

# **Gowran Local Area Plan 2010**

## **Proposed Variations to the Draft Local Area Plan**

**Kilkenny County Council**

**27<sup>th</sup> September 2010**





## 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 Gowran Draft Local Area Plan, which was published on the 28<sup>th</sup> May 2010. These variations have arisen following the Elected Members review of the *Manager's Report on Submissions received to the Draft* under Section 20(3)(c) of the Planning and Development Act, 2000 as amended.

The proposed material alterations to the text are outlined below and should be read in conjunction with the Gowran Draft Local Area Plan. One proposed alteration to the land use zoning designation is shown on Map A attached, and revisions to the Natural Heritage and Archaeological Heritage maps are also included on attached maps.

Where an issue was raised as part of a submission the reference number of the corresponding submission has been given e.g. DGX. A summary of the submissions made and the Manager's response to each can be found in the *Manager's Report on Submissions received to the Draft*.

In the following text, proposed deletions are shown in ~~strike through~~ and proposed insertions are shown in *italics*.

## Text Changes

### Chapter 1: Introduction

#### 1.2 Previous Plans and Studies (DG5)

Following on from the 1988 study, a Gowran Community Village renewal plan was prepared by Gowran ~~Community~~ *Development Association*

#### 1.4.1 Gowran: Pre-1700 (DG5)

Last paragraph:

The Magdalen or leper hospital at Ballygowran was situated about 300 yards east of the old parish church, just outside the town wall, *in the area now known as "The Grove"*. About 1840, the remains of the chapel were removed and trees planted on the site. ~~The site is now 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'. *The Gowran Development Association maintain and improve the Grove today as a wildlife area and it currently contains a significant number of trees.*

#### 1.5 Urban Structure Photo 3. (DG5)

*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).*

## Chapter 2: Policies and Objectives

### 2.2.1.1 Wastewater system (DG5)

First paragraph

and finally discharges to the River Gowran (~~Mill Stream~~) which flows adjacent to the plant.

### 2.2.2 Flood Risk Assessment (DG4)

Stage 1: Flood Risk Identification

Stage 1 of this appraisal is Flood Risk Identification which includes a review of existing information and identifies if there are any flooding or surface water management issues in the plan area which may warrant further investigation. A review of existing Office of Public Works (OPW) and local information was carried out. According to the OPW National Flood Hazard Mapping, there are no recorded flood events within a 2.5 km radius of Gowran.

*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.*

Insert in Policies and Objectives:

*Policy IN11 Any development proposal on or adjacent to the floodplain shall be subject to a detailed flood risk assessment*

~~Policy IN13~~ 14 To require a separate surface water drainage system from the foul drainage system for all cases where surface water drainage measures are required. ~~and to consider all~~ *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.*

### 2.3 Employment and Economy (DG5)

*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.*

### 2.3.2 Tourism

#### 2.3.2.1 Gowran Castle (DG5)

*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.*

Insert under first paragraph

*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.*

Insert under last paragraph (DG4)

*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.*

#### 2.3.2.2 St. Mary's Church (DG5)

*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.*

#### 2.4.2 Secondary Education

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

#### 2.5.4 Traffic Management (DG1)

Insert under last paragraph:

*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.*

Insert in Policies and Objectives:

*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.*

Note: Policies and objectives will be renumbered accordingly.

#### 2.6.1 Open Space (DG5)

Last paragraph (DG5)

To the west of the Waterford Road this stream is no longer in existence. *In the future the Mill Race could be reinstated, subject to the agreement of the adjacent landowners.*

*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.*

Policy OS1 To reserve land for and support the development of a walkway along the river, south of the town, *linking to the Horse Park Bridge (Demesne Road)*, in accordance with the heritage objectives for the area.

#### 2.6.2 Recreation (DG5)

~~A~~Lawn Tennis club *grounds, are was* situated on the Bennettsbridge Road, just outside the village. *This club was in existence since 1923, but This* is no longer in operation.

#### 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, and its associated ecological corridors and habitats, as identified as GR1 on Map 2: *Natural Heritage*.

#### 2.7.3.2 Grassland and Hedgerows to the north of the village GR2

Obj. H4 To protect and *where possible*, enhance the habitat of GR2 as identified on Map 2: *Natural Heritage*.

#### 2.7.3.3 Hedgerows and Trees (DG5)

Insert in Policies and Objectives:

*Policy H6: 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.*

Note: Policies and objectives will be renumbered accordingly in the Plan.

### 2.7.4 Built Heritage (DG5)

*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 Hx: To encourage the conservation of stone walls throughout the town.*

#### 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 14<sup>th</sup> century. It was also a medieval walled town (dating to late 15<sup>th</sup> 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 3).*

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, Archaeological Heritage.

##### 2.7.4.1 Mass path (DG5)

From local knowledge, a mass path has been identified in Gowran, leading from Chapel Street Road across to the Bennettsbridge Road.

##### 2.7.5 Record of Protected Structures (DG5)

*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.*

### 3.3 Implementation of Objectives

Note: Table will be amended to include additional policies and objectives as set out above.

## Appendices

### Appendix 2: Habitats Assessment 2010 (DG5)

p.19 Plate 3 ~~Lime trees on green in centre of village~~ *Trees on Fair Green, (most are London Plane with one Lime tree) form part of the tree line (WL2)*

### New Appendix 3: List of Recorded Monuments

RMP Number	Classification
KK020-060017-	Ritual Site - Holy Well possible
KK020-060025-	Gatehouse
KK020-060026-	Gatehouse
KK020-060005-	Castle - Motte possible
KK020-060016-	Bridge possible
KK020-060024-	Graveyard
KK020-060006-	Church
KK020-060011-	Hospital
KK020-060014-	House - 16th/17th Century possible
KK020-060013-	Graveyard
KK020-061003-	Enclosure
KK020-060002-	Market Cross
KK020-060007-	Ogham Stone
KK020-059----	Ritual Site - Holy Well
KK020-060----	Town
KK020-060003-	Town Defences
KK020-060001-	Redundant Record
KK020-061001-	Castle - Tower House
KK020-060004-	Castle - Unclassified
KK020-061002-	Enclosure
KK020-060012-	Chapel
KK020-060018-	House - 16th/17th Century possible
KK020-060009-	Tomb(s)
KK020-060010-	College
KK020-060029-	Market Cross
KK020-060015-	Armorial Plaque
KK020-061004-	Linear Earthwork possible
KK020-060008-	Graveslab(s)
KK020-060027-	Gatehouse

### Appendix 4: Built Heritage Review (DG5)

Item 17 Flour mill complex (*Dalton's Mill*), c.1825, later used as a saw mill (OS 1900), comprising (i), Detached three-bay two-storey mill owner's house with five-bay two-storey return to south, possibly incorporating fabric of earlier structure, c. 1620.

Item A, Bastionfort Well, known locally as 'Boston Well'

Item K Bridge – Add to RPS, clarify date of bridge prior to addition

**Map changes (see attached maps)**

Insert new Figure 1.2 Map from 1710 (DG5)



Map 1: Zoning Map (DG5)

A - Change parcel (0.25 hectares) from Agriculture to Integrated Tourism and Leisure

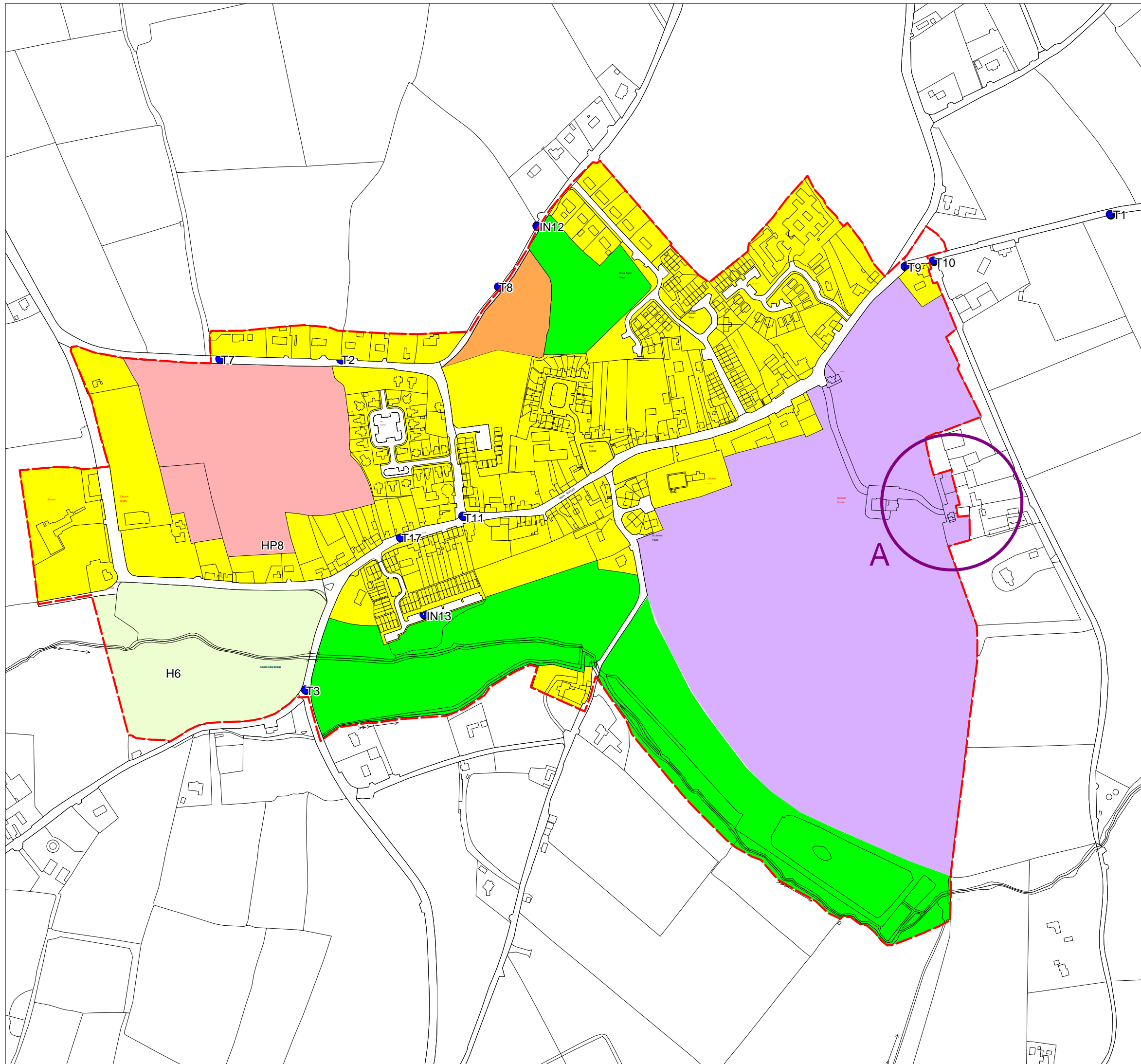
Map 2: Natural Heritage (DG5)

Include Trees of amenity value

Map 3: Archaeological Heritage

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

Map 1: Zoning Map  
Gowran Draft Local Area Plan  
Proposed Variations



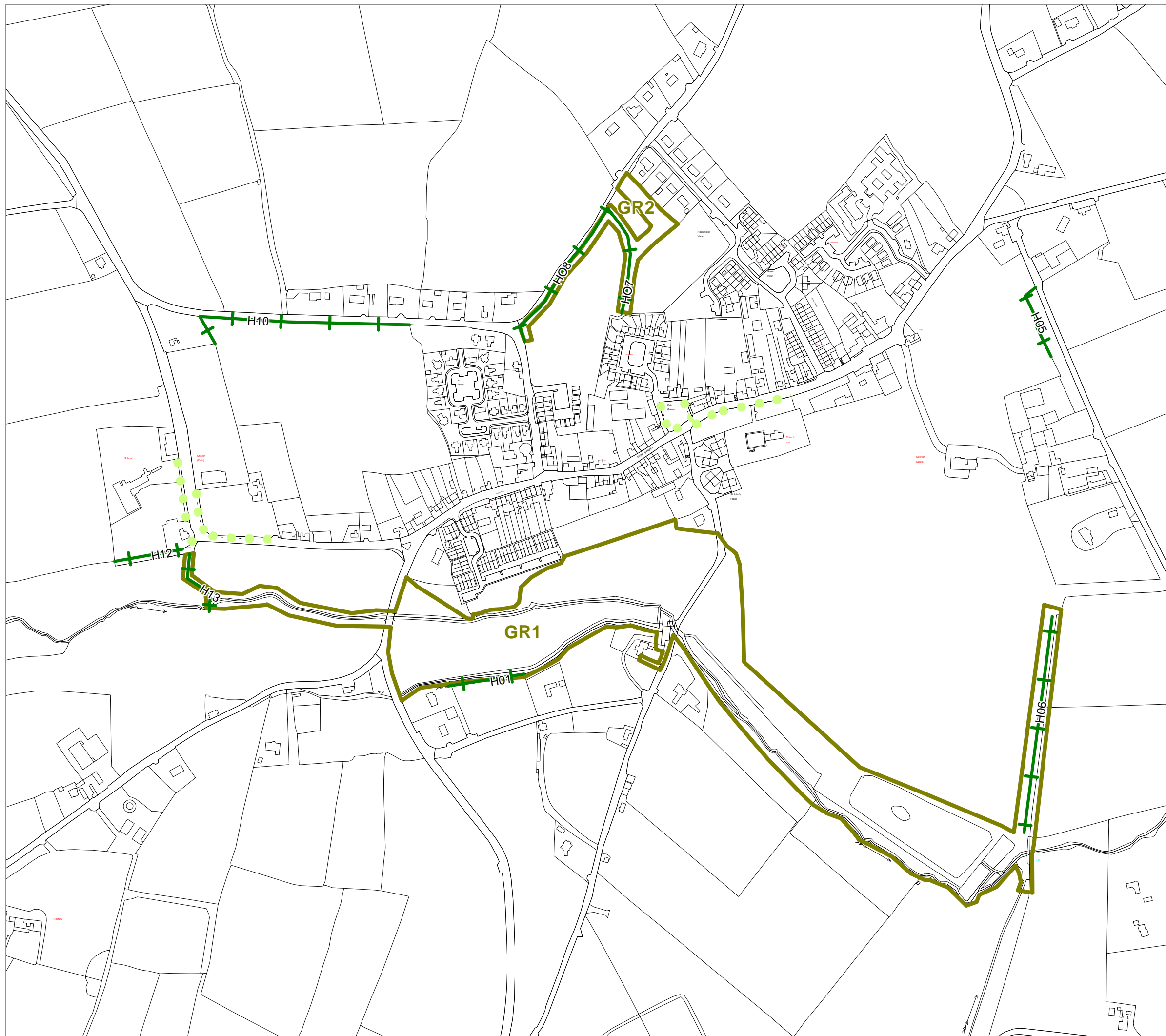
Legend

- Local Area Plan Boundary
- General Objective
- Phase 1 Residential
- Phase 2 Residential
- Open Space
- Integrated Tourism & Leisure
- Agriculture
- Objective
- Proposed Variation - See p. 7

Date: September 2010  
Scale 1:5,000 at A3

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

Gowran Draft Local Area Plan  
Proposed Variations  
Map 2: Natural Heritage



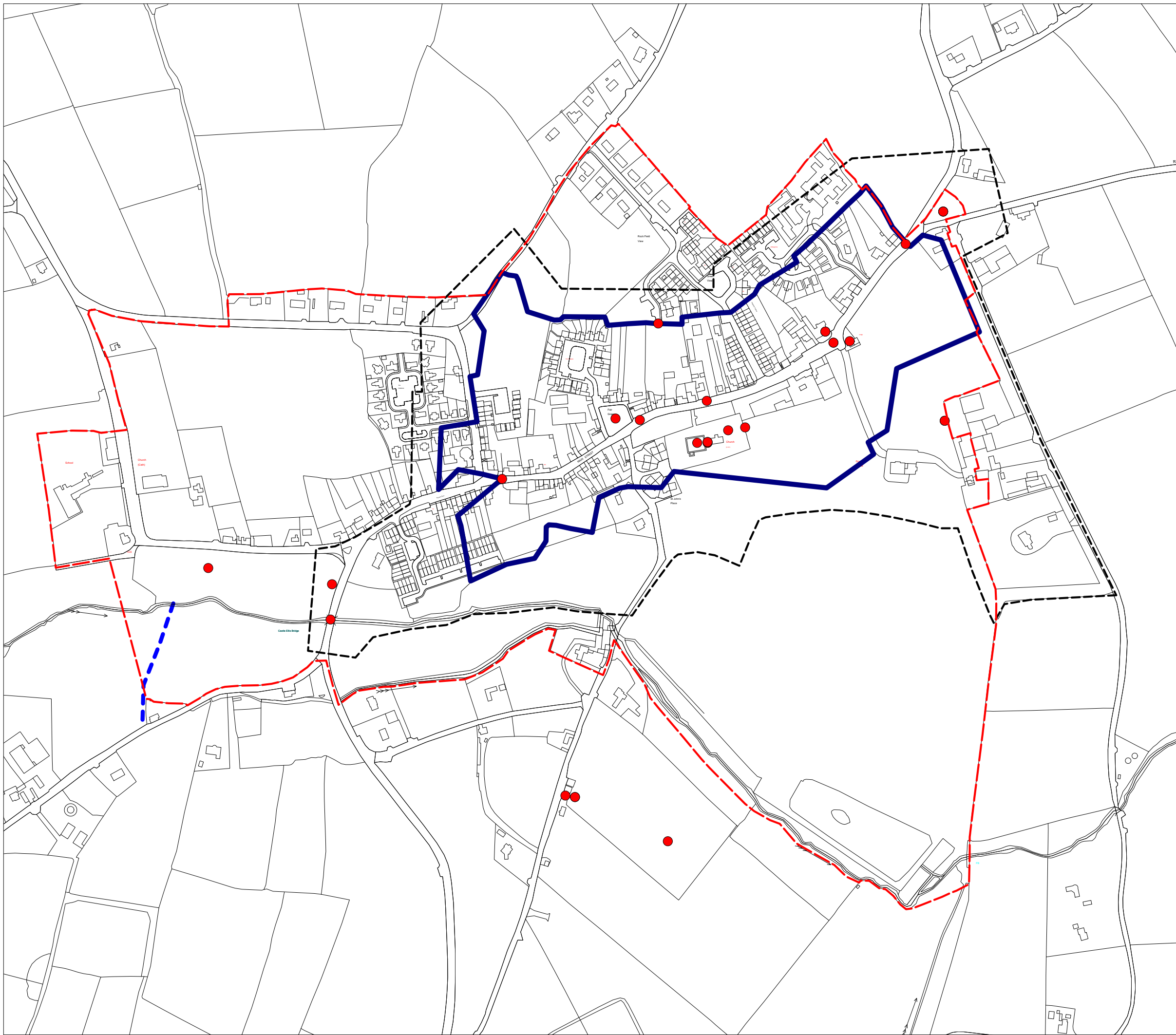
Legend

- Ecological Network
- Hedgerow
- Trees of Amenity Value

Date: September 2010  
Scale 1:5,000 at A3

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

**Gowran Draft Local Area Plan -  
Proposed Variations  
Map 3: Archaeological Heritage**



**Legend**

-  Local Area Plan Boundary
-  Zone of Archaeological Potential
-  Possible Mass Path
-  Line of town defence
-  Recorded Monument

Sources: OPW (1993) The Urban  
Archaeology Survey of County Kilkenny  
[www.archaeology.ie](http://www.archaeology.ie)

Date: September 2010  
Scale 1:5,000 at A3

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