

~~Other footpaths are needed throughout the villages to service housing areas and link them safely to the village cores.~~

Insert new Section - *Cycle Links*

### **Cycle Links**

*The Council will require the provision of pedestrian and cycle links as part of any new development in the village. It should be noted however, that dedicated and safe cycle trails may be difficult to provide given the width and rural nature of the existing roads in Kilmacow. The provision of footpaths to allow the safe and convenient movement of people in and around the villages will be prioritised. It may be possible to accommodate a dual function footpath and cycle paths, but this will only be realised after a more detailed analysis of the existing roads.*

p.108 Regionally Important Aquifer – delete paragraph

~~There is a green field area in Upper Kilmacow just north of Shamrock Grove that is identified as an Rkd/E a Regionally Important Aquifer where groundwater is extremely vulnerable to contamination – it comprises Karsified Bedrock dominated by diffuse flow / extreme. It is important that the extremely vulnerable area of the aquifer remains free from any form of development that would cause its contamination and should be used for open space / recreational purposes only.~~

Delete last two paragraphs - Energy Conservation & Power and Telecommunications

### **Energy Conservation**

~~The majority of the energy sources currently used in Ireland are non-renewable and cause damage to the environment. The Plan strongly supports national initiatives for reducing the energy requirements of buildings and encouraging the development of renewable energy resources.~~

### **Power and Telecommunications**

~~Developments require adequate power and telecommunications services, including electricity supply, telephone services and broadband. These are provided by a number of different service providers and will be subject to their requirements.~~

### **3.6.4 Infrastructure & Services Policies**

Delete IS1: Infrastructure and Services – replaced with new VGH12: Linking Community Facilities and Infrastructure

~~Appropriate infrastructure should be provided to cater for development proposals, with particular reference to sewerage services, water supply, surface water disposal, street lighting, and public footpaths. Priority will be given to the provision of adequate infrastructure in advance of any development.~~

**Rationale:**

~~There is a need to plan for and provide sufficient infrastructure and services to accommodate existing development in Kilmacow as well as the future development and continued growth of the village in line with the provisions of the County Settlement Strategy. Kilmacow is deficient in a range of basic infrastructure including footpaths, a comprehensive public light scheme, cycle paths, adequate supply and quality of water etc.~~

*Insert new IS1: Waste Water Treatment*

*The Council is aware of its obligations to sustainable development with respect to the treatment and disposal of waste water. The Council will insist that all new developments are connected to the new public sewerage system in Kilmacow once it is fully installed and operational.*

*Where connection to the public sewer is not possible dwellings must provide their own private means of effluent disposal and treatment. Kilkenny County Council requires that sites will be assessed in accordance with the EPA manual entitled Wastewater Treatment Manuals: Treatment Systems for Single Houses (2000). The person carrying out the assessment will be suitably qualified.*

*IS2: Cycle Paths (DK32) Pedestrian and Cycle links:*

*The Council will ensure the provision of cycle paths as part of any new residential development in the village. To seek the provision of landscaped pedestrian and bicycle links between and within residential areas and the villages' centres.*

*New Policy IS Dangan-Narrabaun link*

*To investigate the possibility of a road and/or pedestrian link between Dangan and Narrabaun on the lands located between these two roads from a point close to St. Senan's National School to a suitable location at Narrabaun.*

*New Policy IS Gooch's Lane*

*To ensure the resurfacing of Gooch's Lane following works to be undertaken as part of the Mooncoin Regional Water Supply Scheme Phase 1B (likely commencement of water project work date in 2011).*

*New Policy IS Lower Village (DK11)*

*As a long-term objective to reserve land in the Lower Village as shown on the Zoning map for future realignment of the L 3401-94 and L 3401-87, and the possible creation of a village green at this location. (See map)*

*IS5: Adequate Infrastructure and Services – delete and replace with:*

*All new development shall be carefully thought out and planned to facilitate the provision of much-needed footpaths, cycle routes and public lighting that link the village centres and connect them to the adjoining residential areas. All new development must incorporate these facilities, where appropriate. Any substantial additional development in Kilmacow is viewed premature pending the upgrading of the waste water treatment plant.*

*Delete IS7: Surface Water Run-off – incorporated in IS12 Sustainable Drainage Systems*

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

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

*IS12 Sustainable Drainage Systems*

*Hard surface areas (car parks etc) should be constructed in permeable or semi-permeable materials.*



### 3.6.5 Infrastructure and Services Key Actions

#### Key Action IS1: Road improvements

It is a key action of the Council to: (DK 5, 6, 8, 11, 26, 27, 29, 31, 32, 33)

~~Promote road safety for vehicles, pedestrians and cyclists through the provision of traffic calming measures within and between the villages of Kilmacow Upper and Lower.~~

*Produce a traffic management plan for the village*

p.115 ~~Key action IS2: Footpaths~~ (DK 4, 9, 11, 15, 22, 23, 25, 26, 27, 29, 31, 32, 33)

~~Kilkenny County Council will investigate the possibility of providing new footpaths or the reinstatement or upgrade of existing footpaths, which will run between and through Kilmacow Lower and Upper Villages, to make them more accessible, safer for pedestrians to move through, and to encourage walking and cycling.~~

#### **Rationale:**

~~The Council recognises the necessity for additional footpaths in Kilmacow and the importance of providing for a safe and adequate pedestrian network in the villages. It also recognises that the repair and upgrading of existing footpaths is also urgently required. This includes the reinstatement of the footpath between the upper and lower villages. These works should be undertaken after the installation and successful operation of the new sewerage system for Kilmacow and in conjunction with any proposed road improvement schemes (for example resurfacing) for the area.~~

#### **Key Action IS 3: Public Lighting**

~~To provide appropriate street lighting within the village area where they are currently lacking, to ensure safety of residents and road users, as resources permit.~~

#### **Rationale:**

~~The Council recognises the necessity for additional public lighting in Kilmacow, as existing levels are inadequate and raise safety concerns for pedestrians and road users. The Council will seek to redress this inadequacy in public lighting provision. These works should be undertaken in conjunction with other road improvements and once the new sewerage scheme is fully installed and operating successfully.~~

#### **Key action IS2: Footpaths and Lighting**

*It will be a requirement for any development of 5 units or greater or any commercial development on zoned Phase 1 land, that prior to the occupation of the development, that footpaths and public lighting be provided to connect the site to the centre of the Upper village or lower village as the case may be (defined as the front gates of the Church in the Upper Village and the junction of L-3401-94 and L-7553-3 in the Lower Village).*

*Action: To carry out an estimate of the cost to implement a footpath between the Upper and Lower villages and to utilised the provisions of Section 48 of the Planning and Development Act 2000 to prioritise a footpath and lighting between the Upper and Lower villages.*

## 3.7 Environment and Heritage

### 3.7.1 Explanation of Format – delete

#### 3.7.1.1 Policy Informants – delete section, replace with:

*In addition to those policy informants listed in Section 1.12, in particular the following were considered:*

- **The main natural and built heritage features in Kilmacow.**
- **Legislative requirements and Policy Guidelines** including EU Directives, such as the Habitats Directive, Groundwater Directive and Water Framework Directive, and relevant Irish legislation and policy.
- **Kilkenny County Development Plan 2008-2014** in particular Chapter 8 dealing with the natural, built, archaeological and landscape heritage of the County.
- **Resources** that is available to Kilkenny County Council to facilitate the delivery of infrastructure and services.
- **Architectural Heritage Protection Guidelines 2004 and the Landscape and Landscape Assessment Guidelines** both by the DoEHLG.

• **The National Inventory of Architectural Heritage.**

3.7.2 Built Heritage

p.117 Architectural Heritage

Part 4 of the Planning and Development Act 2000, makes provision of the protection of architectural heritage which includes a requirement to:

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

In addition to this, the DoEHLG has issued guidelines for planning authorities in respect of Part 4 of the Planning and Development Act 2000 entitled

p.119 Record of Protected Structures in Kilmacow

Delete entire section to page 134, replace with following tables:

Record of Protected Structures in Kilmacow

Description	Detailed Description	Location	NIAH Ref	RPS Ref	Map Ref
Grain Mill (Dullard's)	Detached four-bay three-storey flour mill, c.1825, on an L-shaped plan with single-bay three-storey gabled projecting end bay to right having three-bay single-storey mono-pitched infill range to corner.	Dangan	12404304	D131	1
Grain Mill (Brown's) and Aqueduct	Detached six-bay five-storey flour mill, c.1775, with single-bay five-storey gabled higher end bay with attic to left, and single-bay five-storey gabled advanced lower end bay to right. Multiple-span cast-iron aqueduct, dated 1885.	Greenville	12329022 Aqueduct 12329029 Mill	D130	2
Kilmacow Bridge	Eight-arch rubble stone road bridge over river, c.1775, incorporating fabric of earlier bridge, c.1600.	Lower Kilmacow	12329008	D65	3
Gooch's Flour Mill	Flour mill complex, dated 1802. In use as Corn mill complex, 1903, including: (i) Attached six-bay two-storey mill owner's house. (ii) Attached three-bay four-storey flour mill with attic perpendicular to north with two-bay three-storey recessed flanking block. (iii) Detached three-bay single-storey outbuilding with attic to south with square-headed carriageway to left.	Greenville	12329011	D66	4
Dangan Bridge	Six-arch rubble limestone road bridge over river, c.1825.	Dangan	12404305	D67	5
St. Senan's Catholic Church	a) Detached seven-bay double-height Catholic Church, built 1803, comprising six-bay double-height nave with single-bay double-height lower chancel to north, and single-bay two-stage entrance tower to south on a square plan. Graveyard to site with various cut-stone markers, post-1803-present. b) Gateway, c.1875, comprising pair of limestone ashlar broach piers having stepped buttresses, polygonal stages over with pointed-arch colonnade on engaged colonettes. c) Detached three-bay two-storey outbuilding, c.1825, with elliptical-headed carriageway to left ground floor. Refenestrated, c.1950, with some openings remodelled. d) Detached three-bay single-storey building,	Upper Kilmacow	a) 12329004 Church b)12329017 Gates/railings c) 12329023 Outbuilding d) 12329024 Outbuilding	C191	6

	c.1825, possibly originally school with single-bay single-storey gabled projecting lower porch to centre.				
House	Three bay, two storey house	West side, Upper Village	N/A	C192	7

## National Inventory of Architectural Heritage Structures in Kilmacow

Map Ref	Name/Description	Detailed Description	Location	NIAH Ref
8	Kilmacow Creamery	Detached seven-bay double-height creamery, c.1900, with single-bay double-height gabled central entrance bay originally having square-headed carriageway, and two-bay double-height side elevations.	Dangan Upper Kilmacow	12329001
9	House	Detached three-bay two-storey house, c.1900, on an L-shaped plan with single-bay two-storey return to west. Pitched slate roofs on an L-shaped plan with clay ridge tiles, rendered chimney stacks, and cast-iron rainwater goods on rendered eaves.	Narrabaun South, Upper Kilmacow	12329002
10	Southern Rifle and Optics, formerly Harney's shop	End-of-terrace three-bay single-storey mono-pitched commercial building, c.1950.	Dangan, Upper Kilmacow	12329003
11	Flour mill, known as Cronin's mill	Remains of flour mill complex, c.1750. Subsequently in use as creamery, 1903, including: (i: north range) Detached three-bay two-storey outbuilding with series of three square-headed carriageways to ground floor, and two-bay single-storey rear (north) elevation. (ii: south range) Detached three-bay single-storey outbuilding with single-bay single-storey end bay to right having four-bay single-storey lean-to entrance bay along front (north) elevation. (iii) Two-arch rubble stone footbridge over river. Random rubble stone walls with squared rubble stone squat pier. Pair of camber arches with red brick voussoirs. (iv) Gateway to west comprising pair of squared limestone piers with red brick quoins, cut-stone capping, wrought iron double gates, and wrought iron flanking pedestrian gate in shallow camber-headed opening having red brick voussoirs.	Dangan, Upper Kilmacow	12329005
12	House	End-of-terrace four-bay single-storey house with dormer attic, c.1800, possibly originally thatched with single-bay single-storey lean-to end bay (outbuilding) to left.	Kilmacow Lower	12329006
13	House	End-of-terrace three-bay two-storey house, c.1900, possibly incorporating fabric of earlier house, c.1800.	Kilmacow Lower	12329007
14a	Kilcronagh House	Detached seven-bay two-storey over basement double-pile house, c.1750, with six-bay two-storey side elevation to east forming single-bay two-storey return to north.	Greenville	12329009
14b	Farmyard Complex	Farmyard complex, c.1750, about a courtyard including: (i) Attached six-bay two-storey outbuilding. (ii) Detached twenty-bay two-storey outbuilding on a U-shaped plan about a courtyard	Greenville	12329018

		comprising eight-bay two-storey central range having pair of elliptical-headed carriageways, four-bay two-storey perpendicular range to left having elliptical-headed carriageway, and eight-bay two-storey perpendicular range to right having elliptical-headed carriageway.		
15a	Gate Lodge	Detached four-bay single-storey gate lodge, c.1825, with three-bay single-storey open veranda to front (south) elevation continuing around side (west) elevation as three-bay single-storey veranda.	Greenville	12329010
15b	Gateway	Gateway, c.1825, comprising pair of limestone ashlar piers with moulded capping, and wrought iron double gates having cast-iron finials.	Greenville	12329019
16	Ida House	Detached three-bay two-storey part-double-pile Board of First Fruits glebe house, built 1818, with two-bay two-storey side (south) elevation (forming single-bay two-storey shallow return to west).	Greenville	12329012
17	Corn Mill known as Kelly's mill	Corn mill complex, c.1825, comprising: (i) Detached seven-bay two-storey corn mill on an L-shaped plan with round-headed carriageway to left ground floor, and two-bay single-storey projecting bay to right. (ii) Single-arch rubble stone footbridge over mill race. (iii) Detached three-bay two-storey over basement mill owner's house. Part refenestrated, c.1925. Subsequently in use as Garda Síochána station.	Kilmacow Lower	12329013
18	Greenville House	Detached seven-bay two-storey house, c.1875, possibly over basement incorporating fabric of earlier house, pre-1840, with single-bay two-storey breakfront having single-bay single-storey flat-roofed projecting porch to ground floor, single-bay two-storey side elevations having canted bay windows to ground floor, three-bay two-storey return to north-east, and four-bay two-storey lower return to south-east. Detached seven-bay two-storey house, c.1875, possibly over basement incorporating fabric of earlier house, pre-1840, with single-bay two-storey breakfront having single-bay single-storey flat-roofed projecting porch to ground floor, single-bay two-storey side elevations having canted bay windows to ground floor, three-bay two-storey return to north-east, and four-bay two-storey lower return to south-east.	Greenville	12329014
19	Mill Manager's House (now Mill House Restaurant)	Detached three-bay two-storey mill owner's house, c.1775, on a symmetrical plan with single-bay two-storey pedimented breakfront, single-bay single-storey flanking end bays, and pair of two-bay two-storey returns to north.	Greenville	12329016
20a	Gate lodge to Greenville House	Detached two-bay single-storey double-gable-fronted Gothic-style gate lodge with dormer attic, c.1900, with single-bay single-storey recessed end bay to right.	Greenville	12329020
20b	Gates/railing s/wall to Greenville House	Gateway, c.1900, comprising pair of cast-iron panelled octagonal piers having moulded capping extending into ball finials, iron double gates having foliate finials, flanking pedestrian gates, cast-iron panelled octagonal outer piers having moulded capping extending into ball finials, painted rendered walls having moulded coping, and painted rendered panelled terminating piers having moulded capping extending into ball finials.	Greenville	12329021

21	Kilmacow National School	Detached six-bay single-storey national school, c.1900, with two-bay single-storey gabled projecting central bay having single-bay single-storey lean-to lower flanking entrance bays. Now used as community centre.	Dangan, Upper Kilmacow	12329025
22	Gates/railings/walls at Community Hall	Section of iron railings, c.1900, on plinth.	Dangan, Upper Kilmacow	12329026
23	House	End-of-terrace single-bay single-storey house with half-dormer attic, c.1800.	Dangan, Upper Kilmacow	12329027
24	Post-box	Wall-mounted cast-iron post box, between 1881-1901, with raised "VR" royal cipher. Set in painted roughcast wall with rendered surround.	Kilmacow Lower	12329028

p. 134 New heading (DK35) *Structure of Regional Interest House in Narrabaun South*

*3 bay 2 storey classical farmhouse located down lane, pre-1900. It is proposed to add this structure to the RPS.*

p. 134 1. The Mass bush

Insert line at end of section: *It is proposed to make a Tree Preservation Order for the Mass Bush during the lifetime of this plan.*

p.136 ~~For a full and detailed description on each of the Proposed Protected Structures set out above, and an appraisal on each, the NIAH list for Kilmacow should be referred to. It is available to view at the following website [www.buildingsofireland.ie](http://www.buildingsofireland.ie).~~

p.137 ~~Two~~ *Three* of the mills are already on the Record of Protected Structures – these are Dullard’s Grain Mill at Dangan, *Gooch’s Mill* and Brown’s Mill at Greenville. Furthermore, ~~three~~ *two* of the mills are proposed for protection: Kelly’s Mill and ~~Gouche’s Mill~~ at Lower Kilmacow and Cronin’s at Upper Kilmacow. The aim is to have the latter ~~three~~ *two* mills added....

The designation includes some protected structures and ~~proposed protected~~ *NIAH* structures

### 3.7.2.3 Built Heritage Policies

Delete EH1 Record of Protected Structures

~~To protect the existing protected structures in Kilmacow which are on the Record of Protected Structures (RPS) for County Kilkenny.~~

Delete EH2 Proposed Protected Structures

~~To include the selected buildings and structures in Kilmacow which are identified on the National Inventory of Architectural Heritage, on the ‘Record of Protected Structures’ (RPS) for County Kilkenny. The proposed protected structures are as follows:–Delete Table p. 143~~

Reword as Action as follows (DK15): *“To respond to the Ministerial recommendation to include in the Record of Protected Structures, structures which have been identified as being of Regional, National or International significance in the National Inventory of Architectural Heritage survey of the city and county published in 2006”*

Delete EH4 Protection of Buildings on the RPS

~~To seek the conservation and protection of the buildings listed in the Record of Protected Structures.~~

Delete EH5 Works to Protected Structure

~~Any works or alterations to Protected Structures that will materially affect the character of the protected structure, its interior or the land or any structures within its curtilage, will require planning permission and should be subject~~

~~to early consultation with Kilkenny County Council's Conservation Officer and/or the Heritage Service of the Department of Environment, Heritage and Local Government.~~

**General Advice:**

~~Generally, all repair and maintenance works should be carried out on a 'like for like' basis and in accordance with the Architectural Heritage Guidelines published by the Department of Environment, Heritage & Local Government, 2004. In addition, the Council will assess any application for redevelopment or infill for its contribution to the streetscape.~~

~~Delete EH11 Alterations and Removal~~

~~To resist any unnecessary demolition or substantial modification of any building, group of buildings or item of architectural significance, which contribute to the built heritage of the village and which are included in the RPS, unless a conclusive case on technical evidence is made for its alteration or removal. A detailed justification as to the need for any such proposed works must accompany a planning application.~~

~~Delete EH12 New Works~~

~~To encourage that any new works contribute positively to the architectural and historic character of the area, its present and future life. In general, new development should relate closely to the established character of the town, respecting the disciplines of established building form, massing, height, alignment, orientation and window proportions.~~

~~EH14: Features of Cultural Heritage Interest~~

~~To preserve, protect and where necessary enhance significant heritage objects such as mass ~~rocks~~ bushes ...~~

~~p. 147 Archaeological Heritage Policies~~

~~Delete EH30 Sites of established Archaeological Interest~~

~~To safeguard the archaeological value of the sites (and their settings) in Kilmacow that are listed in the Record of Monuments and Places (see section 3.7.2). In assessing proposals for development the County Council will have regard to the recommendations of the Department of the Environment, Heritage and Local Government.~~

### 3.7.3 Natural Heritage

~~p.150 Greenville Park – the Historical Significance of the Landscape~~

~~The lands at Greenville historically formed a part of Greenville Estate, later known as Greenville Park, *now known as Kilcronagh House*. John and Catherine Greene and their six children returned to live in Kilcroney Manor, ~~known more recently as Kilcronagh House~~, in 1690. When their eldest son married in 1710, as part of the young couple's marriage settlement they were given Kilcroney Manor, which then consisted of '517 *plantation acres*' as well as some additional lands in the surrounding area. They then renamed Kilcroney as 'Greenville'. In 1740 the present house was built and a deer park was added. ~~Greenville House was originally built by the Greene's as a Dower House for the family.~~ Later, the Greenes went on to build a Linen and Paper Mill and five Flour and Corn Mills, for which Kilmacow later became famous. The most well-known of these is Greenville Mill, also known locally as Browns Mill, located on the Greenville Estate and which is still standing today and occupied by Greenville Electronics. Through the milling business, the Greene's provided lots of local employment and remained on good terms with the local people. Today the property is owned and maintained by a farmer and his family who purchased the property in 1922 and continue to farm the lands today.~~

~~Nearby Greenville House was originally built by the Greene's as a Dower House for the family. Greenville House is now occupied by a Stud Farm.~~

~~p.152 Refer to location on Zoning and Phasing Map – Map 1 – Heritage Map – Map 2.~~

#### 3.7.3.3 Natural Heritage Policies

~~Insert new policy: *To make a Tree Preservation Order for the Mass Bush during the lifetime of this Plan.*~~

<sup>1</sup> *The History of Kilmacow – A South Kilkenny Parish, by Kathleen Laffan, pg. 464*

## EH38 The Banks of the River Blackwater

~~To protect the banks. To conserve and enhance the amenity of the River Blackwater and develop a river walk along it, where consistent with this, to encourage increased public access and provision of walkways where possible, in conjunction with the relevant statutory bodies and voluntary groups.~~

Delete - EH40 Protection of Open Space – included in County Development Plan

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

- ~~• There is a clear excess of playing fields or open space provision within the area. This should take into account the long-term needs of the community, the type, recreational, amenity value and accessibility of such provision.~~
- ~~• Alternative compensatory provision is made which is both accessible to and of equal or greater quality and benefit to the community served by the existing open space.~~
- ~~• The continued use, proper maintenance and enhancement of the amenity/facility can best be achieved by the redevelopment of a small part of the site that will not adversely affect its overall sporting, recreational and/or amenity value of the facility.~~
- ~~• The site is indicated for an alternative use in the development plan.~~

**Rationale:**

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

## EH41 Regionally Important Aquifer – delete

~~To protect the regionally important aquifer located at Upper Kilmacow, on lands to the north of Shamrock Grove (zoned Recreation/Open Space). No development will be permitted within the area identified as the 'extremely vulnerable zone' on the regionally important aquifer in Upper Kilmacow unless it can be proven that there will be no impact on it.~~

## EH42 Hedgerows and Trees

~~Where possible, existing hedgerows and trees should be retained, in particular those that form the boundaries of development sites. Boundary hedgerows and trees which have to be removed must be replaced with a replacement hedge or indigenous trees and shrubs appropriate to the site conditions should be used. Where possible, hedges and trees should not be removed during the nesting season (March 1<sup>st</sup> to August 31<sup>st</sup>). As part of the application process the Council may require the submission of tree and hedgerow surveys.~~

**3.8 Economic Development and Tourism**

3.8.1 Explanation of Format – delete first paragraph

3.8.1.1 Policy Informants – delete section, replace with:

*In addition to those policy informants listed in Section 1.12, in particular the following were considered:*

- **Existing employment sources and tourist attractions or potential in Kilmacow.**
- **Kilkenny County Development Plan 2008-2014** in particular Chapter 5, 6 and 7 dealing with economic development, rural development and tourism in the County.

- ***Kilkenny Tourism and Development Strategy, 2006-2011 Linking Old and New, City and County and Kilkenny County Council's - Strategy for Economic, Social and Cultural Development, 2002.***
- ***Retail Planning Guidelines*** by the DoEHLG.

p.158 Industry and Enterprise

~~Greenville House~~ *Brown's Mill*, a once thriving old mill in Lower Kilmacow ~~Greenville~~ is currently occupied by Greenville Electronics Ltd...

3.8.4 Economic Development and Tourism policy

Delete EDT3: Growth in Retail – combine with EDT10 Retail 2

~~To encourage the upgrading and expansion of existing retail stores and services and the development of new shops and services in the village centres to serve local need, as appropriate and in accordance with Kilkenny County Retail Strategy.~~

EDT10 Retail 2

~~To encourage and facilitate small scale retail developments in Kilmacow to enhance the sustainability, vitality and viability of the village centres and to serve local need.~~

*To encourage the upgrading and expansion of existing retail stores and services and the development of new shops and services in the village centres to serve local need, as appropriate and in accordance with Kilkenny County Retail Strategy.*

#### **Chapter 4 Kilmacow Development Framework and Design Guide**

The guidelines are adapted from the "Best Practice Urban Design Manual" ~~December 2008~~ 2009



**Map changes**

Zoning Map – see attached map

Map. Ref.	Description of Change	Area in Hectares
A	Change parcel in Narrabaun South (ref. 08/1505) from Phase 2 to Phase 1 (Sub. DK12)	1.6
B	Change from General Development to Existing Residential of two existing houses in Dangan	0.45*
C	Change parcel in Dangan (ref. 06/1317) from Phase 2 to 1 (Sub. 16 & 28)	1.9
D	Change from Phase 1 General Development to Phase 2 General Development in Dangan	1.25
E	Inclusion of parcel in Dangan in Existing Residential from Phase 2 (ref. 05/1736)	0.06
F	Change from General Development to Community for graveyard (Sub. 11)	0.25
G	Change from General Development to Phase 1 Residential Narrabaun South	3.2
H	Change from General Development to agriculture outside dev. boundary (Sub.35)	0.5*
I	Change from General Development to Residential in Narrabaun south (03/1448) and change from General Development to agriculture outside dev. boundary (Sub DK25)	0.2 0.5
J	Change from General Development to Phase 1 Residential in Lwr. Kilmacow	0.94
K	Change from Phase 1 Residential to Existing Residential (04/145) in Lwr. Kilmacow	0.87

Include symbol on map for road in Lower Village (DK11)

New map: Include Heritage map

Amend Figure 3.5.3 Walking Routes (DK15)

List of Maps attached

- Figure 3.5.3 Walking Routes
- Draft Map showing location of Proposed Variations
- Proposed Variations to Zoning Map
- Footpath Map
- Heritage Map with insets