

Bennettsbridge Local Area Plan

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

5th May 2009

Kilkenny County Council

1.0 Introduction

This report presents the submissions and observations made following the display period (30th January to 13th March, 2009) of the Bennettsbridge 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 12 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 Bennettsbridge has been as follows:

23 rd May 2008	Formal notification in <i>Kilkenny People</i> of intention to prepare LAP and preparation of Draft LAP.
28 th May 2008	Community group and public workshop held in Bennettsbridge.
June 2008 – Jan 2009	Preparation of Draft LAP.
30 th Jan- 13 th March 2009	Draft LAP placed on Public Display for a period for 6 weeks and the public and other bodies/organisations made written submissions/ observations.
11 th Feb. 2009	Public information evening in Bennettsbridge 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 Comment

Ref:	Name	Address/ Contact	Summary of Submission	Response
DB1	Hillview Estate Residents	c/o Peter Thomson Planning Solutions	<p>a) Request that the Plan reflect all areas of open space within the estate with an open space zoning.</p> <p>b) Request that policy OS1 be applied to this existing open space.</p>	<p>a) Smaller pockets of open space are frequently assigned an “Existing Residential” zoning and are afforded sufficient protection within this zone as a result of the parent planning permission. However, in the interests of clarity, I recommend that the plan be altered and the open space zoning extended to reflect the open space as permitted under P01/63.</p> <p>b) Policy OS1 will be applied to all identified open space areas.</p>
DB2	Department of Communications, Energy and Natural Resources	Frances Heaslip	<ul style="list-style-type: none"> The Department has no further comments other than those submitted to the SEA screening on the 29.10.2008. <p>a) This stated that the objectives as set out in the Water Framework Directive should not be compromised in this LAP.</p> <p>b) Future development should be considered premature until the waste water treatment plant is upgraded.</p>	<p>a) The Water Framework Directive (WFD) requires that all waters achieve at least “good status” by 2015. The Draft Plan in Sections 4.10, 4.11 and 4.12 contains specific objectives to protect river, drinking and groundwater quality within Bennettsbridge, as set out below:</p> <p style="padding-left: 40px;">Prevent pollution and contamination of groundwater Protect and improve river water quality Protect and improve water quality and supply</p> <p>b) Policy WW1 of the Draft Plan states that “any substantial additional development in Bennettsbridge is viewed premature pending the upgrading of the waste water treatment plant”. These policies are considered sufficient and no change is recommended.</p>
DB3	Glanbia Estates	Patrick O’Keefe Property Operations Co-ordinator Glanbia House, Kilkenny, Ireland.	<ul style="list-style-type: none"> Welcomes zoning of site west of river for Industrial/employment uses Requests that the permissible uses on the subject lands include retail 	<p>The sites currently covered by the Industrial/employment use zoning include the Nicholas & Keith Mosse sites and the petrol station site, all of which include a retail use. It is recommended that the permissible uses in the Industrial/employment zone (Section 7.2) should be extended to include “retail, appropriate to the scale and character of the village”.</p>
DB4	Mr. Eric Wardrop and Mr. Joe Sheridan	c/o Peter Thomson Planning Solutions	<p>a) Seek clarification on the description of the site as “The Glanbia Site”.</p> <p>b) Requests a change to Industrial/employment zone to permit mixed use residential/commercial development, including residential, retail, restaurant, offices, craft and other business uses and excludes</p>	<p>a) Section 5.2.2 Key Opportunity Sites refers to the Glanbia site. As the sites are in different ownerships and to avoid ambiguity, this section should be renamed as “Employment area west of River”.</p> <p>b) As discussed under DB3, it is recommended that the Industrial/employment zone will be expanded to include for retail which is appropriate to the scale and character of the village. In relation to residential uses, at present the zoning provides for</p>

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			<p>new general industry. c) Suggests that the Council had given general support for previously submitted proposal for the site.</p>	<p>"consideration in certain circumstances such as the provision of live/work units or as an ancillary provision in respect of craft workshops or similar". It is considered that there is sufficient residential zoned land elsewhere in the village, and large scale residential development should not be encouraged on the western side of the river, due to the lack of services and poor connections to the eastern side of the river where the majority of services are provided. These lands are zoned for industrial/employment on the basis of their historical use and there are industrial type premises and uses on the site at present. Given that, and the current economic climate, new industrial uses should not be excluded. c) While the Council accepts the principle of a development on the site, any development proposal will be subject to a full assessment under the development management process taking into account the policies and objectives of the LAP as adopted.</p>
DB5	East End United Soccer Club	Patricia Dowling Chairperson	<ul style="list-style-type: none"> • Draft LAP has identified the underdeveloped facilities of East End but does not make provision for practical development and improvement of these facilities. • Request that as part of community gain, the Council should consider that land outside the development boundary could be developed as a soccer facility • Requests that the current 3 playing pitches (Gowran Road, parish field beside the school and behind Woodlawn) which are in use by the club be retained as pitches. 	<p>The Draft Plan stated that it will be a requirement for the future development of the area to provide a full-sized soccer pitch and ancillary parking provision in the framework plan lands. An indicative layout was shown in the Draft Plan which demonstrates a configuration of uses which could be achieved on the site. The positive role the soccer club plays in the village is recognised and the plan seeks to acknowledge this through making provision for adequate facilities.</p> <p>The Draft Plan requires that for any development to proceed in the framework plan area, a soccer pitch will be required. In the interests of proper planning it is preferable that any pitch be provided in this location, within walking distance of the residential areas of the village and not remote from village residences.</p> <p>The development of sports facilities is dependent on the expansion of the village northwards (framework area). These lands are to be developed in accordance with some key parameters with a number of key objectives, which include the provision of facilities in tandem with housing.</p> <p>It is recommended that the framework area (section 6) be revised and the indicative layout be removed in favour of creating a list of 'Mandatory objectives' that must be provided with each phase of development.</p>

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				<p>The text of Section 6 will be substantially revised to replace the indicative plan with text and mandatory objectives as follows:</p> <p><i>The mandatory objectives to be provided are a) a full-sized soccer pitch and b) a multi-purpose facility which facilitates a range of users such as community uses, sports uses and playground etc., c) Provision for 0.75 acres for graveyard expansion, and d) Connector road through site from Gowran road to Ballyreddin Road</i></p> <p>A new Specific Objective will be inserted on the lands to read as follows: "Any proposal for development on this land must come forward in the context of an overall framework plan for the entire area. Any such framework plan will address:</p> <ul style="list-style-type: none"> -delivery of mandatory objectives - capacity of social and physical infrastructure (school) - phasing of development <p><i>The phasing proposals for this land will include that a maximum of 3.5 hectares of residential land will be provided in the first phase, which will be for the lifetime of this plan. Further details on this will be added to Section 4. The quantum and phasing to be revised at the review of this plan post 2015. (See DB12)</i></p> <p>References to new 'community centre' throughout the text will be removed and replaced with "multi-purpose facility which facilitates a range of uses such as community, recreation and sports training".</p> <p>Lands beside the school are zoned for community use, in which appropriate uses include playing fields. This poses no obstacle to the soccer club's continued use of this facility.</p> <p>The field at Woodlawn is part of the Council's land bank for the provision of social and affordable housing. The plan makes provision for future facilities for the soccer club through the framework plan. The map in Section 6 will be deleted and the text substantially revised to reflect this.</p>
DB6	Local community		<ul style="list-style-type: none"> • 1. Amenities • Safe pedestrian access should be provided from Kilree, Nicholas Mosse Mill and through the village to Barronscourt. The existing bridge could be modified with a cantilever appendage. 	<p>1. Section 5.4 of the Draft Plan acknowledges the need for safe pedestrian access over River. As a short-term measure the regulation of traffic is seen as the most realistic and cost-effective solution. A new structure or a modification of the existing bridge is not ruled out however all proposals will depend on financing and detailed design proposals.</p>

Ref:	Name	Address/ Contact	Summary of Submission	Response
			<ul style="list-style-type: none"> • All services in Bennettsbridge should be managed from the Thomastown Electoral Area office. • Lighting needs to be improved on the bridge and in the areas designated for additional footpaths <p>2. Community Facilities</p> <p>a) Requests that old school not be included as Protected Structure.</p> <p>b) Seek that the playground be developed in the short-term.</p> <p>c) Car parking is insufficient.</p> <p>d) Requests that factory site (rear of The Ring) be zoned for community use.</p> <p>e) Need to devise another solution to capacity at the graveyard.</p>	<p>This has been raised with the Area Managers and it was agreed that a protocol would be developed in this regard for a more co-ordinated approach.</p> <p>Improvements to lighting will be included as an objective on the Zoning map. Policy TT2 (p. 32) will be amended to state "To provide for an upgrading and/or provision of new footpaths and lighting on all approach roads to Bennettsbridge and as indicated on the zoning map as resources and finances permit".</p> <p>In relation to the bridge, the Draft Plan contains two objectives in relation to this, SO7 and VC7. These will be combined. SO7 will be deleted and VC7 will be reworded and repositioned in section 5.4 as follows: "To investigate all options for improving pedestrian facilities (including lighting) over the River Nore. Any proposal will need to have full regard to the status of the existing bridge which is a Protected Structure, the cSAC status of the River Nore and the designation of the overall area as an Architectural Conservation Area".</p> <p>2. a) The school is recommended in NIAH (ref. no 12312002) for protection and is assigned a Regional rating. It is an objective of the County Development Plan to review the NIAH and add structures which are of regional, national or international significance. The procedure to add a structure to the RPS cannot be completed through the LAP plan-making process, but will be subject to a separate statutory process in the future as the NIAH is reviewed by the Council.</p> <p>b) The plan contains an objective for the provision of a playground but if the Council is to take sole responsibility, its delivery is dependent on resources and finances available to the Council. The Council would support by any means possible any community initiative for the provision of a playground.</p> <p>c) Car parking in the village is adequate however there may be issues at peak times at the school. It is recommend to insert an action in Section 4.6 to carry out a traffic management plan at the school as follows: "To prepare a traffic management plan for the area including the school, church, graveyard and community centre".</p> <p>d) This has been done in the Draft Plan.</p> <p>e) The provision of an extra area of land to cater for the expansion of the graveyard will be included as a mandatory objective in the development framework area.</p>

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			<p>3. Linear park is on land owned by Dwan family – it is unacceptable to allow public access.</p> <p>4. Picnic area (SO6) would be better located on village side of river, not west side and path objective should be moved from Mosse's field to Annamult Road.</p> <p>5. Development in the village centre must ensure safe access and sufficient parking</p> <p>6. All services should be managed by same Electoral area</p> <p>7. Density in the framework area should be increased.</p> <p>8. Incentives should be introduced for the craft industry and development charges should be revised.</p> <p>9. Car parking is insufficient in the village, some spaces at the school are private.</p> <p>10. Correction to section 4.6.5 of LAP –village is serviced by public transport. Bus stops should be provided.</p>	<p>3. The Draft Plan contains a long-term objective to provide a linear park at this location, however, having regard to the long term nature of this objective, it is recommended to remove the open space zoning, see DB10. The long term objective is only to be achieved with the agreement of the landowners.</p> <p>4. It is agreed that the exact location of the picnic area would be best determined at a later stage, when the BNS River Nore walkway is complete. Therefore it is recommended to delete SO6 from the map and text. Policy OS2 under Open Space makes reference to providing picnic areas in conjunction with any walkway, and this is considered sufficient.</p> <p>5. This is noted and will be addressed through the development control process. The Strategy map on page 50 will be edited and the indicative layout removed. The text of Section 5.2.2 Backland Opportunity Site will be amended with the replacement of the first paragraph with the following: <i>Development potential exists to the rear of the primary school. Development of this area will only be allowed subject to safe access and parking arrangements.</i></p> <p>6. See point 1 above.</p> <p>7. The density proposed in the Draft Plan for this area is an average of 20 units to the hectare. The Department Guidelines recommend that any new individual housing schemes match the scale and grain of existing development. The Guidelines do allow for increased densities and having regard to the existing scale and grain of Bennettsbridge it is recommended to increase this slightly to an average density range of 20-24 units to the hectare. This is not a set density so the density permitted for each phase will depend on the design quality of each individual application but in general the overall density should be in this range.</p> <p>8. Objectives are included in the Draft Plan to encourage the development of the craft industry. Development charges are an issue for the development contribution scheme.</p> <p>9. The car park at the school caters for most of the needs of the village. See point 2(c) - a traffic management objective for the school is recommended. Additional car parking will be provided through the framework plan and through the development control process.</p> <p>10. This will be corrected – Section 4.6.5 will state <i>"A bus service is provided for the village. A Bus Eireann route (no. 73) from Waterford to Athlone and Longford runs through the village. A private service is provided by Kilbrides Coaches".</i> An Action for a bus stop will be included in section 4.6.5 as follows: TTA1 "To work closely with public and private agencies responsible</p>

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			<p>11. School capacity is 214. 12. Objects to 4 buildings being proposed for protection Correction to BB04 date</p> <p>13. Protected view from Simon Mosse's should be removed. Reference to landmark structure on Credit union site in Section 5.2.2 should be removed.</p> <p>14. Soccer pitch could be provided outside development boundary. GAA club oppose relocating the pitch to north.</p> <p>15. Flooding is a problem on the Annamult Road and the solution is to raise the road.</p> <p>Errors: Field on southwest of bridge is unsuitable for path and picnic table</p> <p>Hydroelectricity is in operation</p> <p>NIAH ref. 12312015 is kerbing, not paving and runs whole length of road. Reference on page 35 to walkway in Crafts Trail is incorrect.</p> <p>Correction to p. 40 of ACA appraisal and RPS review regarding use</p>	<p>for transport services in the provision of new services and supporting infrastructure, and to facilitate the provision of bus stops and shelters as appropriate"</p> <p>11. Noted – See mandatory objectives recommended under DB5. 12. School and Bennettsbridge house are recommended in NIAH and have a regional rating. It is considered that the ACA offers sufficient protection to BB04, so it is recommended that it not be proposed for protection. The other 3 structures are proposed for protection – listing on the Record of Protected Structures will not be done as part of this LAP so this will be subject to a separate statutory process. A more detailed assessment as to the merits for inclusion on the RPS will be carried out at that time.</p> <p>13. Agreed – view will be removed. It is not an objective to have a landmark structure here, but Section 5.2.2 of the LAP suggests this could provide enclosure and signal the entrance to the village. The word 'landmark' shall be removed and the sentence reworded as follows: <i>"The possibility exists of providing structure(s) on the Credit Union site which would provide enclosure and signal the entrance to the village along the Thomastown Road"</i></p> <p>14. See submission DB5. See submission DB8. There is now no proposal to relocate the GAA pitch.</p> <p>15. Flooding is addressed in Section 4.12 and the flood points on the Annamult Road have been identified. The Area Engineer has stated that the issue requires further investigation with the OPW as to raise the road may transfer the problem elsewhere. A policy will be included in Section 4.12 as follows – <i>"To investigate, in conjunction with the OPW, the causes of flooding on the Annamult Road and possible solutions"</i></p> <p>SO6 refers to picnic area to be located in conjunction with walkway. This will be deleted from map and text, as under point 4 above. Section 4.13.1 Hydro power - This will be changed to reflect current operation Description on heritage map will be changed to kerbing and will be corrected on map. The first bullet point on page 35 will be deleted and changed to <i>"The first is an extension southwards of the existing walkway along the River Nore which forms part of the River Nore Valley Walk"</i> This sentence will be changed to <i>"now in use as a house community</i></p>

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			<p>of old school. Flooding map is illegible Date of house on page 52 of ACA appraisal is incorrect Zoning of Moth to a Flame should change from residential to industrial/employment. Community slipway should be identified</p>	<p><i>centre</i>” This will be improved in final version. This will be corrected This was an error and will be corrected.</p> <p>This will be identified on the map, but not zoned for community facilities. A specific objective will be included in Section 4.15 to state “To ensure the existing right of way to the community slipway is retained”</p>
DB7	Tom Leacy and Michael Kirwan	Kilree and The Left Bank, Bennettsbridge, Co. Kilkenny.	<ul style="list-style-type: none"> Highlights need for pedestrian link across the river. Suggest that the cost of a new standalone pedestrian bridge might not be insurmountable. Seeks the zoning of an area for this purpose. 	<p>SO7 relates to the provision of improved pedestrian facilities over the Nore. The Draft Plan has considered 3 options for this. In the short-term the Draft plan has identified that the most cost-effective for a pedestrian link is some form of traffic management system. In the longer term a standalone bridge should still be investigated. In any case, there is no need for land to be zoned for that purpose, as a bridge could be accommodated within any zoning category. No change is recommended.</p>
DB8	Bennettsbridge GAA club	Risteard O Neill	<p>Seek that the framework plan be rearranged so that the pitch remains in its current location and the proposed car park/basketball court be relocated to the northern end of the pitch.</p>	<p>The development framework area merely outlines a proposed configuration of uses within this area. See DB5 - It is recommended that the framework area be revised and indicative layout be removed in favour of creating a list of 'Mandatory objectives' that must be provided with each phase of development. No alterations to the GAA pitch can take place without the consent of the GAA. It is not proposed to relocate the GAA pitch as part of the mandatory objectives of the plan.</p>
DB9	Jack and Helen Dwan	Newtown House, Bennettsbridge	<p>Request that their house be removed from the list of structures to be included on the RPS</p>	<p>See DB6, point 12. It is considered that the inclusion of the house in the proposed ACA offers sufficient protection and there is no necessity to add this structure to the RPS.</p>
DB10	John and Patricia Dwan	Ballyreddin Stud, Bennettsbridge	<p>a) State that provision of a playground and community centre are most important objectives of plan. b) Request the rezoning of their land from open space to new residential.</p>	<p>a) See DB6, point 2b and DB5. Draft plan includes objectives for community centre and playground. References to community centre will be replaced by reference to multi-purpose facility. B) See DB6, point 3. Having regard to the topographical and environmental attributes of this land, in close proximity to the stream, it is not considered suitable for residential development. The Draft Plan contains a long-term objective to provide a linear park at this location, however, having regard to the long term nature of this objective (beyond the lifetime of this plan), it is recommended to remove the open space zoning. The adjacent land (SO4) was proposed for residential zoning in conjunction with the linear park, therefore this zoning will also be removed and revert to agricultural. The objective SO3 will be reworded as follows: “As a long-term</p>

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				<p><i>objective to provide a linear park along the stream in agreement with the landowners". Section 4.8.2 Recreational Walkways will be changed, replacing the second bullet point as follows:</i> <i>"The second is identified along the small stream to the south of the village. The achievement of this is seen as a long-term goal to be achieved beyond the lifetime of this plan".</i></p>
DB11	Katherine and Martin Larkin	New Ground Lt.d, Main Street, Bennettsbridge, Co. Kilkenny.	<p>1. Notes that no SEA/Appropriate Assessment was made for the plan. The pedestrian bridge, walkway and residential development (SO4) would affect the SAC and therefore either these should be omitted or an SEA/AA should be conducted. Strongly request that objective SO4 be removed.</p> <p>2. Policy and objective for protection of the flood plain should be included.</p>	<p>1. Screening exercises for both Appropriate Assessment and Strategic Environmental Assessment were carried out and submitted for consultation to the relevant environmental authorities, who deemed that SEA/AA were not required subject to the inclusion of policies that protect the cSAC, which have been included.</p> <p>It is considered that the reference to SO4 is an error – and correct ref. is to SO1 which is located opposite the GAA pitch. SO1 states that "Any future residential development in this area needs to be subject to detailed flood risk assessment carried out by a suitably qualified engineer. New housing in this area shall be of very low density and shall not be in excess of 3 units in total." Having regard to the site's history (refusal 07/280 for dwelling) and concerns about flooding in close proximity, it is considered appropriate to remove the residential zoning and change it to open space.</p> <p>(See DB12 also.) The proposed walkway forms part of the River Nore Valley Walking route which is being developed from Kilkenny to Instioge by County Kilkenny Leader Partnership. The impact of this route on the cSAC was examined in a document entitled "Wildlife Heritage Study" completed in 2005. The infrastructure for this walkway does not involve hard surfacing, but mainly consists of a track with signage and kissing gates, stiles etc. The local NPWS Wildlife Ranger has been involved in the screening of the walkway's impacts at pre-development stage and is satisfied that its implementation is not causing any adverse impacts to the cSAC. In any event, the walkway is complete from Kilkenny to the bridge in Bennettsbridge. To the south the route of the walkway is intended to run along the Thomastown road and then along local road L8200-40 (Rathcusack). Therefore the walkway as described in the LAP will not have any additional impact. In order to strengthen the protection of the river and SAC, policy NH2 Section 4.10 will be amended with the addition of the following sentence: "Any proposed developments that have the potential to impact on a Natura 2000 site will be subject to a project level appropriate assessment".</p> <p>2. Section 4.12 of the Draft Plan includes the policies and</p>

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			<p>3. Plan should provide for development at GAA pitch such as floodlighting.</p> <p>4. Plan should provide for traffic calming or long term bypass route of the village.</p> <p>5. Feasibility of soccer pitch as shown on the development framework should be examined in more detail.</p> <p>6. Existence of bottle bank should be acknowledged and its maintenance included as an objective.</p> <p>Corrections noted as follows:</p>	<p>objectives in relation to flood risk. FR1 states "To prevent any development that might have a negative impact on the River Nore floodplains". This is considered sufficient protection for the floodplain, in combination with the policies for protection of the River Nore and cSAC.</p> <p>3. Importance of GAA to village is acknowledged in plan. All development of GAA pitch will be addressed through development management process.</p> <p>4. Plan does include reference to traffic calming in TT1, and the need to ensure new roads are 'people friendly'. The installation of a traffic management scheme on the bridge will also result in traffic calming. It is considered that the provision of a long term bypass for Bennettsbridge should be assessed within the scope of the Kilkenny County Development Plan and the strategic road infrastructure for the county.</p> <p>5. See DB8</p> <p>6. The bottle bank will be referred to in Section 4.14 as follows: <i>"There is an existing bring centre located beside the GAA field."</i> <i>WM3: To maintain a bring centre in the village.</i></p> <p>p. 21 Danesfort junction is located just south <i>west</i> of the village</p> <p>p. 17 lack of a doctor/health facility <i>pharmacy</i></p> <p>p. 13 By 1914 a new school had been constructed in the village and this building at present day functions as a private residence with the construction of the new school across the road in the 1990s. <i>This school was extended and restored in the 1990s for use as a community centre. The neighbouring principal's residence functions as a private residence. A new school was constructed across the road in the 1990s and has been recently extended.</i></p>
DB12	Patrick O'Sullivan	Department of Environment, Heritage and Local Government	<p>a) Commends Council on coherent and logical draft LAP.</p> <p>b) Plan should outline how the population projections and housing demand relate to the County Housing Strategy.</p> <p>c) Amend references to <i>Sustainable Residential Guidelines</i> to include reference to <i>Urban Design Manual</i>. References to other Guidelines should also be included.</p> <p>d) Recommends that policy should be included in relation to the walkway through the cSAC that <i>"any proposed developments that have the potential to impact on a Natura 2000 site will be subject to an appropriate assessment"</i></p> <p>e) Suggests an AA is necessary as a path extension would involve</p>	<p>a) Noted.</p> <p>b) The County Housing Strategy was adopted in 2008. The preferred scenario in this was the central scenario which predicted a 16.7% county-wide population increase to 2014. Applying this increase to the growth of Bennettsbridge results in a horizon of 799 people to 2014 (approx. 821 to 2015.). This additional 136 people (above the 685 recorded in 2006), at a household occupancy of 2.88 and average density of 20 dwellings per hectare, equates to 2.36 hectares. The Development Plan Guidelines recommend that enough land should be zoned to meet residential needs for 9 years, i.e. 1.5 times the projected demand. This equates to a land</p>

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			<p>land take and signposting, seating and picnic areas and therefore potential impact.</p>	<p>requirement of 3.5 hectares over the lifetime of the plan.</p> <p>The land zoned in this plan is mainly contained in one large parcel located to the north. The area subject to the framework plan (excl. the GAA pitch) measures 10.76 ha. The development of this land will be subject to a framework plan and phasing, as set out in DB5 above.</p> <p>Section 6 of the Plan will be substantially revised to replace the indicative plan with text and mandatory objectives as follows:</p> <p><i>The mandatory objectives to be provided are a) a full-sized soccer pitch and b) a multi-purpose facility which facilitates a range of users such as community uses, sports uses etc., c) Provision for 0.75 acres for graveyard expansion, and d) Connector road through site from Gowran road to Ballyreddin Road</i></p> <p>A new Specific Objective will be inserted on the lands to read as follows: "Any proposal for development on this land must come forward in the context of an overall framework plan for the entire area. Any such framework plan will address:</p> <ul style="list-style-type: none"> -delivery of mandatory objectives - capacity of social and physical infrastructure (school) - phasing of development <p><i>The phasing proposals for this land will include that a maximum of 3.5 hectares of residential land will be provided in the first phase, which will be for the lifetime of this plan. Further details on this will be added to Section 4. The quantum and phasing to be revised at the review of this plan post 2015. (See DB5)</i></p> <p>Further details on this will be added to Section 4 (See Part B of this report).</p> <p>c) These references will be included in bibliography.</p> <p>d) (See DB11 also.) The proposed walkway forms part of the River Nore Valley Walking route which is being developed from Kilkenny to Inistioge by BNS Rural Development. The impact of this route on the cSAC was examined in a document entitled "Wildlife Heritage Study" completed in 2005. The infrastructure for this walkway does not involve hard surfacing, but mainly consists of a track with signage and kissing gates, stiles etc. The local NPWS Wildlife Ranger has been involved in the screening of the walkway's impacts at pre-development stage and is satisfied that its implementation is not causing any adverse impacts to the cSAC. In any event, the</p>

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				walkway is complete from Kilkenny to the bridge in Bennettsbridge. To the south the route of the walkway runs along the Thomastown road and then along local road L8200-40 (Rathcusack). Therefore the walkway as described in the LAP will not have any additional impact. However, policy NH2 Section 4.10 will be amended with the addition of the following sentence: <i>"No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects)"</i> .

PART B – Matters Arising

p. 25 Sections 4.2 Future Growth and Section 4.3.3 Zoning – change to reflect new areas of zoning as recommended

4.2 Future growth based on the policy context

Replace 2 paragraphs “In order to maintain the role of Bennettsbridge...” to “up to 200 additional persons”

With

The County Housing Strategy was adopted as part of the County Development Plan in 2008. The preferred scenario in this was the central scenario which predicted a 16.7% county-wide population increase to 2014. Applying this increase to the growth of Bennettsbridge results in a horizon of 799 people to 2014 (approx. 821 to 2015.). This additional 136 people (above the 685 recorded in 2006), at a household occupancy of 2.88 and average density of 20 dwellings per hectare, equates to 2.36 hectares. The Development Plan Guidelines recommend that enough land should be zoned to meet residential needs for 9 years, i.e. 1.5 times the projected demand. This equates to a land requirement of 3.5 hectares over the lifetime of the plan. See Section 4.3.3 for a detailed rationale.

4.3.3 Zoning for New Residential Areas

A total additional population of ~~200~~ 136 persons over the lifetime of the plan would equate to an additional ~~74~~ 47 households

Delete par. beginning – “In line with the population projections – as outlined under Section 4.2 and the considerations as set out above...” to last bullet point.

Insert:

In line with the population projections as outlined under Section 4.2 and the considerations as set out above, a total of 3.5 hectares of residential land is required. In terms of residential units that could be provided the different landbanks are as follows:

- *A substantial tract of land has been identified which will be subject to a development framework plan. The total area of this is 10.76 ha (plus the GAA pitch which measures 2.18ha). The first phase of development will provide a maximum of 3.5 hectares of residential land. Further detail on this is outlined in Section 6.*
- *A small parcel of land to the south of the GAA pitch (approx. 0.45 ha) has been identified for housing. These lands are owned by the local authority.*
- *A small parcel of land has been identified adjacent the railway line (approx.0 .5 hectares). An estimated 5 to 10 units could potentially be provided here.*

p. 43 WS1 – change ~~Objectives~~ to *Policies*

p. 44 Wastewater change ~~Objectives~~ to *Policies*

p. 52 Section 5.2.2 Key Opportunity Sites Kells Mill – delete the following:

~~The grain silos to the front of Kells Mill could be removed and the area thus freed up would have the potential to provide for a town park with views of the River Nore and to give a key recreational area and focal point to the village.~~

Map changes –

Zoning Map – see attached map

- Boundary of development framework area lands – will be altered slightly.
- Open Space zoning in Hillview estate changed from residential to Open Space
- Moth to a Flame from Residential to Industrial/Employment
- Remove SO1, SO2, SO4 and SO6 from map
- Include lighting objectives
- Rezone SO1 from residential to open space
- Rezone SO4 from residential to agricultural
- Rezone area of open space (SO3) to agricultural
- Include new SO at development framework area land
- Change walkways – show River Nore Walkway coming from north as far as bridge
- Show local Indicative Walkways – from bridge out to Nicholas Mosse’s and along stream to south of village
- Area of land between the Ring and railway line from open space to residential off Station road P05/1161 and 05/1387
- Identify slipway on map to west of Main Street with SO

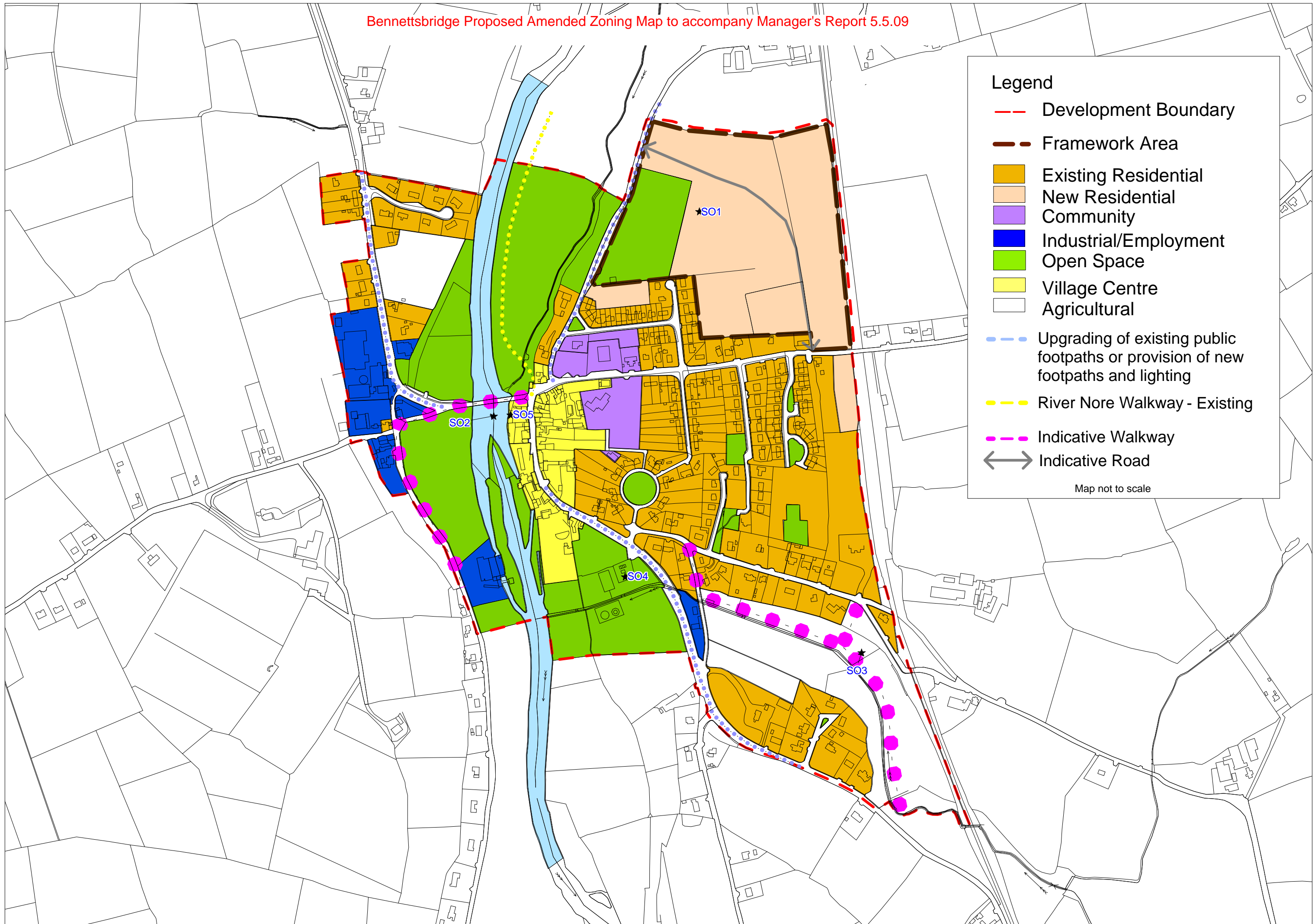
Built heritage map –

- Correct location of kerbing on map and change title from paving to kerbing - NIAH 12312015
- Remove BB04

Natural heritage map –

- Remove protected view to west of village
- Remove protected view on Main Street into Mill

Bennettsbridge Proposed Amended Zoning Map to accompany Manager's Report 5.5.09



Legend

- Development Boundary
- - - Framework Area
- Existing Residential
- New Residential
- Community
- Industrial/Employment
- Open Space
- Village Centre
- Agricultural
- Upgrading of existing public footpaths or provision of new footpaths and lighting
- River Nore Walkway - Existing
- Indicative Walkway
- ↔ Indicative Road

Map not to scale