

Gowran Local Area Plan 2010-2016

Manager's Report on Submissions Received to the Draft Gowran Local Area Plan

Forward Planning,
Kilkenny County Council

6th August 2010

1.0 Introduction

This report presents the submissions and observations made following the display period (28th May to 9th July, 2010) of the Gowran Draft Local Area Plan, and sets out the Manager's response to the issues raised. The report forms part of the statutory procedure for preparing a Local Area Plan (LAP) that is set out in Section 20 of the Planning and Development Acts, 2000-2006.

A total of 6 written submissions and observations were received. A full list of the individuals or groups who made submissions is contained in this report.

2.0 Contents of Manager's Report

Part A of this Manager's Report:

- Lists the persons who made submissions or observations;
- Summarises the issues raised in the submissions or observation;
- Contains the opinion of the Manager in relation to the issues raised and his recommendations in relation to the proposed local area plan, taking account of:
 1. The proper planning and sustainable development of the area,
 2. The statutory obligations of any local authority in the area,
 3. Any relevant policies or objectives of the Government or of any Minister of the Government.

Under the heading of 'Matters Arising', Part B responds to comments and observations raised through internal circulation of the Draft LAP within the County Council and statutory bodies.

Any paragraph, policy or objective to be amended in the LAP is reproduced in full, with deleted text (~~struck through~~) and additional text *in italics*.

3.0 Progress to Date and Next Steps

To date, the process of preparing the Draft LAP for Gowran has been as follows:

30 th October 2009	Formal notification in <i>Kilkenny People</i> of intention to prepare LAP and preparation of Draft LAP.
11 th November 2009	Public workshop held in Gowran.
Dec. 2009 – May 2010	Preparation of Draft LAP.
28 th May- 9 th July 2010	Draft LAP placed on Public Display for a period for 6 weeks and the public and other bodies/organisations made written submissions/ observations.
22 nd June 2010	Public information evening in Gowran as part of the consultation process.
Current Stage	Manager's report on submissions to the Draft LAP prepared and submitted to the Members for their consideration.

Following consideration of this Manager's report, the local area plan shall be deemed to be made, amended or revoked, as appropriate, in accordance with the recommendations of the Manager as set out in this report, unless the planning authority, by resolution, varies or modifies the proposal, otherwise than as recommended in the Manager's report, or where appropriate decides not to make, amend or revoke, as the case may be, the plan.

4.0 Submissions Received and Manager’s Response and Recommendation

Name/Group:	Lester and Christine Ryan, Clover, Gowran		
Submission DG1:	Manager’s Response:	Manager’s Recommendation:	
<p>a) The submission queries the planning permission which would cover the sign on the Rockfield Lane advertising sites for sale for 4 and 5 bedroom houses.</p> <p>b) They believed that construction traffic was not allowed to use Rockfield Lane until there was a roundabout in place.</p> <p>c) They state that the junction of the Rockfield Lane and Kilkenny Road currently is a traffic hazard.</p>	<p>a) Permission was granted to Michael, Brendan & Etain Dowling under 06/1387 for 14 detached units at Rockfield Lane. These units have not been commenced. A sign was recently erected advertising the sale of sites for 4 and 5 bedroom houses. The planning permission relates to the entire site for 14 units and requires a number of conditions to be satisfied prior to the commencement of development. The Council shall monitor this situation to ensure that all conditions of 06/1387 are complied with.</p> <p>b) The Ogenty housing scheme was permitted under 05/1279 and modifications were permitted under 06/1386. Access from the Rockfield Road did not form part of these permissions. Some construction traffic to the site appears to be using the access as permitted on the adjoining site, under P06/1387. This matter will be referred to the Enforcement section.</p> <p>c) As part of the conditions included under 06/1387, a design for a roundabout at this junction was to be submitted prior to commencement of development. All works were to be completed prior to occupation of the houses. As this permission is set to expire in 2011, an objective should be included to ensure the improvement of this junction with any future residential development on this site.</p>	<p>a) No change recommended.</p> <p>b) No change recommended to Local Area Plan.</p> <p>c) Include text and an objective in Section 2.5.4 as follows: 2.5.4 Traffic Management <i>As part of the permission granted under 06/1387 a roundabout was to be provided at the junction of Rockfield Lane and the Kilkenny Road, prior to the occupation of the houses. This development has not commenced to date.</i> <i>Obj. T12 To ensure improvements to the junction of Rockfield Lane and the Kilkenny Road are included in any grant of permission for significant residential development on Rockfield Lane.</i></p>	

Name/Group:	Department of Education - Shirley Kearney, Higher Executive Officer	
Submission DG2:	Manager's Response:	Manager's Recommendation:
The Department has no further comments to make from the pre-draft submission dated 16 th April 2010. The letter dated 16 th April stated that the projected population increase would not be of the magnitude to warrant any new stand alone school or significant expansion to the existing school. Therefore the extent of extra accommodation needed is likely to be provided at the existing school.	Noted.	No change recommended.

Name/Group:	Department of Communications, Energy and Natural Resources, Seana McGearty, Co-ordination Unit	
Submission DG3:	Manager's Response:	Manager's Recommendation:
The Department has no comments.	Noted.	No change recommended.

Name/Group:	Office of Public Works, Michael Caden, Assistant Principal Officer		
Submission DG4:	Manager's Response:	Manager's Recommendation:	
<ol style="list-style-type: none"> 1. The OPW welcomes the appraisal and assessment of flood risk in the Draft. 2. In Section 2.2 Flood Risk Assessment, the use of the alluvial soils map for the town could be of benefit, as it may indicate the extent of the floodplain. 3. From the Stage 1 Flood risk identification, the OPW welcomes the agricultural zoning of land alongside the river. 4. The OPW welcomes the Stage 2 Initial Flood Risk Assessment of Bradóg way and Rockfield. However, a more detailed investigation, or more detailed Stage 2 Flood Risk Assessment may be required to fully assess the potential flood risk in Bradóg Way. Until such a solution is identified, further development in the town could increase the risk of flooding at this location. 5. A statement in Section 3.2.4 in relation to the Agricultural zoning states that "Any development proposal shall be subject to detailed flood risk assessment". This should be included as a policy for any area on or adjacent to the floodplain. 	<ol style="list-style-type: none"> 1. Noted. 2. The Soils map for the town has been consulted. This shows that alluvial soils are present to the west of the N9 bridge over the Gowran River. Reference to this map will be included as a source in Section 2.2.2. 3. Noted. 4. The Draft Plan contains objective IN12 "To address the flooding issues at Bradóg Way and to pursue appropriate remedies, to prevent the recurrence of flooding". This will be carried out during the lifetime of the plan. In the interim, the only land identified for new greenfield residential development in the Plan is a one hectare site at Rockfield. 5. This policy will be included in Section 2.2.2. 	<ol style="list-style-type: none"> 1. No change recommended. 2. Insert in Section 2.2.2 under Stage 1: Flood Risk Identification. <i>"Rivers in flood deposit soils. They are referred to as Alluvial Soils and are located on floodplains. These have been identified and mapped by the Geological Survey of Ireland. The presence of these soils is a good indicator of or potentially an indicator of flood-prone areas. The alluvial soils map was consulted and this shows the presence of alluvial soils to the west of Castle Ellis bridge"</i>. 3. No change recommended. 4. No change recommended. 5. New policy to be included in Section 2.2.2 Flood Risk Assessment <i>Any development proposal on or adjacent to the floodplain shall be subject to a detailed flood risk assessment</i> 	

<p>6. The area zoned as Integrated Tourism and Leisure may be in the floodplain, and therefore may be at risk from flooding.</p> <p>7. The OPW welcomes policy IN9 which states “To maintain the River Gowran free from inappropriate development and to discourage its culverting or realignment”. Construction of bridges or culverts requires the approval of the OPW.</p> <p>8. Policy IN13 should be amended to include that surface run-off be restricted to pre-development rates. Also, the policy should be amended to state that all developments in or adjacent to the floodplain should be required to implement SuDS as part of their development.</p>	<p>6. In zoning this land for Integrated Tourism and Leisure, account was taken of the extent of the floodplain. The area nearest the river was zoned for open space. From a desk-based study, in consultation with the Environment section, it is considered that the floodplain does not extend into the Integrated Tourism and Leisure zone. However a policy will be inserted stating that any development in this zone may be subject to detailed flood risk assessment.</p> <p>7. Noted.</p> <p>8. Policy IN13 will be amended to take account of this.</p>	<p>6. Insert text in Section 2.3.2.1 Gowran Castle “<i>The southern portion of this zoning is adjacent to the river’s floodplain, and any development proposal in this zone may be subject to detailed flood risk assessment</i>”.</p> <p>7. No change recommended.</p> <p>8. Amend policy IN13 as follows: <i>IN13 To require a separate surface water drainage system from the foul drainage system for all cases where surface water drainage measures are required. All new developments shall incorporate drainage proposals consistent with SuDS (Sustainable Drainage Systems). At a minimum, measures to limit the surface water run-off rate to pre-development levels will be required.</i></p>
---	---	---

Name/Group:	Gowran Development Association, John Connolly, Chairman		
Submission DG5:	Manager's Response:	Manager's Recommendation:	
<ol style="list-style-type: none"> 1. Review meetings should take place in Gowran during the lifetime of the plan with a view to implementing the plan. Twice yearly should be considered. 2. Trees are an important feature and should be preserved where possible. 3. The Castle Yard, which is part of the castle property, should be included within the LAP boundary. 4. Page no. 1, 1.2 change text from Gowran Community Association to Gowran Development Association 5. Legal basis – the submission questions that a plan could be amended or revoked at any time and states that it should be first discussed with the public. 6. a) Text in Section 1.4.1 should reflect the improvements made by the GDA. 	<ol style="list-style-type: none"> 1. The objectives as set out in this LAP have been formulated in consultation with the local community, other stakeholders and various Council departments. It is intended to implement all of the objectives (unless otherwise specified as long-term) during the period of the plan, subject to the availability of finance. Regular Area meetings are held in Thomastown to address all area issues. 2. Tree Preservation Orders can be used where a tree is in danger from development. Under the 1946 Forestry Act, with certain exceptions, it is illegal to uproot a tree over ten years of age, or cut down a tree of any age unless notice of intention to do so has been given in accordance with the Act. Trees of amenity value will be mapped on Map 2: Natural Heritage and Policy H26 in the County Development Plan, which relates to the protection of trees, will be included in the LAP. 3. In the Draft Plan, this area was located outside the development boundary. Having examined the latest application on the site, 04/2069, the application did include this portion. Having regard to the fact that it is included in the same ownership and its relationship with the castle, it is considered appropriate to include this site in the zoning. 4. This will be changed. 5. Any amendment to an LAP will be subject to the statutory process which will include a public display and submissions period. 6. a) This will be changed. 	<ol style="list-style-type: none"> 1. No change recommended. 2. Map trees of amenity value on Map 2: Natural Heritage and include policy in Section 2.7.3.3 <i>Hedgerows and Trees</i> <i>“To protect existing woodlands, trees and hedgerows (as shown on Map 2: Natural Heritage) which are of amenity or biodiversity value and/or contribute to landscape character, and to ensure that proper provision is made for their protection and management, when undertaking, approving or authorising development”.</i> 3. Change the zoning on this portion of the site from Agriculture to Integrated Tourism and Leisure (see Map on Page 15 of this Report) 4. Section 1.2 change “Gowran Community Association” to “Gowran Development Association” 5. No change recommended. 6. a) Section 1.41. Gowran: Pre-1700 The Magdalen or leper hospital at Ballygowran was situated about 300 yards east of the old parish church, just outside the town wall, <i>in the area now known as “The Grove”</i>. About 1840, the remains of the chapel were removed and trees planted on the site. The site is now 	

<p>b) References should be included to the concrete moulding in the town, which was completed by James Tobin in the 1920's.</p> <p>7. Map of 1710 should be included, which shows the old town wall and ramparts.</p> <p>8. Delete reference to Mill Stream.</p> <p>9. The GDA have made a submission to John Mulholland regarding signage from the motorway to Gowran, requesting that St. Mary's Church be included on the signs.</p> <p>10. Area of strategic open space as shown in Figure 2.2 'Areas of Open Space' should extend to the Demesne road.</p> <p>11. Change ref. from Chapel Street to Chapel Road.</p> <p>12. Perle's should be left on the RPS</p> <p>13. A detailed bird survey should be an objective of this plan.</p>	<p>b) References will be included.</p> <p>7. This will be included.</p> <p>8. This will be deleted.</p> <p>9. The NRA has criteria for signage on motorways, and the minimum number of visitors to a tourist attraction is 75,000. St. Mary's currently attracts in the region of 2,600 visitors per year (OPW Visitor Centre). Gowran Racecourse will be signposted at both the Danesfort and Jordanstown junctions and Gowran (petrol pump and food and drink) will be signposted at the Jordanstown junction.</p> <p>10. Including this land as strategic open space would indicate that the land should be zoned for open space. The Council does not intend servicing this area, therefore this would extend the development boundary of the plan into an area for which no development is planned. However, Policy OS1, relating to the walkway along the River, will be amended to include reference to linking to the Demesne Road.</p> <p>11. This will be changed.</p> <p>12. The process for adding or removing structures from the RPS is a separate one to the LAP. The Conservation Officer has recommended removing this structure on the basis that it is not of special interest, however any such deletion will be advertised and submissions can be made to that process.</p> <p>13. A habitats assessment was carried out to inform this plan, but this did not include a detailed bird survey. This assessment was carried out in accordance with the national guidelines on habitats assessments as issued by the Heritage Council.</p>	<p>marked on Ordnance Survey sheets. The trees have now been removed also but the stumps of those cut down still remain. From its close proximity to the Magdalen chapel and hospital the east gate of the town, formerly situated here, was called the 'Magdalen Gate'. <i>The Gowran Development Association maintain and improve the Grove today as a wildlife area and it currently contains a significant number of trees.</i></p> <p>b) Section 1.5 Urban Structure Photo 3. Insert "<i>The concrete moulding work visible on the shopfront here is an example of work carried out by local man, James Tobin, which is also to be seen on the butcher's (C117) and Byrne's public house (C116)</i>".</p> <p>7. Map from 1710 will be included in Section 1.5 Urban Structure</p> <p>8. Section 2.2.1.1 Wastewater system "and finally discharges to the River Gowran (Mill Stream) which flows adjacent to the plant."</p> <p>9. No change recommended.</p> <p>10. Amend Policy OS1 in Section 2.6.1 "To reserve land for and support the development of a walkway along the river, south of the town, <i>linking to the Horse Park Bridge (Demesne Road)</i>, in accordance with the heritage objectives for the area.</p> <p>11. Section 2.7.4.1 Mass path – change reference from Chapel Street to Chapel Road.</p> <p>12. No change recommended.</p> <p>13. No change recommended.</p>
---	---	--

<p>14. Correct names of trees on the Fair Green.</p> <p>15. Reference should be included that Flour mill was also used as timber mill.</p> <p>16. The mill house (RPS Ref. D110, D111) was built during the reign of Queen Anne in 1620 and the mill could also have been built then.</p> <p>17. The submission questions the inclusion of Item K, NIAH ref. 12310029 in the RPS, which is a bridge which was built in 1947.</p> <p>18. Bastionfort well is known locally as Boston Well</p>	<p>Birdwatch Ireland carry out regular surveys and they were consulted in the preparation of this assessment. The Council will seek a detailed bird survey where appropriate in any relevant planning application.</p> <p>14. This will be corrected.</p> <p>15. This will be included.</p> <p>16. This reference comes from page 113 of a book published by Dalton House Daycare centre entitled “<i>Life Through our viewfinder</i>”, 2009. No further verification of this is available.</p> <p>17. This record is taken directly from the National Inventory of Architectural Heritage entry. Regardless of the date of construction the bridge is still considered of special interest, however the information will be clarified as part of the additions process.</p> <p>18. The local name will be included.</p>	<p>14. Correct Caption for Plate 3 on page 19 of the Habitats Assessment: <i>Trees on Fair Green, (most are London Plane with one Lime tree) form part of the tree line (WL2)</i></p> <p>15. Insert in Appendix 3, Item 17 Flour mill complex (<i>Dalton’s Mill</i>), c.1825, later used as a saw mill (OS 1900)</p> <p>16. Insert text in Appendix 3, Item 17 Flour Mill Complex after item (i), <i>possibly incorporating fabric of earlier structure, c. 1620.</i></p> <p>17. Insert in Appendix 3, Item K Bridge – Add to RPS, <i>clarify date of bridge prior to addition</i></p> <p>18. Insert in Appendix 3, Item A, Bastionfort Well, <i>known locally as ‘Boston Well’</i></p>
<p><u>Additional notes</u> A1. Refers to useful study by Dr. Olley and Dr. O’Kane on the Castle. A2. Wall on Mill Road is in danger of collapsing. It should be an objective of the plan to try and prevent the collapse of the wall.</p> <p>A3. The date of the tennis club grounds should be noted in the plan. There should be no development on the grounds or removal of the mill stream bed in front of the Tennis club. There may be potential to reinstate the water feature at the grotto nearby.</p>	<p><u>Additional notes</u> A1. Noted.</p> <p>A2. This section of the demesne wall on the Mill Road has been identified as forming part of the attendant grounds of Gowran castle, RPS ref. C344 (10). As such, the wall is included under the objective in the plan, EE6, <i>To utilise the powers of the Planning and Development Act 2000 in relation to the endangerment of protected structures.</i> Reference will be included to the Mill Road wall in Section 2.3.2.1 Gowran Castle.</p> <p>A3. Reference to the date of the tennis club grounds will be included. The area of the grotto is outside the LAP boundary, however the former existence of the water feature will be noted.</p>	<p><u>Additional notes</u> A1. No change recommended.</p> <p>A2. Include text in Section 2.3.2.1 Gowran castle as follows: <i>The Gowran estate boundary wall runs through the village and two sections of the wall are included in the Record of Protected Structures. Along the Mill Road (RPS ref. 344(10), a part of the wall has collapsed. As this is a protected structure, the Planning Authority will use its powers under the Planning and Development Act 2000 in relation to the endangerment of protected structures.</i></p> <p>A3. Change sentence in Section 2.6.2 Recreation as follows: A-Lawn Tennis club <i>grounds, are was</i> situated on the Bennettsbridge Road, just outside the village. <i>This club was in existence since 1923, but This</i> is no longer in operation. Include sentence in Section 2.6.1 Open Space as</p>

<p>A4. There is potential to reinstate the Mill Stream in the village</p> <p>A5. Stone wall on Red Bog Road is outside the plan area but deserves mention</p> <p>A6. Demesne wall runs through the village, much of it outside the plan area. This needs to be taken into account when decisions are made.</p> <p>A7. A tree inventory should be carried out during the life of the plan.</p>	<p>A4. The Mill Race is discussed in Section 2.6.1. The plan states that a walkway could be provided possibly along the line of the Mill Race. The option of its reinstatement will also be included here.</p> <p>A5. This wall is outside the plan area but reference will be made to stone walls generally in the town.</p> <p>A6. Within the village the estate boundary wall is noted as forming part of the attendant grounds of Gowran Castle (C344(10)). Outside of this area, a survey would be required to determine which elements of the wall should be protected. An objective to carry out such a survey will be included.</p> <p>A7. The Habitats Assessment included a hedgerow survey and tree lines are shown on the Habitats Map in Appendix 2. As outlined in Point 2 above, trees of amenity value will be included on Map 2: Natural Heritage. This is considered sufficient detail at</p>	<p>follows: <i>The grotto situated on the junction of the Waterford and Bennettsbridge roads, contained a water feature which was fed from this Mill Race. The reinstatement of the Mill Race would allow for the reinstatement of this feature.</i></p> <p>A4. Include sentence in Section 2.6.1: <i>In the future the Mill Race could be reinstated, subject to the agreement of the adjacent landowners.</i></p> <p>A5. Insert new paragraph in Section 2.7.4 Built Heritage <i>The stone walls throughout the town contribute significantly to its historic character and setting, and should be protected, repaired and incorporated into future developments wherever possible. The Gowran estate boundary wall runs through the village and is included in the Record of Protected Structures. The remainder of the Demesne Wall will be investigated to consider whether it should be included in the RPS or not, see objective in Section 2.7.5. In addition there are other sections of wall in and around the town, such as on the Chapel Road and Red Bog Road which should be integrated into any new development where possible. Policy: To encourage the conservation of stone walls throughout the town.</i></p> <p>A6. Insert text in Section 2.7.5 Record of Protected Structures: <i>The structures which form part of the attendant grounds of Gowran Castle (C344) have been clarified and broken down into eleven separate records. One of these is the Demesne wall (C344(10)). The majority of this Demesne wall is outside the Local Area Plan boundary and as the wall is in various ownerships, and numerous modifications have taken place over time, prior to its inclusion in the RPS, a survey would be required to determine which sections still merit inclusion. Obj. To carry out a survey of the Gowran Demesne boundary walls to determine which sections merit inclusion in the RPS.</i></p> <p>A7. Include trees of amenity value on Map 2: Natural Heritage.</p>
---	---	--

<p>A8. Gowran Castle was damaged since the November meeting on the plan. It is important that the Council secures the castle to prevent entry and secures the roof to prevent deterioration.</p> <p>A9. Mention should be made of the ongoing improvement works at St. Mary's Church.</p> <p>A.10 FÁS should be mentioned</p>	<p>the present time for the Local Area Plan purposes. A8. The Council is aware of the fire at the Castle and will utilise the powers of the Planning and Development Act 2000 in relation to the endangerment of protected structures.</p> <p>A9. This will be included.</p> <p>A.10 This will be included.</p>	<p>A8. No change recommended.</p> <p>A9. Insert in Section 2.3.2 Tourism, new section <i>St. Mary's Church</i> <i>St. Mary's Church was a collegiate church, which was built in the late 13th century on the site of an earlier monastery. It was served by a "college" - clerics who lived in a community but who did not submit to the rule of a monastery. It is both a protected structure (RPS ref. C109) and a National Monument in State Care (RMP ref. KK020-060006, National Monument no. 214). The OPW and the Gowran Development Association work closely together on the maintenance of this important feature. Ongoing improvement works include the repair of the medieval wall to the rear of the Church. The GDA maintain the graveyard, the High Garden and Millennium Gardens to the front of the Church.</i></p> <p>A10. Insert new paragraph under 2.3 Employment and Economy <i>The FÁS Community Employment scheme and the Community Services Programme of An Pobal operate in the Gowran area with the sponsorship of various organisations including the parish, the pitch 'n' putt club and the Gowran Development Association. The scheme currently employs 4 people in the Gowran area and they are employed in tasks such as maintaining the Fair Green and the grounds of St. Mary's church.</i></p>
---	---	---

Name/Group:	Department of Environment, Heritage and Local Government, Patrick O’Sullivan		
Submission DG6:	Manager’s Response:	Manager’s Recommendation:	
<p>a) Commends Council on coherent and logical draft LAP.</p> <p>b) Plan should outline core strategy and reflect the core strategy of the County Development Plan, in particular in relation to housing and settlement strategies. However it is recognised that the Plan has been informed by the South East RPG’s in particular the population targets.</p> <p>c) It is noted that the plan has had regard to the recommendations in the Department’s Guidelines on Flood Risk Management and welcomes the sequential approach to zoning for development.</p> <p>d) Notes that the draft LAP is accompanied by an SEA and AA screening and notes that both screening reports indicate that further assessment is not required.</p>	<p>a) Noted.</p> <p>b) The Plan was informed by the population targets as set out in the Draft Regional Planning Guidelines (2009) for the County. The approach adopted was to apply a natural growth rate to the estimated current (2010) population figure. This approach reflects the positioning of Gowran as a ‘smaller town/village’ in the County’s settlement hierarchy as set out in the Development Plan. This approach results in an estimated population growth of approx. 50 people to 2016, which translates into a land requirement of 1 hectare.</p> <p>c) Noted.</p> <p>d) Noted.</p>	<p>a),b),c) and d) No change recommended.</p>	

5.0 Matters Arising

Section 2.3.2.1 Gowran Castle

Gowran Castle is a dominant feature in the town and is of significant heritage interest, as both a recorded monument (Castle KK020-060005, and House KK020-060018) and protected structure (Ref. C344) is a dominant feature in the town.

2.4.2 Secondary Education

The nearest secondary schools are in ~~Goresbridge~~, Thomastown and Kilkenny City

2.7.1 Designated Natural Heritage Sites

~~An Ecological Survey was carried out by CAAS Environmental Services as part of the 2003 LAP, and this identified four areas of ecological interest; three of which centred on the River and the other around the soccer pitch.~~

2.7.2 Habitat Survey & Assessment

As part of the preparation for this plan, a *Habitat Survey and Assessment* was carried out by a team of ecological consultants. This report is included as Appendix 2 of this Plan. The study mapped all habitats within the plan area, rated habitats based on their ecological merit and value as an ecological network, *identified green infrastructure and surveyed and evaluated hedgerows.*

Based on the findings of the habitat assessment, and in line with the County Development Plan, policies and objectives have been formulated for the protection and enhancement of habitats in the plan area, with particular emphasis placed on those habitats and ecological corridors of highest ecological value. Habitats of highest value are illustrated on Map 2: Natural Heritage specific objectives have been formulated in relation to the protection of these most significant habitats.

An Ecological Survey was carried out by CAAS Environmental Services as part of the 2003 LAP. The findings of this survey were taken on board in the habitat assessment conducted for this LAP.

2.7.3 Nature Conservation outside of Designated Areas

There are no sites within the draft LAP boundary designated under national or European legislation. However substantial areas of high-biodiversity value are ~~found outside the existing network of designated sites, but within the LAP boundary present~~, and whilst not protected under legislation, they contribute to the biodiversity of the area.

All habitats within the LAP area enhance the biodiversity of the area and should be ~~protected~~ *conserved* and enhanced where possible. However there are a number of habitats of significant ecological value, due to the species contained therein and/ or due to their function as an ecological network, *which have specific policies for their conservation.* These habitats have been shown on Map 2: Natural Heritage. *Further details on policies for nature conservation outside of designated sites are set out in Chapter 8: Heritage of the County Development Plan 2008.*

2.7.3.1 Gowran River Valley – GR1

The Council will support designating this area as a ~~potential National~~ *proposed Natural Heritage Area.*

Obj. H3 To protect and *where possible*, enhance the habitat of the Gowran River

2.7.3.2 Grassland and Hedgerows to the north of the village GR2

To protect and *where possible*, enhance the habitat of GR2 as identified on Map 2: *Natural Heritage.*

2.7.4 Archaeology

Replace paragraph with:

Gowran has a rich archaeological heritage. It was the centre for the Butler family lands for much of the 14th century. It was also a medieval walled town (dating to late 15th century). Whilst no above ground remains of the town walls still exist, there is evidence of below ground remains (see Map 3).

The Urban Archaeological Survey of County Kilkenny (1993) identifies a Zone of Archaeological Potential around the town (see Map 3). Within this zone there are a number of Recorded Monuments, as identified in the Record of Monuments and Places for County Kilkenny (See Map 3, and Appendix).

Appropriate archaeological assessments will be required 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. Policies for the protection of archaeological heritage are set out in *Chapter 8: Heritage* of the County Development Plan 2008.

Any proposed development which will impact on the fabric of the town's medieval walls, or any ground disturbance in proximity to the defences in local authority or the Minister's ownership or guardianship, or that have been the subject of a preservation order, will be subject to the National Policy on Town Defences and will be subject to a requirement for Ministerial Consent from the Minister for the Environment, Heritage and Local Government. The line of the town defences is illustrated on Map 3.

Maps:

Amend Map 2 to include trees of amenity value.

Amend Map 3 with correction to Zone of Archaeological Potential and mark the line of the town defences.

Appendices:

Include list of Recorded Monuments in Appendices

Map 1: Zoning map: Change as shown below

