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Kilkenny City and Environs Zoning Map

INTRODUCTION

KILKENNY CITY AND ITS ENVIRONS

Kilkenny City has been the site of a settlement continuously for at least 1,500 years. The City is dominated by two outstanding historic buildings, Kilkenny Castle to the Southeast and St Canice's Cathedral to the North West, both built on promontories looking east over the River Nore.

The medieval city grew as two densely developed abutting towns, the Irish town next to the Cathedral and the principal settlement next to the Castle. The Borough was given its status as a City Authority separate from the County in the 17th Century.

Over the past 25 years Kilkenny City & Environs has seen significant development and is now rightly renowned as a vibrant, progressive city with magnificent heritage and a thriving cultural base.

This development has seen an increase in population, with new suburbs and industrial areas spreading into the environs of the City in County Kilkenny. Expansion of the City and Environs is likely to continue in the coming years.

Kilkenny Borough Council and Kilkenny County Council recognises the need to promote better awareness of people with disabilities, their rights, their potentials and their contributions among the general public. These principles are enshrined in the Declaration "The City and the Disabled" in Barcelona in March 1995.

PURPOSE OF THE DEVELOPMENT PLAN

The Plan has been made with respect to all the lands within the Development Boundary on the zoning objective map which accompanies the Plan. For areas outside the development Boundary of the City and its Environs the Kilkenny County Development Plan should be consulted.

The purpose of this Plan is to promote the planned, co-ordinated and orderly development of Kilkenny City and Environs as the County's main commercial, residential and cultural centre.

It is the aim of both the Kilkenny Borough Council and Kilkenny County Council as Planning Authorities to ensure that Kilkenny City & Environs achieves its full social and economic potential in a sustainable manner which protects and enhances the existing built and natural environment.

PREVIOUS DEVELOPMENT PLANS

Previous Plans were made in 1967, 1972, 1979 and 1986. A joint plan for the Borough and the Environs was made for the first time in 1994.

PREPARATION OF THE DEVELOPMENT PLAN

This new plan is the second such joint plan for the Borough area and the Environs. It has been prepared jointly by Kilkenny Borough Council and Kilkenny County Council. Each Planning Authority will adopt those policies and objectives contained in the Plan which relate to its own functional area.

The Plan sets out sustainable development policies for Kilkenny City and Environs. This will facilitate a process for development, which is sustainable in economic and social terms as well as in environmental terms.

Development is only sustainable if meeting present needs does not compromise the needs of future generations. In the light of this principle of sustainable development, the means and mechanisms chosen to control and promote development will be such that achievable and sustainable targets can be met.

STRATEGY

There are five basic aims of the Development Plan, which underpin the development objectives of the Kilkenny Borough Council and the Kilkenny County Council. These are:

- | |
|--|
| <ol style="list-style-type: none">1. To promote sustainable, local economic and employment growth in Kilkenny City and Environs2. To promote social inclusion in all aspects of life3. To promote environmental sustainability4. To preserve and enhance the historical character of the medieval City and environs, natural and man made5. To retain the status of Kilkenny City as a Borough and to enhance its status by an extension of the Borough Boundary. |
|--|

In preparing the Draft Plan, Kilkenny Borough Council and Kilkenny County Council had regard to the Kilkenny County Draft Development Plan 2000, Sustainable Development “A Strategy for Ireland”, and The National Development Plan 2000 - 2006.

FINANCE

The Planning Authority's objectives, both long and short term, are set out in the Plan. The implementation of many of these objectives is dependent on future Government finances. Objectives are therefore based on reasonable requirements for the proper planning and development of the City and its Environs and on the assumption that necessary funding will be available.

1 POPULATION

1.1 POPULATION TRENDS

Since the adoption of the last Kilkenny City & Environs Plan, the 1996 Census of population has become available.

The 1996 population for Kilkenny City & Environs was 18,696. Of that figure 10,189 persons resided in the Environs and 8,507 resided within the Municipal Borough area.

The following table shows a breakdown of the population figures over the period 1986 to 1996.

TABLE 1.1: PERSONS (1996 Census)

Area	1986	1991	86-91	% change	1996	91-96	% change
Borough	8989	8515	- 474	5.0% decline	8507	- 8	0.09 % decline
Environs	8568	9195	+ 568	6.8% growth	10189	+ 1035	11.3 % growth
City and Environs	17557	17669	+ 112	0.6% growth	18696	+ 1027	5.8 % growth
Rest of Kilkenny	55629	55966	+ 337	0.6% growth	56640	+ 774	1.2 % growth
County Kilkenny	73186	73635	+ 449	0.7% growth	75336	+ 1701	2.9 % growth

The trend in the decline of the Borough slowed down dramatically in the period from 1991 to 1996 with a decline of less than 1% during that period.

Due to the urban renewal programme and redevelopment for housing it is estimated that during the period between 1996 and 2000 the population of the borough area will show a net increase.

The Environs of the City has experienced the greatest population increase of any part of the County since 1991.

The population of the County increased by 1071. Of that increase some 60% (1,027) was accounted for within the Environs of Kilkenny City.

1.2 HOUSEHOLDS

Over the period 1991 to 1996 there was a trend towards an increase in the total number of households relative to the population size, i.e. a trend towards smaller households.

In the County as a whole there was an increase of 1,657 households or 8% over the period.

The corresponding figures for the Borough and the Environs was 207 (7%) and 463 (19.4%).

It can be seen from this that although there was a slight decrease in the population of the Borough the number of households actually increased.

1.3 POPULATION DISTRIBUTION

During the period 1981 to 1986 the population of the Environs increased to a level greater than that of the Borough. A rapid expansion of the environs occurred during that period with an increase of 1,148 persons. This expansion continued in the intercensal period 1986 to 1991 with an increase of 1,193 persons. That trend has continued from 1991 to 1996 with an increase of 1,035 persons during that period. (See Table 1 above)

The population of Kilkenny City & Environs in 1996 was 18,696, which is 25% of the County's population.

1.4 POPULATION PREDICTION

Population projections were carried out for the County as a whole taking into account observed general trends, such as falling birth rates, falling mortality, increased migration and increased household formation.

The results of this exercise are given below.

Table 1.4: POPULATION PROJECTIONS

Population age group	1999	2004	2009	2014	2019
Pre school age	5,211	4,065	4,605	4,460	4,264
School age	19,436	17,844	16,427	15,334	14,498
Working age	42,817	46,565	48,967	49,459	48,756
Retirement age	9,633	10,827	12,604	14,736	17,012
Total Population	77,097	80,202	82,612	83,989	84,530
Work Force	34,372	36,907	38,586	39,805	38,726
Households	23,464	26,052	28,829	31,193	33,026

As can be seen the population for the County is expected to increase with an increasing workforce and an ageing population.

1.4.1 Population Review

During the period of the Draft Development Plan a review of the population projections carried out in 1999 was completed and a revised projection for the purposes of the Housing strategy (PART V of the Planning and Development Act 2000) was completed in 2001. The Housing Strategy was a joint strategy for Kilkenny Borough Council and the County Council.

This review was not based on cohort survival techniques but was an estimate of house completions for the period 2001 to 2007 having regard to the projections already carried out, the National Spatial Strategy, the population predictions for the South East Region and the level of house completions to the year 2000.

This gave the following projections:

Table 1.4.1			
Population and Household Estimates and Forecasts for Kilkenny City & County			
	1996	2001	2007
Population	75,336	80,919	85,585
Households	23,109	26,444	30,446
Ave. Household size	3.26	3.06	2.82
% change on previous period ¹	2.3	7.4	6.1
& annual ave. growth rate ¹	0.46	1.44	0.99
1. 1996 is compared to the data for 1991			

These figures are in line with those in the strategy that simulate a distribution of employment growth away from Dublin and to other parts of the country over a similar period.

It can be realistically expected that a substantial portion of that increase will be accommodated within Kilkenny City and its Environs as has been the trend over the last 20 years.

1.5 POLICY

It is the policy of Kilkenny County Council and Kilkenny Borough Council to encourage and facilitate the sustainable development of the City and Environs as the County's principle centre of population and to promote a balanced distribution and mix of population throughout the Borough and Environs.

A new census of population was undertaken in the year 2002. It is a policy of the Kilkenny County Council and Kilkenny Borough Council to monitor and analyse the results from the new census as they become available during the period of the new plan in order to assess the accuracy of the projections made and to identify problems and opportunities which might arise within the City and Environs as a result.

2 HOUSING

2.1 INTRODUCTION

The role of Kilkenny Borough Council and Kilkenny County Council in relation to housing is to formulate a planning policy for housing, consider planning applications for private housing, ensure that sufficient lands are zoned to meet the projected housing demand and provide houses or facilitate the provision of social and affordable housing for those unable to house themselves. Kilkenny Borough Council and Kilkenny County Council are both the housing authority and the planning authority for their respective areas. In these roles they have the capacity to influence the supply, location and scale of new housing within their functional areas.

In the National Anti Poverty Strategy, access to housing is one of the key elements for fighting social exclusion and marginalisation and thereby assisting in the fight against poverty.

Kilkenny Borough Council and Kilkenny County Council recognise this and in partnership with the Voluntary and Community Sectors and through their function as a housing authority are committed to the development of a sustainable housing policy which will fight social exclusion and marginalisation.

2.1.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council:

- a) To operate an integrated housing policy for the Borough and Environs;
- b) To zone adequate amounts of land for housing in order to provide a location choice and allow for the probability that not all zoned land will be made available for development;
- c) To zone residential and other lands in this Plan so as to continue the commitment to balanced growth, location choice and choice between low and higher density housing sites;
- d) To ensure that a good range of well located lands will be released for different types of housing development in order to provide for choice and prevent land shortages from contributing to excessive land prices and to encourage family living in the city centre by having an attractive and aesthetically pleasing environment in the city centre;
- e) To contain development within the development boundary and to discourage the expansion of urban-generated residential development in areas immediately outside the development boundary of the City and its Environs by the establishment of an Area of Development Pressure;
- f) To phase development so that new development will be concentrated on the fringes of existing developed areas where good infrastructure and community facilities exist;
- g) To identify prime residential neighbourhoods and to seek the development of these sites as a priority and in preference to peripheral suburban housing development;
- h) To ensure the appropriate development of prime, fully serviced residential lands through site acquisition (by agreement or where necessary by compulsory purchase) and where appropriate to operate joint venture schemes with private developers;
- i) To encourage living in the City Centre and at edge of centre locations through the implementation of the policies and objectives on the environment and urban renewal contained in this plan;

- j) To zone a number of suitable areas at a variety of locations in the City and Environs for low density housing development;
- k) To encourage a variety of house types, sizes and tenure in individual schemes to cater for the widest possible range of people including families, single households, the elderly and people with disabilities so as to induce variety, interest, and social mix in private and social housing developments;
- l) To avoid the building of large estates, thus ensuring that new development comprises of small well-designed schemes (private, public or both);
- m) To integrate new social housing development with existing development and services and to ensure an improved social mix;
- n) To make social housing an integral part of urban renewal in the City;
- o) To assist those organisations and institutions providing night shelter, accommodation and day care services for the homeless;
- p) To resist the sub-division of single family dwellings within areas which have an established single family dwelling character;
- q) To strictly resist the change of use of residential units in the designated Housing Protection Areas as identified on the Housing Protection Areas map. (MAP A)
- r) To have regard to potential loss of residential amenity resulting from late night noise and from traffic when assessing development proposals in central parts of the City.

In the 1994 Development Plan a Housing Protection Area was identified in Barrack Street which has now become part of the Integrated Area Plan 1999 to 2002. In order to allow flexibility in the development of the IAP area, the housing protection area has been deleted from Barrack Street in this plan. However where redevelopment occurs in the IAP area which involves displacement of existing residential units it will be Borough Council and Council policy to seek the provision of at least the equivalent level of residential units in any redevelopment scheme.

2.2 SOCIAL AND AFFORDABLE HOUSING

The National Development Plan 2000 - 2006 has identified a need to increase social housing output to meet rising demand. Kilkenny Borough Council and Kilkenny County Council in a number of ways as housing authority will meet this increased housing output through:

- Affordable housing/joint venture schemes
- the local authorities house building programme,
- the sale of sites scheme,
- the Voluntary Housing Sector and the Rental Subsidy Scheme,
- the Capital Assistance Scheme
- the disabled persons grant,
- the essential repairs grant and other measures
- the Homeless Forum initiative

2.2.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council:

- a) To increase the annual number of houses built by Kilkenny Borough Council and Kilkenny County Council in the City and Environs to meet the accumulated and prospective needs over the plan period;
- b) To encourage and assist Voluntary Housing Associations and other interested bodies in the provision of housing;
- c) To use their role as a Housing Authority to ensure that development carried out by Kilkenny County Council and Kilkenny Borough Council adheres to the standards and guidelines set out in this Plan and takes full account of the policies and objectives of this Plan;
- d) To systematically consider the option of purchasing existing houses in preference to new building and to monitor on a constant basis the housing market within the Borough and the Environs to enable purchase of existing house units at relatively short notice;

The Borough Council and the Council in its house building programme will place an emphasis on well designed and integrated schemes appropriate to the scale and character of the area. The Borough Council will also encourage a fair balance between cost and design standards. It is the policy of Kilkenny Borough Council and Kilkenny County Council:

- e) To promote the provision of small housing units to overcome the shortage of smaller dwellings;
- f) To promote and encourage the supply of new units and ensure the quality of existing private rented accommodation by availing of the powers vested in the Local Authority by the Housing Acts where private rented accommodation is or becomes sub-standard;

The Borough Council and the Council recognises the important role played by the Voluntary Sector in meeting social housing need and will support and facilitate the expansion of that role.

It will be the policy of both authorities to meet social housing need by:

- g) Providing houses under its multi annual housing programme
- h) Assembling land banks
- i) Co operating with and assisting the Private and Voluntary Sectors
- j) Implementing the Affordable Housing/ Shared Ownership Schemes and other housing initiatives
- k) Participating in estate management & involving residents associations through the community liaison programme.

2.3 PLANNING AND DEVELOPMENT ACT 2000 – HOUSING STRATEGY

Housing Strategy Summary (Full text in appendix 4)

Part V of the Planning and Development Act 2000 (the Act) requires that housing strategies be drawn up by planning authorities and integrated into their development plans. The strategy is to have regard to the proper planning and sustainable development of an area and will be concerned with the overall supply of housing within the administrative area of the Local Authority.

The Act states that the needs for social and affordable housing shall be a material planning consideration which must be taken into account in formulating development plan policies, preparing the housing strategy and deciding on planning applications. The Act places a statutory obligation on the Planning Authority to ensure that sufficient land is zoned for housing in its development plan to meet the projected housing requirement over the period of the plan and to ensure that shortage will not arise.

The housing strategy shall:

- (a) include an estimate of, and provision for, the existing need and the likely future need for housing in the area covered by the development plan. The Planning Authority shall ensure that sufficient and suitable land is zoned in its development plan for residential use (or for a mixture of residential and other uses), to meet the requirements of the housing strategy and to ensure that a scarcity of such land does not occur at any time during the period of the development plan.
- (b) take into account the need to ensure that housing is available for persons who have different levels of income, and in particular for those in need of social or affordable housing in the area. A housing strategy shall therefore provide that as a general policy a specified percentage, not being more than 20% of the land zoned in the development plan for residential use, or for a mixture of residential and other uses, shall be reserved for social and/or affordable housing.
- (c) ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the Planning Authority, including the special requirements of elderly persons and persons with disabilities.
- (d) counteract undue segregation in housing between persons of different social backgrounds. The Planning Authority may indicate in respect of any residential area that there is no requirement for social/affordable housing in respect of that area, or that a lower percentage than that specified in the housing strategy may instead be required.

A housing strategy may be prepared jointly by two or more Planning Authorities. The housing strategy for Kilkenny City and County was prepared jointly by Kilkenny County Council and Kilkenny Borough Council. In the preparation of the housing strategy regard was had to the Model Housing Strategy and step-by-step guide issued by the Department of Environment and Local Government (DoELG) as part of the Housing Supply Guidelines (December 2000).

The principal features to emerge from the analysis presented in this housing strategy are as follows:

- A total of 4,002 new households are expected to be formed in County Kilkenny over the 2001-2006 period.
- The existing Local Authority Housing Waiting List is 1,130
- Over this period an average of 18.7% of land zoned for residential, or for a mix of residential and other uses will be reserved to meet the accumulated and prospective need of social and affordable housing within the County. As far as possible, the local authorities will address this need while maintaining an emphasis on sustainable development.
- The availability of zoned and serviced land is not expected to act as a constraint over the course of the development plan.
- As provided for in section 94(4)(c) of the Act, the local authorities will as a general policy reserve 18.7% of land zoned for residential, or for a mix of residential and other uses for the purpose of providing social and affordable housing on land. In all planning applications regard will be had to the particular circumstances (existing housing mix, location, planning requirements, etc) in determining the breakdown between social and affordable housing provision of the development in question.
- The County Council and Borough Council will consult with all relevant stakeholders in arriving at final decisions relating to housing mix and social integration.
- Both will seek to reduce the current housing waiting lists over the course of this housing strategy.
- The local authorities are intent on promoting the principles of sustainable development, and so the spatial distribution of future housing will reflect an emphasis on the continued ordered development of the principal urban centres of Kilkenny City and Environs, Waterford Environs and the four Scheduled Towns.

Objectives

- a) It is an objective of the Council to implement the housing strategy contained in appendix 4 of the Development Plan.
- b) The Council will require that 18.7% of the land zoned for residential use or for a mixture of residential and other uses be made available for the provision of social and affordable housing.

2.4 THE DEVELOPMENT BOUNDARY

The relative compactness of the City, along with the clear distinction which generally remains between the urban and rural areas, is important to the well being of the inhabitants of the City and Environs in terms of the quality of life which this affords.

The Development Boundary proposed for the City and Environs has been designated following detailed consideration of the following factors:

- i The existing form of the developed areas of the City and Environs.
- ii The road structure, and in particular the reserved line for Phase II of the Eastern By-Pass.
- iii The anticipated expansion of the City in the Western Environs during the Plan period.
- iv The need to offer locational choice within the City and Environs in so far as practicable.
- v The proposed line of the Western by pass route of the city.
- vi The clear benefits of utilising areas of land in which infrastructural investment has been made.
- vii The need to avoid blighting large areas of good agricultural land for which no Action Area Plan has been prepared.

The development boundary is shown by the heavy blue dashed line on the zoning objectives map.

2.5 RESIDENTIAL DENSITY

Since the adoption of the 1994 Development Plan the National policy has evolved to promoting increased densities in appropriate locations. The National strategy outlined in the document "Sustainable Development - A strategy for Ireland" sets out the Government Policy of encouraging more sustainable urban development by the avoidance of excessive suburbanisation, curtailing of housing in the countryside for people working in cities and towns along with the promotion of higher residential densities in appropriate locations.

This will result in:

- More economic use of existing infrastructure and serviced land
- A reduced need for the development of greenfield sites, urban sprawl and ribbon development
- Reduced need for investment in infrastructure
- Better access to existing services and facilities
- More sustainable commuting patterns.

The Borough Council and the Council recognises that higher densities will not be appropriate in every circumstance. In achieving higher densities the protection of the amenities of existing developments and those of the residents of the proposed development will be a primary consideration. A high quality of architecture in the siting and design of residential developments providing a good quality living environment is essential if increased residential densities are to be acceptable.

In previous Development Plans, the concept of maximum residential densities was used, in the light of the Governments strategy this system will not be used in this plan.

In general there will be no set maximum or minimum densities. However in certain areas of the City and Environs for reasons of servicing and in order to provide for a need identified in previous plans for houses on larger sites, maximum densities have been used.

These areas have a range of density of between two and five to the acre depending on the availability of services.

2.5.1 Policy

In assessing proposals for residential development in the City and Environs the Borough Council and the County Council will have regard to the Government's publication "Residential Density - Guidelines for Planning Authorities", and Local Area Plans prepared by the Council for particular areas.

Local area plans will play an important role in setting the framework for the achievement of balanced development in areas of expansion in the environs of the City. The Council in its local area plans will provide guidance in relation to appropriate densities for particular areas. Higher densities in accordance with Government guidelines and the Councils Action Area Plans will be encouraged at appropriate locations in proximity to public transport facilities and overlooking or adjoining major public open space areas.

It follows from this approach that in general there will be no set minimum or maximum density specified in the Plan. The emphasis will be on providing quality-housing environments based on innovation and a design led approach.

It will be the policy of the Borough Council and the Council to:

- Achieve a more integrated and sustainable development of all residentially zoned land.
- Achieve an efficient use of land through residential densities appropriate to its context while avoiding the problems of over development.
- Emphasise quality, innovation and a design led approach with proposals appropriate to each site and location.
- To encourage a variety of house types and sizes in individual schemes.

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

- "Essex Design guidelines for Residential and Mixed-use areas by Essex County Council and Essex Planning Officers Association 1997",
- Residential Density Guidelines published by the DOELG.

2.6 FUTURE DEVELOPMENTS IN HOUSING

2.6.1 City Centre Housing

The population of the Borough is still very significant despite a trend of decline over recent decades. During the period of 1991 to 1996 it declined by 8 persons or less than 0.1%, which is a significant decline in the rate of population decrease of the Borough area from the previous period when the rate of decrease was -5%.

The population in 1996 for the Borough area was 8,507 and it is expected that this will show an increase when the next census is taken in 2001 due to the urban renewal projects and redevelopment which has taken place in the City.

Experience elsewhere has shown that the loss of population from the City Centre poses a threat to the social and economic fabric of Cities and leads to increased vandalism. It also leads to a loss of vitality, mix of uses and activities and to a deterioration of established communities and the physical fabric of the historic core. The Borough Council and the County Council therefore will continue with their policies to counteract the loss of population within the Borough area and will place the protection of residential areas in the City core as a high priority.

In addition the Borough Council and the Council will seek to encourage infill development and redevelopment of brown field sites for residential purposes within the Borough. The Borough Council and Council will seek to implement in full the development of the Integrated Action Area Plan for John Street, McDonagh Railway Station, John's Green and Wolfe Tone Street as part of that strategy.

2.6.2 New Urban Areas

The underlying principle of the development of the City and Environs over the last 25 years has been a commitment to balanced growth, coherence of urban form and good spatial distribution of services. Action area plans were prepared for the phased development of Archerstreet/Loughboy and the Eastern Environs. The Loughboy area was successfully developed and the Eastern Environs is well advanced in its development.

2.6.3 Western Environs

In order to provide for the expansion of the City over the next 20 years, a draft Action Plan for the lands of the entire western environs of the City was prepared in 1998. This was a twenty-year strategy and needed further refinement in terms of phasing of the lands in the Western Environs.

The zonings in the Development Plan have been influenced by that Plan with appropriate amendments. The vision for the Western Environs is to develop neighbourhoods in Poulgour and at Loughmacask.

During the course of the draft plan an Urban Design Layout and Architectural Framework was drafted without being formally adopted. Immediately following the adoption of this development plan a local area plan will be prepared for the Poulgour/Wetlands area. As the Western Environs develops it is also proposed to develop a neighbourhood centre in the Lough Macask area. A detailed structure plan will also be prepared for the Lough Macask area following the completion of the Poulgour /Wetlands area plan.

2.6.3.1 Key Principles of Poulgour/Wetlands Structure Plan

The aim of the proposed Urban Design Layout and Architectural Framework for Poulgour/Wetlands area will be to provide a new urban neighbourhood for the City which:

- Will be a worthy and sustainable complement to the historic core of the City with a well defined sense of place;
- Will have high standard of varied public and private places of different densities;
- Will have a healthy mix of residential, employment and community uses and

- Will be viable for a regular bus service and public transport to and from the historic City and with nearby environs.

This design, layout and architectural framework will address the question of detailed land uses, general form of development, and arrangements of open spaces road layout including pedestrian ways, cycle ways, etc.

2.7 PHASING

Over the period of this plan, the emphasis will be on the development of the Poulgour/Wetlands area. It is not the intention of the Council that extensive areas of land outside of this action area in the Western Environs will be developed until substantial areas of the Poulgour/Wetlands Action Area are developed.

2.8 HOUSING CAPACITY

From the population projections carried out for the joint Borough and Council Housing Strategy for the County it is indicated that between 2001 and 2007 an additional 4002 houses would be required. From past experience the majority of that increase - around 45% - will be accommodated within the Environs of Kilkenny City.

In addition approximately 1, 000 jobs for new firms establishing in Kilkenny were announced in 2001. These will attract additional people to live and work in the City, which were not directly accounted for in the population projections. It is estimated therefore that there will be a demand for between 212 to 250 acres of housing over the period of the Plan assuming average densities of 10 to 12 per acre.

It is proposed to zone 194 acres for housing and mixed use development in the Poulgour/Wetlands Action area.

2.9 TRAVELLERS

The Housing (Traveller Accommodation) Act 1998 placed a statutory obligation on both authorities to prepare and adopt a five-year programme, subject to periodic reviews for the provision of traveller accommodation within their area. The Borough Council and the Council recognises the distinctive culture, lifestyle and requirements of the travelling community.

It is the policy of the Borough Council and the Council:

- ◆ To accommodate the traveller families indigenous to Kilkenny through the Traveller 5 Year Accommodation Programme and where appropriate to provide facilities for transient Traveller families parking within Kilkenny City and its Environs.

2.10 HOUSING OBJECTIVES

It is an objective of the Borough Council and the Council:

1. To prepare a Local Area Urban Design Layout and Architectural Framework plan for the Poulgour/Wetlands as the main area of expansion for the Environs of the City.
2. To complete a structure plan for the Lough Macask area of the Western Environs following the completion of the Poulgour/Wetlands local area plan.
3. To ensure the phased release of land for housing development in the Poulgour/Wetlands Action Area.
4. Prepare local area plans as the need arises in order to tackle identified problems as they arise within the City and Environs.

3 EDUCATION AND TRAINING

3.1 INTRODUCTION

Kilkenny City has an established role as a centre for education and learning. Historically the city has been known as a National Centre of second level education. Education is a very important factor in the economic development of both our national and local economy. Our labour depends on the development of skills through education and training.

3.2 PRE SCHOOL PROVISION

As advised in the Planning Guidelines on Childcare facilities, Kilkenny Borough Council and Kilkenny County Council have prepared policies and objectives for the provision of childcare facilities.

Childcare is taken to mean full day care and sessional facilities and services for pre school children and school going children out of hours.

The national policy on childcare is “to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community, including creches and other childcare facilities”.

With the increasing labour market participation among women, together with the increasing numbers of women wishing to return to education and training, there is a growing demand for childcare provision in areas close to employment and further education and in residential areas.

3.2.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to facilitate the provision of childcare as part of our programme to encourage local economic development and address poverty and social inclusion amongst all sectors of the community.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to make appropriate provision for childcare facilities and to seek their provision concurrent with development in all residential and commercial developments and in existing development.

3.3 PRIMARY AND SECONDARY EDUCATION

Currently there are 10 primary schools, 6 secondary schools and 3 special schools for pupils with disabilities. A number of schools in the city have a need for additional play, sports and car parking facilities. Improvements in standard of accommodation and facilities in existing schools are envisaged for the Plan period.

Table 3.3: Comparison of schools between 1992-2000

	No of students - 1992	No of students -2000
Primary School	3381	2964
Secondary School	3480	3889
Special School	169	166
Total	7030	7019

3.4 EXISTING TRENDS

Within Kilkenny City and Environs there are 7,019 students attending primary and post primary education and special education. The declining birth rate has resulted in a reduction in the number of children at primary school. This will eventually impact on the numbers of pupils entering second level education.

Kilkenny Borough Council and Kilkenny County Council will work the relevant bodies to encourage the following;

- Prevention of early school leaving;
- Increased retention rate at school;
- Expansion in adult education and second chance education and training opportunities;
- Widening of access to third level education.

Early school leaving remains a worrying societal concern. However, within Kilkenny City and County, Kilkenny Employment for Youth has been running successful programmes providing the necessary full time training for early school leavers, long term unemployed and people from marginalized groups and communities. This programme is funded by FAS.

Kilkenny Youthreach programme is a new programme for early school leavers and is managed by County Kilkenny Educational Committee in association with Youth and Community Partnerships.

3.4.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to facilitate participation by the long term unemployed, people from marginalized groups and communities (persons from disadvantaged backgrounds, persons with mobility impairment) in adult education, further education and training courses.

3.5 THIRD LEVEL

An outreach facility of NUI Maynooth and Queens University Belfast has established a campus in St Kierans College over the last development plan period. Through the activities of the Outreach Campus steering committee and through Kilkenny County Council, substantial funding has been raised locally.

An outreach facility has also been developed at Seville Lodge on the Callan Road in conjunction with the Carlow Institute of Technology. With further funding, development of both these outreach facilities would be capable of delivering customized responses to current needs across a full range of course offerings.

The Government has recently committed itself to the appointment of a director to further strengthen the education base and establish more effective links with higher and third level institutions.

A post graduate certificate course for fully skilled crafts people is provided by the Crafts Council of Ireland at the Crescent Workshop at Kilkenny Castle Stable Yard.

3.5.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council:

- a) To actively encourage links with the surrounding colleges and Institutes and market their skills and courses to the advantage of the City and Environs;
- b) To actively encourage expansion of the outreach campuses of NUI Maynooth and CIT in Kilkenny which will complement local enterprise development;
- c) To facilitate the continued development of technical and vocational training and foster links between the surrounding third level institutions in Carlow, Waterford, Clonmel and Maynooth;
- d) To actively promote and facilitate the foundation of a university for the South East in Kilkenny City.

Kilkenny Borough Council and Kilkenny County Council will actively seek to co-ordinate with the VEC, FAS and other such bodies to facilitate a broad range of educational and training facilities and to ensure that information on these educational facilities is made available in accordance with the requirements of the relevant educational authorities.

3.6 SPECIFIC EDUCATIONAL OBJECTIVES

It is an objective of the Kilkenny Borough Council and Kilkenny County Council:

1. To ensure that provision of access for the mobility impaired to and from existing public buildings and that all future buildings are designed in accordance with “Building for everyone – Access and use for all citizens” (1998) from the National Rehabilitation Board.
2. To ensure adequate land and services are reserved where demand exists for the establishment, improvement or expansion of educational facilities.

4 TOURISM

4.1 INTRODUCTION

In recent years tourism has developed as one of the major economic bases for Kilkenny City. The tourist potential of Kilkenny focuses sharply on its distinctive architectural and historic heritage. The basic tourist resources of Kilkenny can be summarised as follows:

- a) The overall character of the City and in particular the heritage townscape of the historic centre;
- b) The number and quality of architecturally and historically significant buildings, such as Kilkenny Castle, St Canices Cathedral, Rothe House, Shee Alms House, etc;
- c) The fine quality of smaller scale elements – shopfronts, houses, slipways, stone walls and general architectural details;
- d) Natural beauty of the Nore River Valley;
- e) The services provided in the city hotels, guesthouses, restaurants, shops, Design Centre, theatre, galleries, cultural events, etc;
- f) The reputation of the city of arts, culture and crafts;
- g) The special attractions such as Arts Festivals, Comedy Festivals and weekend specials.
- h) Bustling nature of the city centre

The Kilkenny Marketing Strategy Group (consisting of members and officers of Kilkenny County Council and Kilkenny Borough Council, Kilkenny Tourism, KIDCo and Kilkenny Information Age Ltd and Kilkenny County Development Board) have to date developed a new brand as part of a strategy entitled Kilkenny - The Creative Heart of Ireland. The total brand identity programme consists of a new logo and a visual identity for all Kilkenny Publications, a centralised library of high quality photographs and a suite of literature which is used to promote Kilkenny for tourism and for inward investment.

4.2 SPECIFIC TOURIST OBJECTIVES

- a) To promote and encourage tourism development which is based on and reflects the characteristics and distinctive elements of the City's history, culture and environment;
- b) To retain and enhance the quality of the actual experience within Kilkenny;
- c) To minimise the negative impacts that Tourism has on the growth of the city;
- d) To promote and encourage the sustainable and well planned growth of the tourism industry in Kilkenny City;
- e) To promote and encourage an integrated transport system to facilitate improved access to and from the City and Environs;
- f) To maximize existing short stay tourism and identity, encourage and promote longer stay tourism potential;

- g) To promote Kilkenny City and Environs as a designated conference centre in the Southeast Region and to develop a suitable facility for conferences within the City and Environs.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to co-ordinate with Bord Failte, SERTA (South East Regional Tourism Authority) and Kilkenny Tourism in the preparation of a comprehensive tourism development and management plan with regard to the marketing and promotion of the City and County as a special tourism destination.

4.2.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to co-operate with the 'Keep Kilkenny Beautiful' committee, other interested organisations and private individuals to maintain and improve the high presentation standards of the natural and built environment within the City and Environs.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to support, promote and facilitate as appropriate artistic, cultural and other festivals, which respond to the special historic qualities of Kilkenny and aspire to maintaining high standards.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to protect, enhance and develop the architectural and historical heritage of the City and its general amenities through the implementation of the policies contained in this plan.

4.3 TOURISM TRENDS

The number of tourists visiting Kilkenny continues to increase. For example in 1986 approximately 85,000 people visited Kilkenny Castle. By 1999 this number had more than doubled to approx. 180,000. The visitor figures for the Castle over the past five years are as follows:

Table 4.3: No of Vistors to Kilkenny Castle

YEAR	No of Visitors
1995	132831
1996	153309
1997	161372
1998	168335
1999	179940

The visitors for Kilkenny Castle have reach capacity levels and are therefore no longer an indicator as to the continued expansion of tourist activity in the City and Environs.

4.4 PRESSURES

The numbers of tourists visiting Kilkenny has grown significantly during the period of the last plan. The growth in tourism has brought attendant physical and environmental challenges such as traffic congestion need for car and coach parking, additional demands for accommodation, sign posting and public sanitary services.

4.4.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to improve the existing sign posting throughout the city and work with the relevant parties in drawing more attention to the architectural and historical heritage of the City by signposting important buildings, and providing more information in regard to their particular history and architectural qualities.

4.5 TRAFFIC

Traffic congestion seriously detracts from the environmental quality of the City, especially on the main shopping streets such as High Street, Rose Inn Street and John Street Lower which have high levels of pedestrian movement.

An increasing number of visitors will result in a greater need for off street car parking and coach parking. There is a danger that undirected tourist growth could begin to effect the special qualities which attract visitors to Kilkenny.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to provide additional car parking facilities for increasing numbers of tourists and to provide appropriate coach parking facilities.

The growth in visitor numbers has been matched to some extent by the expansion of existing and development of new tourist accommodation e.g. hotels, guesthouses, additional cultural and conference facilities on Patrick Street, John Street and in Kilkenny Castle.

4.5.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to encourage the continual provision of a range of guesthouses, hotels and other approved accommodation to cater for the full range of tourism requirements and to ensure high standards in all developments.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to encourage the provision of a suitably located and high quality tourist caravan and camping facilities.

Kilkenny Borough Council and Kilkenny County Council will also seek to provide additional walks and reopen the River walk down to the Ossory Bridge as the opportunities arise.

It is the policy of Kilkenny Borough Council and Kilkenny County Council in association with other tourist interests to provide tourist information at lay-bys on each main access road to the City and to discourage random haphazard individual signage.

5 COMMUNITY FACILITIES

5.1 INTRODUCTION

The range of community facilities throughout the city and the environs include health facilities, educational facilities, churches, libraries, community halls and other meeting places that in turn facilitate a wide range of activities.

A good variety of community healthcare, social and civic facilities are available throughout the city and environs. It is the intention of Kilkenny Borough Council and Kilkenny County Council to support proposals to relocate certain community facilities to a central area site with the intention of creating a civic centre for Kilkenny.

5.1.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to facilitate the land use requirements of the education, training and community needs of the population of the City and Environs.

5.2 SPECIFIC COMMUNITY OBJECTIVES

1. Facilitate the development of a Civic Centre within the city centre of Kilkenny;
2. Facilitate the development of a new library at the Evans Home site in accordance with the Kilkenny County Library Development Plan 1998-2002;
3. Facilitate the development of a Arts Resource Centre building with flexible access and adequate parking for a facility for all art forms;
4. Facilitate the development by the South Eastern Health Board of a comprehensive range of health and social care services and in particular services for the elderly including the development of community, hospital, community nursing and day care services;
5. Ensure the provision, where possible, of access for all to and from existing public buildings and that all future buildings are designed in accordance with “Building for Everyone – Access and Use for all citizens “ (1998) from the National Rehabilitation Board.

Kilkenny Borough Council and Kilkenny County Council will have regard to the contribution that voluntary community based groups make to life in Kilkenny. It will endeavour to take a proactive approach to the promotion of a vibrant community sector especially in terms of community development.

5.3 POLICY

It is the policy of Kilkenny Borough Council and Kilkenny County Council to continue to support local communities, recognising that such communities have a right to contribute to the shaping of the areas within which they live.

5.4 HEALTH

Kilkenny City and Environs are well facilitated by medical and health facilities with four hospitals serving the area. The County Clinic is located on Kickham Street in the city centre and in addition to this there are many institutions, homes and hostels for the Homeless and destitute that provide a valuable service.

Change in Government policy on psychiatric treatment is bringing a reduction in institutional care in favour of a wide range of smaller scale or community based measures. If this policy manifests itself in a change in role for St. Canice's Hospital, it will be a concern of the Kilkenny Borough Council and Kilkenny County Council that the hospital and its lands should remain in public use.

5.4.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to co-ordinate with the South Eastern Health Board and other interested parties in the preparation of an action area plan for the grounds of St Canice's hospital in order to complement the building and encourage uses which are suitable for the area.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to co-operate with the South Eastern Health Board in the provision and development of health services.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to ensure that adequate land and services are available for the improvement, expansion and establishment of health services.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to ensure that high standards of design and layout are achieved in new healthcare facilities and in the change of use of existing premises to health care facilities.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to encourage the appropriate provision of private medical facilities.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to assist and facilitate voluntary and community bodies involved in health care programmes.

5.5 CARE FOR THE ELDERLY

In light of the increasing number of older people, investment in developing a range of facilities for the elderly, including community nursing units has been facilitated under the National Development Plan 2000-2006.

These units will provide a range of services such as extended nursing care, day care, respite care and care for elderly persons with dementia.

5.5.1 Policy

It will be the policy of Kilkenny Borough Council and Kilkenny County Council to encourage, support and facilitate the provision of a range of services for the aged population.

5.6 LIBRARY SERVICES

There are two libraries in the City - Carneige Library, Johns Quay and Loughboy Library. There are no storage facilities available on either premises. Storage for both libraries is provided in Evans Home. Both this store and the facility offered by Carneige Library will be subsumed into the new Library Complex planned for Evans Site. Plans for this are at an advanced stage of preparation.

The Carneige Library because of its age and architecture is not amenable to the provision of disabled access. However the new planned city library will offer access to all disabilities.

5.6.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to maintain and where possible to improve the provision of libraries to include for access for all impairments and disabilities including the elderly and parents with children.

5.7 ARTS & CULTURE

Arts and Culture play a quintessential part in the socio-economic development of the city. Investment in these will enhance the overall image of the city and will act as a boost to tourism, which will have an ultimate knock-on-effect on the economy of the city and surrounding area. Kilkenny Borough Council and Kilkenny County Council are committed to supporting the development of Arts and Culture activities in the city.

Kilkenny City is fortunate to have a wealth of various artistic disciplines, which congregate at the successful annual Arts Festival. The town boasts a strong and growing number of amateur dramatic societies, which offer productions of plays and musicals.

A need for a multipurpose Arts Centre has been identified for sometime. The Arts Centre should be about the promotion, growth, education and interaction of all Art Forms and should strive to achieve the highest possible standards. Moreover the centre should be friendly, accessible and available to all strands of the community.

5.7.1 Policy

It will be the policy of Kilkenny Borough Council and Kilkenny County Council to encourage, support and facilitate local drama groups and their productions, the provision of street theatre and to support the various festivals during the year that boost tourism and the profile of Kilkenny.

It will be the policy of Kilkenny Borough Council and Kilkenny County Council to encourage the provision of public art at appropriate locations throughout the city and particularly in new developments.

It will be the policy of Kilkenny Borough Council and Kilkenny County Council to encourage, support and facilitate the provision of a multipurpose Arts Centre to cater for all forms of Art.

5.8 CHURCHES

There are 11 churches in the city. Kilkenny County Council and Kilkenny Borough Council will seek to facilitate the establishment of new churches of all denominations in suitable locations should the need arise.

Places of public worship are often the finest and most prominent buildings in their localities, with the result that great numbers of them are likely to be protected structures. Because of their particular historical, social and/or architectural interest, proposals to alter such buildings will require careful consideration by the Planning Authorities. The Planning Authority will give special consideration where changes are necessary for liturgical requirements. This will be dealt with in more detail in the chapter on Conservation and the Protected Heritage.

In the event of a church which is a protected structure becoming redundant, Kilkenny County Council and Kilkenny Borough Council and owner to assist finding an appropriate new use for the building, in order to ensure the long-term preservation of its fabric and to prevent dereliction.

When a place of public worship becomes redundant, there is no longer any obligation on the Planning Authority to give special consideration to the conservation of its interior with respect to liturgical requirements. Any proposals should be dealt with according to the other sections of the “Architectural Conservation Guidelines for Planning Authorities” prepared by Duchas The Heritage Service Department of Arts, Heritage, Gaeltacht and the Islands.

5.9 BURIAL GROUNDS

The City and Environs are presently served by St. Kieran’s Cemetery on the Hebron Road and by Foulkstown Cemetery. The Hebron Road cemetery is owned and maintained by the Kilkenny Borough Council and covers an area of 5.2 hectares.

5.10 FIRE SERVICES

The Central Fire Station is located on Goal Road in the City Centre. The Brigade deals with Fire calls, vehicle accidents, chemical, oil spillages, flooding and deals with matters that arise under the Dangerous Substances Legislation. The service also provides licensing and certification of new development and monitors existing structures.

5.10.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to continue to provide a modern and effective fire service.

5.11 PUBLIC UTILITIES

Kilkenny Borough Council, together with other utility companies and authorities, provide important services for residents, visitors and employers in Kilkenny. Kilkenny County Council and Kilkenny Borough Council both directly, and through the facilitation of other utility companies and authorities, will seek to ensure the efficient and effective provision of utility services throughout the City and environs.

6 ECONOMIC DEVELOPMENT

6.1 INTRODUCTION

Kilkenny welcomes the recent announcement of the impending arrival of Infoscore, Deutsche Bank and Bank of Ireland at the Kilkenny Business and Technology Park. However Kilkenny has no large modern industry resulting from inward investment in the pharmaceutical, healthcare or high tech sectors like towns of similar sizes. Apart from its successful industries engaged in manufacturing, financial services, retailing, tourism and construction industry, Kilkenny has yet to act on its historic manufacturing base.

In order to facilitate development and the promotion of industrial development within Kilkenny, KIDCo (Kilkenny Industrial Development Company) was established in 1996. KiDCo represents the business community in Kilkenny plus Kilkenny County Council and Kilkenny Borough Council. It has been successful in creating an integrated strategy to attract modern and sustainable investment in the city and county.

The National Development Plan has acknowledged that *“the challenge ahead is to facilitate the conditions which allow for future development of an indigenous enterprise culture which recognises the importance of high tech, high value added business which has at its heart a deep commitment to the role of research and innovation”*.

Kilkenny has many strengths as an attractive location for industry: -

- Reasonable sized city and environs with population of approximately 20,000;
- A tradition of manufacturing industries;
- Excellent infrastructure in terms of roads, rail, airports and seaports – only 70 miles from Dublin and 30 miles from the port facilities at Belview in South Kilkenny and airport at Waterford;
- Excellent Social and Leisure amenities with good quality urban and natural environment;
- Proximity to various colleges in the south east with developing outreach facilities from NUI Maynooth and Carlow Institute of Technology.

There is now a real opportunity for the location of substantial inward industrial investment in Kilkenny which can equally benefit both new investors and the local economy.

6.2 MACRO INDUSTRY

A 27,000 sq.ft. advance office has been built in the Kilkenny Business and Technology Park. The site for this Business and Technology Park was purchased by the IDA with the assistance of Kilkenny County Council in 1997. KiDCo built a modern industrial facility with access to the Ring Road.

Kilkenny Borough Council in association with Kilkenny County Council adopted the Integrated Area Plan (I.A.P) identifying McDonagh Railway Station and its environs as (amongst other commercial uses) a designated area of potential development for a purpose built Technology Park. (Hebron Square).

Herbon Square should accommodate enterprises in technological, knowledge based and financial based operations including software engineering, telesales, marketing, computer mail and research and development.

6.2.1 Policy

In order to achieve inward investment at a local level, the following will be the Industrial Policy for Kilkenny City and Environs:

To Liase with the IDA, Enterprise Ireland, the County Enterprise Board, KiDCo, the Kilkenny Chamber of Commerce and Industry and other bodies to promote Kilkenny as a city for inward investment and growth of indigenous industry.

It is the policy of Kilkenny Borough Council to co-ordinate with Kilkenny County Council the provision of improved road infrastructure from Kilkenny to other local urban centres and national centres, to support the provision of an improved rail service (freight and passenger) for the industrial, agricultural and service sectors having particular regard to access to and from Waterford Regional Airport and Belview Port.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to facilitate the provision of childcare facilities in appropriate locations thereby promoting labour market participation among parents and supporting parents in accessing employment, training and education.

6.3 MICRO INDUSTRY

The role of micro enterprise (employing less than 10 people) is very important in terms of employment in Kilkenny. During the plan period there will be a requirement for increased provision of space for small-scale enterprises, in particular for start up or incubator units.

6.3.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to continue to liase with KiDCo and ensure that there are sufficient sites and buildings to meet the specific needs of both local small firms and incoming larger firms and employees particularly by establishing low cost start-up units for new firms.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to continue to liase with Kilkenny County Enterprise Board, Kilkenny County Development Board and The Kilkenny Chamber of Commerce and Industry in the development of the KiDCo Site and the Hebron Square Technology Park.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to concentrate on attracting clean industries such as software development internationally traded services and tele-services.

6.4 CRAFTS INDUSTRY

Kilkenny has a strong Arts and Crafts base which is buoyant at present. Approximately 10% of Kilkenny County Enterprise Board assistance has been directed towards the Craft Sector since 1993. As retailing is vitally important for many crafts people, the location of any proposed workspace is vital.

Kilkenny Borough Council and Kilkenny County Council acknowledge the importance of the craft sector to Kilkenny for tourism, employment and quality of life.

6.4.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to support the development of the crafts sector and liase with the Crafts Kilkenny County Council of Ireland, the County Enterprise Board and other interested bodies to facilitate growth within this sector.

6.5 INFORMATION TECHNOLOGY

Kilkenny City enjoys world class telecommunications connection to the national telecommunications grid both through traditional copper and fibre optic connections. The service provided is state of the art, with Broadband and ISDN lines available.

A Broadband cable network in Kilkenny City to support digital telecommunications services including: high speed Internet access, digital television, virtual private networks (VPNs), voice telephony, high speed tele working access, on-line education and E-Commerce services has been put in place. Enterprises involved in information technology, communications and data processing will be well served by Kilkenny's telecommunications infrastructure.

6.5.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to support the development of an up-to-date telecommunications infrastructure including the internet, e-mail and digital television in order to further enhance the attractiveness of Kilkenny City and Environs as a location for inward investment.

6.6 SPECIFIC ECONOMIC OBJECTIVES

- | | |
|---|---|
| 1 | To liase with the County Development Board and County Enterprise Board and other development agencies and with the Kilkenny Chamber of Commerce and Industry, the Construction Industries Federation and community organisations in order to support and encourage employment initiatives in the private and voluntary sectors; |
| 2 | Encourage the development of incubator units and small high technology units; |
| 3 | Encourage the development of a third level educational facility within the City and Environs. |
| 4 | To promote and encourage an integrated transport system to facilitate improved access to and from the city and environs . |

6.7 E-COMMERCE

Electronic Commerce may be defined as the exchange of value over the electronic medium. The electronic medium is the internet, the wireless network used by mobile phones or the digital TV Network.

The uptake and impact of e-commerce has varied dramatically between industry sectors, but it is true to say that over time, almost every industry will be impacted in some form by E-Commerce. The high tech sector, both hardware and software is being transformed by e-commerce.

E-Commerce will effectively mean accessing information and services from home, from the car or from the office. In supporting e-commerce, Kilkenny Borough Council and Kilkenny County Council will be supporting the tourist trade and the growth of indigenous industry.

The communications /electronic commerce sector is a key input to continued economic development. It provides the basic infrastructure for new information communications and digital industries and is already altering the modus operandi of traditional industries, the way in which work is organised, the interaction between consumers and business and visa versa.

6.7.1 Policy

Kilkenny Borough Council and Kilkenny County Council will support and facilitate the provision of advanced communication networks and services to the extent required to contribute to national competitiveness and attract inward investment.

6.8 RETAILING

6.8.1 Retail Planning Guidelines

The Retail Planning Guidelines require the following matters to be included in development plans:

- i Confirmation of the retail hierarchy, the role of centres and the size of the main town centres;
- ii Definition in the development plan of the boundaries of the core shopping area of town centres;
- iii A broad assessment of the requirement for additional retail floorspace;
- iv Strategic guidance on the location and scale of retail development;
- v Preparation of policies and action initiatives to encourage the improvement of town centres; and
- vi Identification of criteria for the assessment of retail developments.

A key requirement output from the County Retail Strategy was to confirm or otherwise the retail hierarchy and also the role of centres and size of main town centres. Certain principles require to be considered in determining the outcome/advice in respect of these three factors:

- The need to protect and enhance the importance of Kilkenny City Centre and the local market town functions of the four scheduled towns
- The distribution of new retail floorspace should be linked to the existing and future retail hierarchy of the County and should be appropriate in scale and character to the hierarchical role of the centre
- The distribution of new retail floorspace should broadly reflect the distribution of population growth, where market conditions allow
- The need to reduce as far as is practicable the demand for travel and the consequential support for centres well supported by public transport
- The desire to facilitate a competitive retail industry and to encourage retail innovation
- Some forms of retailing may be inappropriate for a town centre location and in the interests of enhancing choice, competition and innovation, they should be accommodated in locations offering good levels of accessibility by both public and private transport
- Linking the distribution of retailing and population is likely to be far more practical in convenience than in the comparison sector – there is more scope for spend retention in the former than the latter and hence the importance of looking at both the higher value and bulky goods markets if comparison expenditure is to be retained.

6.8.2 Retail Hierarchy

In determining the retail hierarchy, in addition to considering these principles, it is necessary to take due account of the RPGs definition of what the characteristics are for the different tiers in the hierarchy. We have set these out in Section 4. When the different existing or proposed retail centres are reviewed against these definitions, it is clear that at a sub-national level some of these tiers are too broad and more appropriate for the more metropolitan areas of the country. A modification of the tiers is proposed to better reflect the retail structure of the County. This is illustrated in Table 6.8.2 below and the roles within this hierarchy described in the paragraphs that follow.

Table 6.8.2 County Kilkenny Retail Hierarchy	
Retail Function	Centre
<i>Major Town Centre/County Town</i>	<i>Kilkenny City</i>
<i>Sub County Town Centre</i>	<i>Callan</i> <i>Castlecomer</i> <i>Graiguenamanagh</i> <i>Thomastown</i>
<i>District Centre</i>	<i>Waterford City Environs</i>
<i>Village Centre/Neighbourhood Centre</i>	<i>Mullinavat</i> <i>Poulgour Townland</i> <i>Newpark/New Orchard</i> <i>Loughboy</i> <i>Slieverue</i> <i>Upper and Lower Kilmacow</i> <i>Urlingford</i>

6.8.3 Major Town Centre/County Town

Kilkenny City is the only centre within this tier. The Retail Study illustrated that the City Centre is dominated by comparison floorspace (nearly 71.5% of City Centre floorspace) that serves an extensive catchment area reflecting its County Town function. The City Centre in view of its role and its attraction to visitors and tourists has potential for additional comparison floorspace, including some higher value shopping. This is appropriate for sustaining its role as a Major Town Centre.

6.8.4 Sub County Town Centre

The sub county town centres are Callan, Castlecomer, Graiguenamanagh and Thomastown. Although all are of limited size in population terms, they support a range of floorspace, both convenience and comparison (see Table 5.2 of The Retail Study), confirming their role as market towns for their hinterlands. As has been noted, the four scheduled towns are not set to increase in population size significantly over the development plan period. From the County Kilkenny Housing Strategy 2001-2006, the estimated total population increase for all of the towns is 1,602 and there will be only very limited housing development in their hinterlands. These facts plus retail trends would indicate that there will be little potential for any significant increase in retail floorspace apart from that of a scale to serve local and hinterland needs.

6.8.5 District Centre

There are currently no District Centres in the County. The RPGs state:

“Normally, the provision of additional centres will be based on major growth in population or a clear proven level of existing underprovision.”

6.8.5.1 Waterford City Environs

On the basis of the planned major growth in population in the Waterford City Environs and the lack of easily accessible quality retail floorspace north of Waterford City Centre, we recommend that there is a need for a District Centre within Waterford City Environs. The RPGs state the following in respect of purpose built district centres:

“They are usually anchored by a large foodstore and contain a range of unit shops and non-retail service outlets (such as banks, post office or hairdressers).”

The lands zoned for housing in the County Development Plan in the Waterford City Environs will accommodate over 4,000 residential units bringing a population of some 12,000. At 1996, the area had a population of 1,615. The combined end population will be over 13,615 which will be nearly 20% of the planned 70,000 population of Waterford City. A total population of the size proposed requires a greater range of goods and services within close proximity than Neighbourhood Centres typically provide. The District Centre will reduce the need to travel to centres in Waterford City Centre and south of the city and this meets the RPGs test of ‘efficient, equitable and sustainable’. Of the three potential locations in the draft plan, the site on the N25 adjacent to Abbeylands is the most central to the area with ready access to public transport and thus best meets this test.

6.8.6 Village Centre/Neighbourhood Centre

This definition captures the tier above that of simply a Corner Shop and comprises a small range of mainly convenience outlets to serve a very local population. In the list under this definition in Table 6.8.2, with the exception of Poulgour Townland, the centres are existing centres.

6.8.7 Western Environs of Kilkenny City

Poulgour Townland is in the Western Environs of Kilkenny City. In the Development plan, there are substantial lands zoned for housing. The total population will be over 5,000 in time. Within the development plan period, it is likely half of the development will take place. Given proximity to the City Centre and other existing floorspace, reflecting the small size of the forecast population over the plan period, the zoning for a Neighbourhood Centre in Poulgour Townland was adopted. The nature of the development, in line with the RPGs definition is:

“Small groups of shops, typically comprising a newsagent, small supermarket/general grocery store, sub-post office and other small shops of a local nature serving a small, localised catchment population.”

The position with regard to progress on residential development at Poulgour Townland should be kept under review over the plan period to ensure that the expanding population’s needs are met not solely in respect to shopping but wider community, cultural, commercial and social needs.

6.8.8 Definition of the core shopping area of towns

The definition of the core shopping area relates only to Kilkenny City Centre, the scheduled towns are of too small a scale to warrant such an approach. In arriving at the definition, regard was had to:

- i The definition and policies in the draft development plan; and
- ii The experience from around the country and the UK.

The policies in the Development plan rightly seek to promote and reinforce the primary shopping area and to protect the retail function of that area. The main retail frontage areas in the City Centre streets are covered by the following streets: Parliament Street/Market Cross, High Street, Patrick Street, The Market Yard/St Kieran's Street, Rose Inn Street and John Street, but not all can be termed the core shopping area floorspace. Core shopping areas are normally characterised by a mix of factors including:

- Prime pitch rentals
- No vacancies and high demand
- Predominance of national and international multiples and few leisure and non-retail uses
- High pedestrian foot flow.

Taking account of the above factors, the core shopping area more appropriately comprises: Parliament Street/Market Cross; High Street; Rose Inn Street; and St Kieran's Street. This, plus the varying 400m edge of centre isochrones are identified in Map 3.4.

The RPGs define the Sequential Test and what should be endorsed as an edge of centre site. This is a site that is of the order of 300 – 400 metres from the edge of the prime shopping area. The larger the defined core or prime shopping area then the greater scope to diffuse retail floorspace around a wider area. This would bring policy conflicts and a potential wider distribution of floorspace. The result could be a real threat of weakening not strengthening the prime shopping area. Whilst there appears to be little difference in the two isochrones, from experience the difference is very important in terms of how Local Planning Authorities can address proposals and planning applications.

6.8.9 Broad Assessment of the requirement of additional retail floorspace and strategic locations

Based on Table 6.8.9, over the development plan period there is of the order of £18.73 – 21.03m of net additional convenience and £56.47 – 65.07m comparison spend to support additional retail floorspace in the County. This is floorspace that will have a strategic bearing on sustaining the County's competitiveness and meeting need.

Table 6.8.9			
Forecast Expenditure Growth Potential (£m 2000 prices)			
	Convenience	Comparison	Total
2001 – 2007	18.73 – 20.03	56.47 – 65.07	75.3 – 86.1

In practice, different types of retailing and retailing formats have different turnover ratio figures. Based on work for the Greater Dublin Area (GDA) Retail Strategy, a set of turnover figures have been derived that cover the range of different formats. These figures have been used in quantifying the spend required for floorspace with extant planning permission. The turnover ratios have been informed by consultations with the retail industry. They are presented in Table 6.8.10 below.

Table 6.8.10	
Turnover Ratios	
<i>Type</i>	<i>Turnover/m² (£)</i>
Convenience	
<i>Superstore/supermarket</i>	<i>10,000</i>
<i>Local convenience shopping</i>	<i>8,500</i>
Comparison	
<i>High Order Town Centre</i>	<i>5,900</i>
<i>Middle Order Town Centre</i>	<i>4,500</i>
<i>Retail Parks</i>	<i>3,500</i>
Source: DTZ PIEDA Consulting July 2001	

When these figures are set against the available potential spend, an interesting picture begins to emerge. For example, there would be capacity for the order of an extra 1,870 – 2,100m² of superstore/supermarket floorspace or 2,200 – 2,475m² of local convenience floorspace. In respect of the former, this net figure is the equivalent to a superstore that is of a larger size than the existing Dunnes Store (grocery part only) or Superquinn in Kilkenny City Centre (1,350m² and 1,200m² respectively). The floorspace for the latter would be equivalent to between 18-21 small supermarkets.

Across the different comparison retail categories, the different potential floorspace would be as follows:

- High order town centre: 9,570 – 11,030m²
- Middle order town centre: 12,550 – 14,460m²
- Retail parks: 16,150 – 18,690m²

To put these into context in terms of the size of the developments, accepting that the examples are a mix of both convenience and comparison floorspace, the Market Cross Shopping Centre is 5,710m² (net) in size and the Dunnes Department Store is 3,950m² (net) in size. Using these examples, there is comparison expenditure potential for 2-3 Market Cross Shopping Centres or 3-4 Dunnes Store equivalents. If all this spend was diverted to bulky goods, there would be almost a three fold increase in the County's current floorspace.

6.8.10 Scale and Distribution of Floorspace

To determine the scale and distribution of new convenience and comparison floorspace the following factors require to be considered:

- i Sequential Approach;
- ii Land Availability; and
- iii Need.

6.8.11 Sequential Approach

The RPGs set down advice on how the location of development should be assessed. This is commonly known as the Sequential Approach or Test. In summary, the key considerations or tests are:

- The preferred location for new development where practicable and viable is within a town centre or district centre or major village centre
- Where the above is not possible due to the form and scale of development then consideration can be given to a site on the edge of a town centre as this will encourage the possibility of one journey serving several purposes
- An edge of centre site is taken to be one which is within an easy and convenient walking distance from the primary core of a town centre – although this will vary, it is unlikely to be more than 300-400 metres from the edge of the prime shopping area
- Alternative sites should only be considered when it can be demonstrated that there are no town centre and edge of centre sites that are suitable, viable and available.

6.8.12 Strategic Location of Floorspace

On the basis of the retail hierarchy and the distribution of the existing and future population over the plan period and beyond, on a strategic basis the location for any major new floorspace will be at the following, taking due account of the above tests:

- Kilkenny City and its Environs
- Waterford City Environs.

This strategic response does not seek to prevent either convenience or comparison floorspace that meets local needs being permitted within Sub County Towns or Village Centres/Neighbourhood Centres, subject of course to the Sequential Test and proven need.

6.8.13 Waterford Environs District Centre

In the review of the hierarchy within the County, it was recommended that in view of the amount of zoned land and population that will stem from the residential development, the Waterford City Environs within County Kilkenny requires a District Centre to meet local retail, community, cultural and social needs. The District Centre will be multi-functional to ensure a range of community needs are met within easy travelling distance by foot, bicycle, car and public transport. It will provide both convenience and comparison floorspace with the greater balance being towards the former. The maximum size of supermarket to be developed shall not exceed that permitted in the retail planning guidelines. The amount of comparison

floorspace to be provided shall be such that the greater balance of floorspace will be towards convenience with the actual amount of comparison floorspace subject to the outcome of a retail impact assessment and based on fulfilling local need.

The following should however be noted:

- Retail development in advance of substantial residential/mixed use development would be difficult to defend against Sequential Test arguments
- The District Centre could provide the catalyst to get people and investment to locate north of the River Suir.

It is the policy of the Council to engage with Waterford Borough Council, Waterford County Council and Wexford County Council in the preparation and adoption of a joint retail strategy for the greater Waterford area.

6.8.14 Kilkenny City Environs

It is important to distinguish between two types of retailing that could occur in the Kilkenny City Environs over the development plan period:

- Neighbourhood Centre
- Bulky goods retail parks.

6.8.15 Neighbourhood Centre

The centre at Poulgour Townland is the only Neighbourhood Centre identified in the retail strategy. Other neighbourhood centres in Kilkenny City and Environs are Loughboy(existing) and Newpark (proposed). As has been noted earlier in this section, the scale and range of services that should be provided in these centres will be consistent with the definition of a Neighbourhood Centre in the RPGs. The objective of the plan should not be to inhibit the expansion of the Neighbourhood Centre but to meet the needs of the local community if residential development occurs at a faster pace than envisaged. It is recognised that, set against the current settlement structure of the County, Poulgour Townland will in time be a new large urban area in the City and County. The development plan should recognise this and as such ensure land is available for the expansion of its functions and role beyond the period of the plan. The zoning proposed in the draft development plan protects this.

6.8.16 Bulky Goods/ Retail Parks

Based on experience elsewhere, spend on bulky goods/retail parks is some 15% of total comparison spend. This is in fact largely reflected in the amount of out of City Centre bulky good/retail park floorspace in our floorspace survey. Using that guideline, there is capacity for some 2,428 – 2,771 m² of bulky good retail park floorspace over the plan period. This noted, we would highlight the following that should be considered when addressing this distinct sector of the retail market:

- The RPGs cap for retail parks is 8,000 – 15,000m²
- At this size, the RPGs state that there should be no adverse affect on important town centres but there could be on smaller centres

- The turnover of a park within the RPGs cap size range would be between £28 – 52.5m – some 49%-80% of available comparison spend to 2007 depending on which scenario comes true
- A large scale retail warehouse park combined with large edge of centre comparison floorspace development could have an adverse cumulative effect on the City Centre, although it could be argued that the three locations would offer a very different kind of shopping
- To achieve the quality and critical mass of retail warehousing, the amount of potential available spend would be enhanced if there were relocations of existing retailers/operators from around the City's industrial estates/other locations.

To these add the following important factors for consideration:

- i To ensure the “efficient, equitable and sustainable” distribution of retail warehousing floorspace a strategic approach is required founded on accessibility and potential linkage of journeys and land uses;
- ii The quality of the existing retail warehousing/bulky goods floorspace is overall poor and dispersed;
- iii Some 25% of the County's residents are travelling to other locations outside the County to meet their needs in this sector;
- iv To secure the attraction of leading multiples requires a critical mass of floorspace – such as the range identified in the RPGs; and
- v The RPGs require retail strategies to provide a broad assessment of the requirement for additional floorspace.

6.8.17 Guidance on location of Bulky Goods/ Retail Parks

Taking these and preceding factors into consideration, the following will guide the location for bulky goods/retail warehousing parks:

- Over time, but beyond the timescale of the development plan, retail warehousing parks should be located in all quarters of the City's Environs
- Provision of infrastructure with capacity to ensure traffic impacts and congestion are minimised will be a key determining factor in the selection of appropriate sites, with public transport and other modes of access also being achievable
- The need to provide a quality, purpose built retail warehouse park to capture expenditure leakage and improve the offer and attraction of the City and its Environs – the capacity assessment would not enable this and thus a more substantial development within the RPG's parameters is required
- Relocation and upgrading of existing operations will be encouraged – this will contribute to addressing broad capacity factors

- Whilst Kilkenny City Centre is a strong centre, it is also a small centre. The combination of the IAP Site and a retail warehouse park will significantly increase the comparison floorspace in the City and its Environs. To protect the vitality and viability of the City Centre, it is recommended that over the development plan period the lower figure in the RPGs cap (8,000m²) is adopted as the maximum size for the retail warehousing for Kilkenny City and Environs as defined in the Development Plan for Kilkenny City and Environs.

6.8.18 Policies and Action initiatives

To provide the framework for progressing and implementing the City and County Retail Strategy, the following retail policies and initiatives are itemised below.

Retail Hierarchy

The principles underpinning the retail hierarchy and the retail hierarchy are set out above in section 6.8.1 and 6.8.2.

District Centre: to meet the needs of both a major growth in population and the clear existing underprovision of modern retail floorspace in the Waterford City Environs, a site for a District Centre should be designated in the County Development Plan. The site that best meets the RPGs tests and the assessment criteria detailed in the following sub-section is that adjacent to Abbeylands on the N25. To ensure a range of community needs are met within easy travelling distance by foot, bicycle, car and public transport, this District Centre should be multi-functional and provide both convenience and comparison floorspace with the greater balance being towards the former.

Neighbourhood Centre: A Neighbourhood Centre at Poulgour Townland is an adopted objective in this County Development Plan. The range of functions and services appropriate to such a designation are as those set down in the RPGs definition. To ensure that the needs of the growing population continue to be met over time, the nature and function of this new centre should be kept under review over the plan period.

Edge of Centre Development: as there are no suitable or available sites for major retail development in Kilkenny City Centre, in accordance with the Sequential Test, the edge of the City Centre was looked to. Taking full consideration of capacity, cumulative impacts and the proposed criteria, the Integrated Area Plan Site adjacent to Kilkenny Railway Station should be the priority location for major town centre retail development in the County Development Plan. The site should serve to enable expansion of the roles and functions of the City Centre and provide the catalyst to regenerate John Street. It would be appropriate for both convenience and comparison floorspace, with the balance being towards the latter. To assure expansion of the range and quality of the City Centre's retail offer, the emphasis should be on high and middle order high street retail floorspace. As locations are scarce for the expansion of the City Centre and City Centre uses, the development of a retail warehouse park on this site would not be appropriate.

Retail Warehouse Park: to meet the bulky goods needs of the City and County and improve its competitiveness in this sector over the development plan period, it is an objective of the Council and the Borough Council therefore, to secure the development of quality purpose built

retail warehouse parks in order to capture expenditure leakage and improve the retail offer and attraction of Kilkenny City and County.

Over the Development Plan period, the maximum gross floor area for retail warehousing will be 12,000m² for Kilkenny City and County and 8,000m² will be the maximum floor area for retail warehousing in Kilkenny City and Environs as defined by the Kilkenny City and Environs Development Plan zoning objectives map. No one park is to be in excess of 7,000 m². No more than one park will be permitted on any one individual block of land zoned for Industrial/Business park in the Kilkenny City and Environs Development Plan.

Core Retail Area: is defined as Parliament Street/Market Cross, High Street, Rose Inn Street and St Kieran's Street and is illustrated in Figure Map 3.4. It will be the policy of the Council and the Borough Council to promote and reinforce the Core Retail Area as the primary shopping area and to protect the retail function of the area.

6.8.19 Monitoring and Review

To ensure that the strategy and its policies remain valid and up to date, the following is recommended:

- i There is annual monitoring of expenditure and population forecasts;
- ii The floorspace data should be kept up to date through planning consent monitoring of both new retail floorspace and change of use. It could be adopted as a Development Control/Planning Office procedure;
- iii The retail strategy and its recommended zonings and objectives should be reviewed after 3 years; and
- iv The household and shopper survey data should be up dated every five years.

6.8.20 Initiatives

The current quality and attraction of retail floorspace in Kilkenny City Centre and the four scheduled towns is evidenced by the range of retailing, high spend retention and overall satisfaction of both residents and visitors. To maintain competitiveness, the County Development Plan's policies must be forward looking and responsive to issues and opportunities. We would identify the following for consideration:

- Traffic management
- Environmental improvement
- Heritage and interpretation.

6.8.21 Traffic Management

Traffic management is an issue facing all of the key centres in the County and priority must be given to the preparation of traffic management plans if these centres are to remain attractive and competitive. Whilst implementation of the proposed Ring Road Extension/Inner Relief

Road will greatly relieve the congestion in Kilkenny City Centre, full completion of the works is beyond the timescale of the development plan. Action is needed in the short term in addressing issues, and in particular:

- i. Car parking provision and signage with a focus on measures to deal with peak season demand; and
- ii. Congestion along John Street – unless this is tackled then the regeneration of the street, even with development of the IAP Site, will be curtailed.

6.8.22 Environmental Improvements

At Bateman's Quay, there is a real opportunity with the proposed civic and cultural centre to create a waterfront environment and civic space that is an attraction in itself – there are numerous examples around the country and the UK that bear witness to this. The emphasis at The Parade will be creating a high quality designed gateway to the City Centre.

6.8.23 Heritage and Interpretation

The County and its towns have a wealth of history. This is an important asset in the national and international visitor market that is drawn to Kilkenny City in particular. In common with other centres around the country, the story is there but it is not being told as well as it could or creatively. To do this well would further distinguish the City and enhance its appeal. A heritage and interpretation strategy is required which is linked to the environmental improvement/enhancement proposals to ensure an integrated approach is adopted.

6.8.24 Thresholds for assessment of retail developments

All applications for significant retail development should be assessed against a range of criteria. What is significant will vary between Kilkenny City and its Environs and the four scheduled towns and thus different thresholds require to be set. Noting the characteristics of each and the general size of existing outlets, we recommend the following:

Kilkenny City and its Environs/Waterford City Environs: developments of 1,000m²(gross) convenience and 2,000m² (gross) comparison should be tested by the criteria

Scheduled towns/other settlements: proposals for 500m² (gross) convenience and comparison developments should be considered against the criteria.

6.8.25 Criteria for Assessment of Retail Developments

The criteria to be considered in the assessment of significant applications will include:

- i The expenditure capacity within the relevant catchment area, taking account of all extant planning permissions and development proposals/opportunities identified in the Development Plan;
- ii The impact on the designated town centres, including cumulative impact;
- iii There is demonstrable need for development;
- iv The relationship of the application to any development plan allocation;
- v Its contribution to town centre improvement;

- vi Its contribution to site and/or area regeneration;
- vii The quality of access by all modes of transport and by foot and bicycle;
- viii Its role in improving the competitiveness of the County, in particular Kilkenny City Centre;
- ix The extent to which it is relevant to consider the imposition of restrictions on the range of goods permitted for sale; and
- x That the development would support the long term strategy for the town centre.
- xi Can the development link effectively with the existing town centre so that there is likely to be commercial synergy.
- xii Any other relevant development plan policies.

6.8.26 Sequential Test

All significant development should also be subject to assessment through the Sequential Test. The Sequential Approach to development has a number of objectives which have been summarised previously. The following should be added to that summary:

- In all cases, to select the site which offers the optimum accessibility options by all transport modes, including walking and cycling
- Particularly if a town centre site is not being promoted, to demonstrate that all town centre development options have been fully evaluated and that flexibility has been adopted in regard to the retail format. If the application, whether significant or not, accords with a Development Plan allocation, it should expect to meet with approval.

6.8.27 Compliance with Development Plan

If the application, whether significant or not, accords with development plan policies and proposals in all material respects it should expect to meet with approval. The RPGs also state that, in such instances, it should not be necessary for the applicant to provide additional supporting background studies. The RPGs also importantly go on to advise:

“However, the onus is on an applicant to demonstrate convincingly that his/her proposal does comply closely with the development plan. Where there is doubt on any aspect of a planning application, local authorities should require a detailed justification related to the matter that is questionable.”

6.9 OFFICE

Kilkenny is an important administrative, professional and commercial centre for its hinterland. Most of its office units are concentrated within the core of the city centre. In recent years there has been pressure to change residential units to office use on some of the secondary streets such as Upper Patrick Street, Friary Street and Upper John Street. While the growth of the service sector is an indicator of increased prosperity, this trend has had a detrimental impact on the social fabric and life of the town.

6.9.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to discourage office use at ground floor level in the main shopping areas: Parliament Street, High Street, Patrick Street, Rose Inn Street and John Street.

It is the policy of Kilkenny Borough Council to restrict the conversion of residential units to office use and to prohibit the establishment of offices in existing residential areas where they may be injurious to the character of these areas.

The decentralisation of office based activities can be accommodated by locating these uses on lands zoned for industry, commercial use, educational scientific/ technological/ research and development outside of the central area.

It is the policy of Kilkenny Borough Council to promote and facilitate the development of the office sector in appropriate locations in order to assist the development of the city's role as an administrative, professional and commercial centre by accommodating office based industry in appropriately zoned areas of the City and Environs.

6.9.2 The Integrated Area Plan

The Integrated Area Plan approved in 1999 has outlined 24 acres of prime property for incentives in the eastern side of the city. The designated areas – all located within walking distance of the city centre. Developments in this area of the City during the period of the last plan include the Government offices on the Hebron Road and County Hall on John Street.

The areas designated in the IAP are:

John Street (upper and Lower) - McDonagh Railway Station and Environs, - John's Green, - Wolf Tone Street.

The objective of the IAP is to stimulate the economic, social, cultural and environmental development of this area of Kilkenny City

The IAP is a vital part of a wider strategic plan which encompasses planning, roads, environment, housing, and community development. It is imperative therefore that the IAP is a commercial success in order to drive the regeneration of the areas identified.

It is an objective of the Borough Council and the Kilkenny County Council to support the implementation of the IAP through the policies and objectives contained in this development plan.

7 TRANSPORT AND COMMUNICATIONS

7.1 INTRODUCTION

The principal aim of the Kilkenny Borough Council and Kilkenny County Council is to develop an efficient, sustainable and integrated multi - modal transport and communications system facilitating the movement of people, goods and services in the City and Environs. This is essential for the economic and social development of the City, its Environs and the County as a whole.

In its transport policies and objectives, Kilkenny Borough Council and Kilkenny County Council will seek to reduce the reliance on private motor vehicles and will promote an increased use of public transport, walking and cycling.

7.2 ROADS

The road structure of the City and Environs can be separated into six broad categories:

1. *The medieval streetscape of the inner city:* these roads are generally narrow and constricted: traffic speeds are low and pedestrian safety thus reasonably good. These roads are not suited for the impacts of heavy goods vehicles. There are numerous lanes and slips running off and between them;
2. *New suburban roads:* these are designed to modern standards and cater for local needs;
3. *Arterial routes within the development boundary (inc. proposed inner relief road):* these are National and Regional routes which carry long distance traffic across the City as well as serving local needs;
4. *County roads entering the City radially from rural areas;*
5. *The Kilkenny by-pass:* the primary purpose of this road is to carry long/medium distance traffic which does not require access to the City Centre;
6. *Housing estate roads.*

Many of the specific objectives for road developments and improvements of the 1994 plan have been carried out such as:

- Traffic calming measures at Stephen Street, Dominic Street, the Butts Green, the Freshford Road and the Granges road.
- Improved signal pedestrian crossings have been provided at High Street/ Parade, Parliament Street/Market Yard and in John Street.
- Improvements to the Hebron Road along with the realignment of the Bennettsbridge Road (opposite Switzer's Almshouse) have also been carried out plus pavement improvements to High Street/ Parliament Street and John Street.

7.3 POLICY

Future investment in transport infrastructure in the City and Environs will need to:

- Address the projected growth in traffic, through a combination of infrastructure provision and facilities and demand management measures
- Reduce the relative attractiveness of commuting to work by car, thereby curtailing congestion and emissions
- Increase the accessibility for all, particularly mobility impaired and disabled people
- Support sustainable development.

It will be the policy of the Kilkenny Borough Council and Kilkenny County Council to:

- a) To prepare a comprehensive traffic management plan for the City and Environs to deal in the short term, with measures required while the completion of the inner relief road and the extension to the eastern ring road are awaited;
- b) To implement the multi-annual road programme for the upgrading of the arterial roads, urban local roads and lanes of the City and Environs;
- c) To discourage the use of the city centre streets by through traffic;
- d) To encourage long-stay parking off of the city centre streets;
- e) To introduce charges for on street car-parking;
- f) To preserve the medieval street pattern within conservation areas;
- g) To maintain limestone footpaths and laneways where these survive;
- h) To use street furniture, including lighting standards, which are appropriate to the character of their surroundings;
- i) To continue to provide new roads built to the accepted modern standards to cater for suburban expansion;
- j) To require that all roads privately funded to facilitate new development should meet modern standards;
- k) To cater for the safety of pedestrians and cyclists as a priority;
- l) To generally permit new accesses onto the arterial routes only in the form of spur roads;
- m) To preserve the safety and flow of traffic and to protect the development potential of lands to the rear of such roads by preventing unplanned ribbon development;
- n) To preserve the minor roads within the Western Environs as “green roads” or green corridors;
- o) To carry out improvements to minor roads within the development boundary, including the provision of footpaths, lighting and cycle lanes as appropriate;
- p) To extend the eastern by pass from the Dublin Road (N9) to the Castlecomer road the (N77) within the period of the Plan;
- q) To encourage maximum use of the by-pass by through traffic;
- r) To prohibit new access points onto the By-Pass to preserve its carrying capacity and its function as a by-pass;
- s) To prohibit advertising signage on and adjacent to the by-pass.

7. 3.1 Roads Objectives

It is the objective of the Kilkenny Borough Council and the Kilkenny County Council to:

- a) Complete Stage II of the Kilkenny Eastern By-pass (Connecting Carlow Road to Castlecomer Road R4 on the zoning objectives map);
- b) Reserve free from development the line of the proposed inner relief road and to complete the inner relief road within the plan period; (R5 on the zoning objectives map)
- c) To reserve free from development the proposed line of the western by pass for the city.
- d) To prepare and implement a cycle route and pedestrian study for the City and Environs;
- e) Close Troy's lane (Thomas Street to Bishop's Hill) to through traffic;
- f) Pedestrianise Kieran St. (from Parliament Street to Rose Inn Street);
- g) Pedestrianise High Street from Friary Street junction to its junction with Kieran Street;
- h) Remove carparking from and upgrade the Parade/Mayors Walk area of the City
- i) Promote the diversion of heavy through traffic via the eastern by-pass;
- j) Introduce charges for on-street parking within the city centre;
- k) Provide suitable arrangements for Coach parking within the City and Environs;
- l) Facilitate the provision of approved bus stops and shelters within the City and Environs as the need arises;
- m) To provide a pedestrian bridge over the Nore at the Carnegie Library;
- n) Where roads infrastructure is provided to accommodate future development, to require contributions from developers who benefit from such works;
- o) To ensure that adequate footpaths, public lighting and cycle paths are provided in newly developing areas;
- p) To ensure that all new footpaths are dished at junctions wherever feasible and that tactile surfaces are used where appropriate to assist the visually impaired;
- q) To complete traffic calming scheme for the Dublin road;
- r) To prepare and complete a traffic calming scheme for Upper Patrick Street and the Waterford Road;
- s) To provide a roundabout to replace traffic lights at New Road /Castlecomer road junction;
- t) To erect traffic lights at the Greensbridge / Greenshill junction;
- u) To complete traffic calming of Castlecomer Road;
- v) To provide a new link road between the Hebron road and the Golf Links road/Johnswell Road (R3 on the zoning objectives map);
- w) To provide a roundabout at the junction of the Bothernatounish road and the Ring road (R1 on the zoning objectives map);
- x) To provide a roundabout at Springhill on the existing N9 with a road link to the Outhrath road.(R2 on the zoning objectives map);
- y) The development of the lands located at R3 (known as the Murphy machinery lands) to be dependent on access from the link road from the N9 to the Outhrath road as per road objective R2.

7.4 PEDESTRIAN/ CYCLE MOVEMENT

In line with National Policy on sustainable transport, Kilkenny Borough Council and Kilkenny County Council are committed to the improvement of non motorised transport and in particular the provision of cycle lanes and safer facilities for pedestrians.

Kilkenny Borough Council and Kilkenny County Council are jointly commissioning a cycle and pedestrian routes study, which will:

- Survey existing cycle and pedestrian facilities in the City & Environs
- Recommend dedicated cycleways
- Recommend provision of cycle lanes along existing roads
- Recommend provision of cycle lanes along new roads
- Recommend standards and specifications for cycle/pedestrian lanes
- Include recommendations for the provision of advanced cycle areas at junctions
- Include recommendations on suitable locations for the provision of “Tucan” crossings.
- Include recommendations on cycle parking areas.

7.4.1 Policy

It will be the policy of Kilkenny Borough Council and Kilkenny County Council to:

Complete the Kilkenny City and Environs Cycle and Pedestrian Network Study and implement its recommendations of as opportunities arise and as finances permit.

7.5 PARKING

There are currently 987 car parking spaces (public pay parking) within the city centre and an additional 1225 car parking spaces in the Market Cross and Ormonde Street multi-storey car parks. The provision of car parking should favour off streetcar parking with the provision of restrictions on long-term car parking in favour of short-term car parking. This can be achieved through a pricing structure to favour short term on streetcar parking in the central area.

7.5.1 Policy

It will be the policy of the Kilkenny Borough Council and the Kilkenny County Council to:

- a) Seek the provision of well located car parking spaces, multi storey car parking being the preferred option and to ensure that adequate and convenient car parking spaces are provided;
- b) To ensure, through price control measures, that the city centre car parking spaces are for short stay purposes;
- c) To reserve suitable locations in the Environs of the City for park and ride facilities
- d) To ensure suitable parking for long-stay;
- e) To locate strategically disabled car-parking bays.

7.6 RAIL

Kilkenny City is connected to the Dublin/Waterford line by a spur from Lavistown to the Railway Station on the Dublin Road. The service between Dublin and Waterford is infrequent and at present does not meet modern inter city standards. There is no express service available.

At present Iarnroid Eireann are upgrading the railway line to eliminate speed restrictions. Improved passenger facilities, in particular commuter and tourist services, would facilitate economic growth and assist in the sustainable development strategy for the City and its Environs and the County as a whole.

7.6.1 Policy

It is the policy of the Kilkenny County Council and Kilkenny Borough Council to seek the improvement of services to and from Kilkenny City in particular the provision of commuter services between major urban centres and towns within the county, the region and to and from Dublin City and Dublin Airport for the benefit of the commercial and tourism sectors.

7.7 BUS & TAXIS

A limited bus service is provided within the City and Environs by a private bus operator which operates from Mondays to Saturdays. There are also taxis and hackney services provided in the City and County by licensed taxi and hackney operators.

To provide a realistic alternative to car transport within the City, viable alternatives must be developed in the form of public transport, cycle lanes and walking facilities.

7.7.1 Policy

It is the policy of the Kilkenny Borough Council and the Kilkenny County Council to:

- a) encourage the use of public transport, in preference to the private car, both on grounds of sustainability and proper planning and development;
- b) co operate with the various public and private agencies responsible for such services within the County in the provision of new services and supporting infrastructure;
- c) To investigate the development of a comprehensive bus service for the City and Environs.

7.8 AIRPORTS

The importance of air travel in improving the attractiveness of the City for industrial, commercial and tourism development is well recognised by the local authorities. Kilkenny City is served by three international airports at Dublin, Cork and Shannon. These provide links to Europe, North America and the rest of the World. Waterford Regional Airport is the nearest airport to the City and County and the local authorities recognise that Waterford Regional Airport is a valuable asset to the SouthEast region.

Kilkenny Airfield is located approximately 3 miles to the west of Kilkenny City. It is a privately owned public use airfield. Principally it has a leisure use but it does have potential for expansion.

Improved air travel facilities will be a key factor in improving the attractiveness of the City and its Environs for industrial, commercial and tourism development.

7.8.1 Policy

It is the policy of the Kilkenny County Council and Kilkenny Borough Council to facilitate the future development of Kilkenny aerodrome by reserving air corridors, as necessary.

It is policy of the Kilkenny County Council and Kilkenny Borough Council to support the continued development of airport facilities and services at the Waterford Regional Airport and Kilkenny Aerodrome to the benefit of industrial, commercial and tourism development.

7.9 TELECOMMUNICATIONS

Telecommunications in Kilkenny City and Environs are being progressively upgraded and the area now enjoys world class telecommunications connection to the national telecommunications grid through both the traditional copper and through the more advanced fibre optic connection.

The service provided is state of the art with broadband and ISDN lines available.

7.9.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to:

- Support the development of an up –to date telecommunications infrastructure including the internet, e –mail and digital television in order to further enhance the attractiveness of Kilkenny city and environs as a location for inward investment.
- Support and facilitate the provision of advanced communications networks and services to the extent required to contribute to national competitiveness and attract inward investment.

8 SANITARY SERVICES

8.1 INTRODUCTION

Water Supply and Sewerage are amongst the most important Local Authority services as they directly affect people's health and welfare and they are essential for Industrial, Commercial, Agricultural, Tourism and Housing Development.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to promote the economic use of existing services at all times.

Extensions to water supply and sewerage will be carefully co-ordinated with roads development proposals and planning proposals in order to encourage the compact, economic and orderly development of the City within its development boundary.

8.2 WATER SUPPLY

Water is supplied to Kilkenny City and Environs by the Kilkenny County Council's treatment plant at Troyswood and the Borough Council's treatment plant at Radestown. Between them, these produce 3.2 million gallons of water per day. Water is a valuable resource and water conservation is regarded nationally and at EU level as a key element to sustainability of water supplies.

The object of water conservation is to reduce unaccounted for water in a supply thereby, improving the level of service to consumers, lowering operating costs and maximising the value of investment already made in the supply.

8.2.1 Policy

It is the policy of Kilkenny County Council and Kilkenny Borough Council to:

- a) Ensure an adequate, sustainable and economic supply of good quality water in sufficient quantities for the domestic, commercial and industrial needs of Kilkenny City and Environs;
- b) Conserve water supplies within the existing supply system and to eliminate leakage at all available opportunities;
- c) To protect the sources of water supply from polluting activities;
- d) Implement the Water Quality Management Plan for the river Nore;
- e) To ensure that there is sufficient spare capacity in the water supply network to cater for all anticipated requirements;

8.2.2 Objectives:

It is an objective of Kilkenny Borough Council and Kilkenny County Council to:

- a) Continue the Kilkenny City and Environs Water Conservation Scheme to reduce unaccounted for water from 45% to 20%;
- b) Provide and plan for the Kilkenny City Regional Water supply scheme.

8.3 SEWERAGE

The Purcellsinch treatment works provides the wastewater treatment facilities for the City and its environs. During the period of the last plan the Breagagh Valley sewer was put in place which has allowed for the planned expansion of Kilkenny City and Environs to the west.

In order to cater for expected demand in the future, the Purcellsinch treatment plant needs upgrading to increase capacity. This is essential in order to facilitate the planned phased expansion of Kilkenny City and its Environs. It will also be necessary to make provision for treatment of sludge from the plant. Consultants have been appointed by Kilkenny County Council to prepare a sludge strategy for the County.

8.3.1 Policy

It will be the policy of Kilkenny Borough Council and Kilkenny County Council to:

- a) Provide for the necessary drainage facilities to serve the needs of all development within the City and Environs and to prevent pollution;
- b) Separate the disposal of foul and surface water effluents through the provision of separate sewerage networks;
- c) To maximise the benefit from capital expenditure by ensuring the economic use of existing and planned waste water treatment facilities;
- d) Meet in full the requirements of the E.U. wastewater treatment directive.

8.3.2 Objectives

It is an objective of Kilkenny Borough Council and Kilkenny County Council to:

- a) Increase the capacity of the Purcellsinch treatment plant and to provide for sludge treatment and management.
- b) Complete Stage IV of the Kilkenny Main Drainage Scheme.

8.4 FLOODING

John's Quay, John Street, parts of Irishtown, St Canice's Place, Vicar Street, Green Street, Waterbarrack and Blackmill Street are all affected by flooding, mainly caused by the overflow of the Breagagh and the Nore rivers. A drainage scheme has been commenced by the Office of Public Works. This will relieve flooding of the areas affected.

8.4.1 Objectives

It is the objective of Kilkenny Borough Council and Kilkenny County Council to implement the Flood Prevention scheme for the rivers Nore and Bregagh.

8.5 WASTE MANAGEMENT

The National Development Plan 2000-2006 highlights as a key priority the need for investment in waste management infrastructure given the significant strain being placed on existing provision as a result of rapid economic growth. The South East Regional Authority Waste Management Strategy Study was formally adopted as the Waste Management Strategy of Kilkenny County Council and Kilkenny Borough Council on the 15th March 1999. By the adoption of the Strategy, Kilkenny County Council and Kilkenny Borough Council recognise the need for Long term sustainable approach to waste management and supports National and Regional policy on waste management.

Kilkenny Borough Council provides a domestic refuse service for Kilkenny City. This is disposed of in the Kilkenny County Council landfill site in Dunmore.

8.5.1 Policy

It will be the policy of Kilkenny Borough Council and Kilkenny County Council:

- a) To implement the County Kilkenny Waste Management Plan;
- b) To liaise with adjoining Authorities with regard to the feasibility of co-operative arrangements for waste disposal and recycling;
- c) To use its statutory powers to protect the environment from indiscriminate and unsightly dumping in order to protect the appearance of rural and urban areas and in the interests of public health;
- d) To continue to encourage and support the Tidy Towns Initiative, Keep Kilkenny Beautiful and other community environmental initiatives and to promote awareness of the value of a clean and tidy environment;
- e) To stabilise and in the longer term reverse the growth in waste generation by prevention and minimisation;
- f) To integrate the waste management policy with that of the Southeast Region;
- g) To develop and implement education programmes that increase the awareness and understanding of local government decision-makers, educators, business and industry personnel, general public and students of the need to effectively reduce and manage solid waste through the dedication of an education officer;
- h) To embark on a detailed eco-audit of activities in order to identify baseline conditions concerning in-house purchasing policies, consumption patterns and waste production in accordance with Local Agenda 21;
- i) To introduce kerbside collection of recycleables in Kilkenny City & Environs following a detailed review of the various methods available;
- j) To support and encourage commerce and industry in the achievement of statutory recycling targets.

8.5.2 Waste Disposal Objectives

It is an objective of Kilkenny Borough Council and Kilkenny County Council:

- a) To promote, reuse, recover and recycle materials, by establishment of a civic amenity centre in the area of Kilkenny City;
- b) To increase the number of bring centres and pilot a green waste composting scheme.
- c) To assess the feasibility of extending the Dunmore Landfill site as an interim measure subject to Waste Licensing Regulations and Environmental Impact Assessment.
- d) To carry out a site selection study to identify a potentially suitable area for development as a landfill site for the disposal of waste in an acceptable manner in the medium to long term, pending the development of a Regional Integrated Waste Management Solution. The development of this landfill in a suitable area shall be subject to an Environmental Impact Assessment and may commence within the period of this County Development Plan.
- e) To develop a Waste Transfer Station at an appropriate location dependent on the location of a Regional Integrated Waste Management facility or medium to long-term landfill.

8.6 LITTER ACT

Litter is a continuing problem in both urban and rural areas. Kilkenny Borough Council and Kilkenny County Council recognise the importance of protecting the City and Environs from indiscriminate dumping and bill posting and in keeping the environment in general, free from litter.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to carry out their statutory functions in relation to the Litter Act 1997.

9 AMENITY AND RECREATION

9.1 INTRODUCTION

One of the chief characteristics of Kilkenny is the high quality environment and landscape. Kilkenny is unique in that it has a fine 56-acre park and gardens in the centre of the city. The Castle Park and Rose Gardens are maintained by Dúchas - The Heritage Service. Kilkenny Borough Council and Kilkenny County Council will encourage and foster the principles of sustainable development with a specific aim of protecting the environment. It seeks to achieve a sustainable pattern and form of development, which will facilitate the conservation of natural resources and minimised pollution.

A Report on Open Space, Sport and Recreation Policies and Objectives was prepared in 2000. In it key policies and objectives were identified which should be taken into account when planning for leisure and recreation within Kilkenny City and County. The recommendations of the report have been taken into consideration.

9.2 SPECIFIC RECREATION & AMENITY OBJECTIVES

Kilkenny Borough Council and Kilkenny County Council, taking into account the Department of Environment broad policy objectives shall seek:

- | | |
|---|---|
| 1 | To provide a co-ordinated and graded system of parks, open spaces and outdoor recreation areas within urban areas so that the population can participate in a wide range of active and passive recreational pursuits within easy reach of their home and places of work; |
| 2 | To preserve and improve public access to those riverbank and countryside areas which have traditionally been used for outdoor recreation and by land acquisition or other measures to make accessible to the public important areas of natural amenity and countryside which have not hitherto been open to the public; |
| 3 | To ensure that public roads in urban and rural areas are properly landscaped in the interests of visual amenity; |
| 4 | To provide a new swimming pool which shall incorporate other sports and leisure facilities in Kilkenny City and Environs. |

The quality of the environment, including visual, ecological, atmospheric and aquatic elements will be conserved and enhanced. Further measures will be taken to minimise any adverse impacts arising from development and land use changes.

9.3 POLICY

It is the policy of Kilkenny Borough Council and Kilkenny County Council to protect, conserve and enhance the attractive physical amenity of the city and environs.

9.4 THE RIVERSIDE

Kilkenny's riverside setting, with its floodplains penetrating into the developed areas as green wedges, provides a natural amenity enjoyed by inhabitants and visitors. Kilkenny Castle grounds provide a number of very fine views. The preservation and enhancement of this landscape and wildlife habitat is a continuing priority of the Planning Authority.

9.4.1 Policy

It is the policy of Kilkenny Borough Council to conserve and enhance the amenity of the River Nore corridor, including the landscape, water environment and wildlife habitats and where consistent with this, to encourage increased public access and water related recreation opportunities.

9.5 TREES

There is a very high standard of floral display, which contributes significantly to the ambience of Kilkenny City and Environs. Trees are an economic, environmental and landscape resource of great importance. Mature trees are concentrated mainly in Kilkenny Castle Park and in the grounds of Kilkenny College on the Castlecomer Road (formerly Celbridge House).

9.5.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to ensure that the existing trees in the central and environs area are retained and protected by means of Tree Preservation Orders as it is deemed necessary except where their removal is due to the interests of public safety and good design or the trees are in an unhealthy state.

A list of the more valuable trees in the City and Environs and which both local authorities will seek to retain except where their removal is due to the interests of public safety and good design or the trees are in an unhealthy state are given in appendix three of this plan.

9.6 THE FLOOD PLAIN

A series of proposed flood elevation measures were prepared by the Office of Public Works to protect low lying areas of the city from flooding of the Nore and Breagh rivers. Detailed design of these measures have been agreed, and work has commenced.

9.6.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to permit development on the riverside where it can be demonstrated that a need for development is required and is sustainable.

9.7 AMENITY AND OPEN SPACE

Recreation leisure and sport are important components of a good quality of life and have major landuse implications. Adequate and accessible provision of open space, sport and recreational facilities is an important consideration in assessing the quality of life in a town or area. It is likely to become more important as densities in central areas increase and pressure from competing land uses becomes more intense.

9.7.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to ensure that open space is provided to enhance the character of residential areas.

9.8 PUBLIC OPEN SPACE

Public open space should be well designed from a visual perspective as well as functionally accessible to the maximum number of dwellings within a residential area. A well-designed open space will be based on the principles of adequate overlooking, supervision and accessibility. The emphasis should be placed on the retention of existing natural features and should be well proportioned. Narrow tracts of open spaces are non-functional, hard to maintain, therefore unacceptable and will not be considered in assessing the adequacy or otherwise of open space provision in a new residential development. In new development areas provision for open spaces should be identified at an early stage. It is important to plan for hard surface play areas.

9.9 APPROPRIATE LEVELS OF SPORTS AND RECREATIONAL PROVISION

Developers will be required to make provision for sport and recreational infrastructure as an integral element of their proposals. Such provision should include direct provision on or off site or a development levy to enable Kilkenny County Council to make appropriate alternative provision.

9.9.1 Policy

The Planning Authority will encourage developers to pool land for the purposes of open space requirements to allow for the provision of multipurpose amenity areas (e.g. playing pitches) as well as small ancillary open spaces within residential areas. The Planning Authority will charge an appropriate levy, which will be used for the pooling of land and development of amenity areas.

9.10 SPORTS AND RECREATION

Many of the sports facilities within the city and the environs are in private ownership. Kilkenny Borough Council and Kilkenny County Council will continue, where appropriate, to facilitate the provision of further facilities to which public access will be available where possible. Sporting facilities should be well managed and accessible.

The Kilkenny County Council and Kilkenny Borough Council will not normally permit development, which would result in the loss of public or private fields, parks, children's playspace, amenity open space or land zoned for recreational or open space purposes.

An exception may be considered where 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, the recreational and amenity value of such provision;
- Alternative provision is made which is both accessible and of equal or greater quality and benefit to the community;

- The continued use and proper maintenance of the facility can best be achieved by the redevelopment of a small part of the site that will not adversely affect its sporting, recreational or amenity value.
- The site is indicated for an alternative use in the development plan.

A demand has been shown for both swimming and indoor dry facilities in Kilkenny to accommodate the needs of the general public who wish to pay and play, schools in the catchment and tourists who are visiting the city and require a weather independent amenity. The existing pool is exceptionally narrow, in poor condition and cannot be considered to meet modern standards.

9.10.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to maintain and where possible to improve the provision of swimming facilities to include access for all impairments and disabilities including the elderly and children.

9.11 OPEN SPACE IN NEW RESIDENTIAL DEVELOPMENT

Kilkenny County Council will not normally permit new residential development unless open space is provided in accordance with the following standard - 2.4 hectares per 1000 population. A lesser standard of provision may be acceptable in urban locations where there are more sustainable patterns of development, thus maximum use can be made of urban land.

This also applies to redevelopment schemes where open space is already available with relatively high densities; flats, townhouses or apartments. This open space should amount to 10% of the total site area.

Within inner city residential developments, where open space provision is not feasible, the developer shall pay a contribution towards the provision of open space and amenity land.

Open space provision for smaller residential development and schemes catering for special groups such as accommodation for the elderly will be considered more flexibly and on merit.

Developers may also be required to provide an equipped children's playground in association with open space provision where a development scheme would be greater than 800 metres from an existing easily accessible equipped children's playground.

Developers will be required to make suitable provision for the future management and maintenance of open space required under this policy.

Kilkenny County Council and Kilkenny Borough Council will normally permit development proposals for outdoor recreational uses in the countryside, located in residential areas, generating high levels of noise and adjacent to waterways where the following criteria has been used to assess proposed development and are deemed acceptable:

TABLE 9.11: Criteria Used in the Assessment of Recreational Developments

	Recreation Type			
	Outdoor/ Countryside Recreation	Recreation in Residential Areas	Water sports	Noise Generating Sports
Impact On				
➤ Nature Conservation Areas	*	*	*	*
➤ Archaeological Heritage	*	*	*	*
➤ Built Heritage	*	*	*	*
➤ Residential Amenity	*	*	*	*
➤ Value of Agricultural land	*	*		*
➤ Local Road Network	*	*	*	*
➤ Existing Streetscape / Townscape		*	*	*
➤ Wildlife/farm livestock	*		*	*
Parking	*	*	*	*
Drainage	*	*	*	*
Litter	*	*	*	*
Disposal of sewerage	*	*	*	*
Noise generated	*	*	*	*
Pollution	*	*	*	*
Compatibility with Development Plan	*		*	*
Accessibility (Public Transport)	*	*	*	*
Sympathetic to surrounding environment in				
➤ Scale	*	*	*	*
➤ Siting	*	*	*	*
➤ Layout	*	*	*	*
➤ Landscape Treatment	*	*	*	*
Compatible with existing use of water			*	
Compatibility with local landscape (Boundary Treatment, etc.)	*	*	*	*

9.12 FLOODLIGHTING OF RECREATION FACILITIES

Kilkenny Borough Council and Kilkenny County Council will normally only permit proposals for the floodlighting of recreational facilities where the amenities of adjacent residents will not be significantly impaired and the visual amenity and character of the locality will not be adversely affected.

9.13 DEVELOPMENT LEVIES

Kilkenny Borough Council and Kilkenny County Council will continue to levy a sum of money from each proposed housing unit to fund the provision of both passive and active open space.

9.14 PUBLIC RIGHTS OF WAY

Kilkenny Borough Council and Kilkenny County Council will preserve suitable rights of way, create new ones where appropriate and promote their greater use in amenity areas. In order to link amenities and facilities, Kilkenny Borough Council and Kilkenny County Council may have to seek the provision of pedestrian ways as a condition of planning permission.

Kilkenny Borough Council and Kilkenny County Council are aware that providing such routes can cause concern as these may give rise to antisocial behaviour particularly along unsupervised and secluded laneways. Every effort shall be made to avoid such a situation, through public lighting, appropriate layout and landscaping.

Kilkenny Borough Council and Kilkenny County Council will examine existing rights of way, paths, access points to the River Nore and other amenity areas to determine where public rights exist and where public rights of way should be created, for the provision of walking routes along the rivers and amenity areas of the City and Environs.

9.14.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to preserve and protect existing rights of way and create new rights – of – way in the interest of amenity as the opportunity or need arises.

It is the policy of Kilkenny Borough Council and Kilkenny County Council to encourage the provision of access routes to amenity areas in co-operation with landowners and protect amenity areas from infringement by inappropriate development.

9.15 VIEWS AND PROSPECTS

Kilkenny has a number of sites, areas and vantage points on the margins of the city and in the environs, from which fine views of the city can be had. There are also a number of vantage points within the city from which particularly good views of the City's most important public buildings and natural landscape features may be obtained. Of particular importance are views to and from the Castle, John's Bridge, Greens Bridge, Ossary Bridge, the Cathedral and the riverbanks.

In evaluating planning applications for development in the foreground of any views, consideration shall be given to the effect the proposed development will have on the existing views, scenery and prospects.

9.15.1 Policy

It is the policy of Kilkenny Borough Council and Kilkenny County Council to preserve views and prospects of special amenity value or interest and to protect and improve the views from the main approach roads to the city. This shall be carried out through the control of development along these routes, encouraging the clearing of unsightly areas and providing amenity improvements, including landscaping.

10 DEVELOPMENT STANDARDS

10.1 INTRODUCTION

Development Control is a statutory process and Kilkenny County Council is required to control development by ensuring that permissions granted are consistent with the policies and objectives of the Development Plan for the County. This will ensure a high standard of design, layout and function for all development for which planning permission is necessary. Development Control will be exercised in a positive manner to conserve what is good in the existing built and natural environment to ensure that development will be based on the principles of sustainability.

Permission for a development proposal should not be interpreted as an entitlement to build indiscriminately as there are building regulations that must be adhered to.

Contravention of planning law undermines the implementation of the Kilkenny Borough Council's policies and is unfair on those who have abided by planning controls. In cases where development (including a material change of use) has commenced or is being carried out without planning permission it shall if Kilkenny Borough Council / Kilkenny County Council deems is expedient to do so, be the subject of legal proceedings. The latter may require removal, modification, completion or termination of the development if necessary.

Developers are advised to consult with the Planning Authority and refer to the Development Plan prior to the preparation of detailed plans.

10.2 LAND USE ZONING OBJECTIVES

The purpose of zoning is to indicate to property owners and the general public the types of development which the Planning Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and, in association with phasing, to ensure that land suitable for development is used to the best advantage of the community as a whole.

Permitted in principle means a use, which is acceptable in the relevant zone. However, it is still the subject of the normal planning process.

Open for consideration is a use which may be permitted where the Planning Authority is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, and will not conflict with the permitted uses and also conforms with the proper planning and development of the area.

10.2.1. Agriculture

Objective: To conserve and protect agricultural land from interference from non-agricultural uses. To prevent premature development of agricultural land adjacent to development areas.

Permitted Uses: Agriculture, horticulture, public service installations.

Open for Consideration: Public Open Space, guesthouse, restaurant, Nursing home, dwelling houses in certain limited cases as outlined in section 10.30, halting site, private open space, other uses not contrary to the proper planning and development of the area.

N.B.: Where an area of land (without any other existing or authorised use) is not within an identifiable town or village settlement the use of such land will be deemed to be primarily agricultural.

10.2.2 Residential

Objective: To protect, provide and improve residential amenities.

Permitted Uses: Dwellings, open spaces, places of worship, community facilities, lock up garages, halting sites, public service installations, playgroups or crèche, nursing homes.

Open for Consideration:

Bed and breakfast establishments and guesthouses, lock up garages.

Retail shop of local convenience not more than 100m sq in gross area, public house, hotel, restaurant.

Use by owner or occupier of part of a private residence as a studio, for a light industrial activity, a clinic or surgery, professional office, or as a playgroup or creche.

Not permitted Uses: Fast food /Takeaway Outlets

10.2.3. General Business

Objective: To provide for general development.

Permissible Uses:

Dwellings, retailing, retail warehousing, wholesale outlets, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, halting sites, hotels, motels, guest houses, clubs, private garages, open spaces, public service installations, medical and related consultants, restaurants, public houses, car parks, halls or discotheques, and other uses as permitted and open for consideration in residential zoning.

Open for Consideration: open space, workshop or light industry.

Not permitted Uses: Fast food /Takeaway Outlets

10.2.4 Neighbourhood Centres

Objective: To provide for local shopping and social needs.

Permitted Uses: Supermarket (for local neighbourhood need only), newsagents, car park, office above street level, place of worship, library, public building or place of assembly, cultural or recreational facility, leisure centre, medical consultancy, Playgroup or crèche, restaurant, public house, hotel/ motel, guest house, coffee shop, travel agents.

Open for Consideration: open space, workshop or light industry above street level.

Not permitted Uses: Fast food /Takeaway Outlets

10.2.5 Recreation, Amenity and Open Space

Objective: To preserve, provide and improve recreational open space.

Permitted Uses: Open space, sports clubs, recreational buildings, stands, pavilions, agricultural uses, halting site, and public service installations.

10.2.6 Community Facilities

Objective: To protect, provide and improve community facilities.

Permitted Uses: Educational, religious and cultural facilities, public buildings, schools, churches, hospitals, convents, community centres and halls, school playing fields, colleges, orphanages, hostels, halting sites, cemeteries, libraries, public service installations and nursing homes.

10.2.7 Industrial/ Warehousing

Objective: To provide for industrial and related uses.

Permitted Uses: Industrial premises and ancillary offices, open spaces, warehouses, car and heavy vehicle parks.

Open for Consideration: Petrol filling stations, service stations, car showrooms, advertisement structures, wholesale premises, public service installations, play school/crèche.

10.2.8 Industrial/ Business Technology Park

Objective: To provide for industry and information technology related industrial and office development, and ancillary services. The purpose is to encourage mainly services type employment, on a campus type environment.

Permitted Uses: Industrial premises and offices, open spaces, warehouses.

Open for consideration: Car parks, crèches, recreational buildings, public service installations and conference facilities

10.2.9 Industrial/Business park

Objective: To provide for car park, park and ride facility, childcare facility, community facility, enterprise centre, funeral home, light industry, medical and related consultants, offices, public service installations, restaurant, hotel, warehousing, including retail warehousing.*

Not Permitted: retailing other than retail warehousing

*Retail warehousing is defined as large single level stores specialising in the sale of bulky household goods or goods sold in bulk.

Bulky Goods to be defined as:

Goods generally sold from retail warehouses where DIY goods or goods, such as flatpack furniture are of such a size that they would normally be taken away by car and not manageable by customers travelling by foot, cycle or bus or that large floor areas would be required to display them e.g. furniture in room sets, or not large individually but part of a collective purchase which would be bulky e.g. wallpaper paint. In the interests of clarity this definition excludes such items as non durable household goods alcoholic and non alcoholic beverages tobacco, food, small personal and household items.

Where permission is granted for retail warehousing conditions will be attached restricting the sale of goods to bulky goods as defined in the plan and restricting the size of individual units.

The County Council or Kilkenny Borough Council will take enforcement action against developers to ensure compliance with these conditions.

10.2.10 Agricultural Trade

Objective: To provide for and improve agricultural trade, related uses and ancillary activities and services.

Permitted Uses: Livestock market, and related uses and agricultural trade.

Open for Consideration: Farm /agricultural business , Farm advisory business , Veterinary suppliers, Veterinary practitioners.

Not Permitted: Retailing including retail warehousing, sale of convenience and comparison goods and non agri-office /commercial development.

10.3 NON-CONFORMING USES:

Throughout the City and Environs there are uses, which do not conform to the zoning objective for the area. These are principally uses, which were already in existence on the 1st of October 1964. Extensions to and improvement of premises accommodating these uses may be permitted where the proposed development would not seriously injure the amenities of the area or prejudice the proper planning and development of the area. In some cases, the Planning Authority may encourage relocation of permitted incompatible uses, for example by exchange of sites.

10.4 TRANSITIONAL AREAS

While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas, it is necessary that developments are designed in a manner which would not be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas particular attention must be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of these residential areas.

10.5 PHASED DEVELOPMENT

In the Environs of Kilkenny City, due to the existence of large undeveloped areas of land within the Development Boundary, the Planning Authority will continue to control the phasing of development as necessary.

10.6 RESIDENTIAL ESTATES DEVELOPMENT STANDARDS

It is the policy of the Planning Authority to encourage the well-planned and economic provision of housing on serviced lands. Developers are advised to consult with Kilkenny County Council in advance of purchasing lands for residential development, and to discuss their outline application with the Planning Authority at the earliest stage. The following standards for residential development will be applied by the Planning Authority:

10.6.1 Density

A high standard of architectural design and layout will be required. The Planning Authority will seek to ensure that new developments have individuality and a sense of place, which is generated by the interaction between the physical characteristics and features of the site and its surroundings and the layout, landscaping and design of the new housing. It is the policy of the Planning Authority that this high standard should not be diluted in newly constructed developments and those designs and layouts will be welcome which pay regard to the qualities and appearance of the existing area.

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

Regard should be had to 'Residential Density – Guidelines for Planning Authorities', Department of the Environment and Local Government, September 1999.

In general there will be no set maximum or minimum densities. However in certain areas of the City and Environs for reasons of servicing and in order to provide for a need identified in previous plans for houses on larger sites, maximum densities have been used. These areas

have a range of density of between two and five to the acre depending on the availability of services.

In preparing applications for housing developments, designers and developers alike are advised to consult relevant publications for guidance such as 'Guidelines for Planning Authorities', Department of the Environment and Local Government, September, 1999, Essex Design guidelines for Residential and Mixed use areas by Essex County Council and Essex Planning Officers Association 1997.

The provision of services and road layout of the development must have regard to 'Recommendations for Site Development Works for Housing Areas', Department of the Environment and Local Government.

10.6.2 Layout

The Planning Authority will require a high level of residential amenity conducive to a good quality living environment in new residential developments.

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

Large residential areas shall be broken into small functional and visual groups of 20 or less houses, i.e. short cul-de-sacs, which fulfil a social and aesthetic need for identity. These shall be designed to create safety for young children, facilitate social interaction and introduce a variety into the visual environment whilst avoiding a monotonous repetitive type development. Each group of houses should have its own visual identity, variation being achieved by layout, including building lines, house design, colour and hard and soft landscaping.

Long straight roads will not be permitted in residential estate developments. Estate roads should incorporate gentle curves and physical traffic calming measures within the estate should be included at the planning application stage.

Provision should be made where appropriate for cycle and pedestrian movement both within the estate and also close to nearby amenities. An informal layout, which gives priority to the pedestrian, will be encouraged. This can be achieved in smaller developments through shared surfaces for pedestrians and vehicles. Well-lit pedestrian links, separate from the main carriageways should be provided within the estate. These links should be overlooked as far as possible by dwellings and right angled bends avoided for security.

A detailed landscaping plan must be prepared as an integral part of the overall development of the estate and submitted as part of the planning application for the development. Planting should be used for screening purposes and as an essential element of visual amenity. Planting schemes should include characteristic varieties such as chestnut, oak, lime and beech trees.

Layouts should encourage bio-diversity by preserving and providing cover for species and where appropriate avoiding the culverting of watercourses and providing new water areas.

Planting should normally use native trees and shrub species and native stock; tree species with berries are important for wintering birds; trees which support a high biomass of insects in summer are important for breeding birds; the setting aside of maintenance free areas and the avoidance or limitation of the use of herbicides and pesticides are all practices which will encourage bio-diversity.

10.6.3. Design

A variety of house types in developments of over 10 houses will be encouraged with variations in house size, colour, materials, and designs.

Large picture windows should be avoided. When larger windows are desired, they will be received more favourably if sub-divided by vertical mullions.

Natural features or landmarks such as mature trees or vistas should help to determine the layout and orientation of the housing. The creation of 'land marks' within the estate, whether through retention of existing features or by the introduction of new features will be encouraged.

The Planning Authority will require a pitch of between 30 and 45 degrees on domestic dwelling houses. Roof slates/tiles of black, blue/black or grey will be favoured. Dormer windows and flush fitting roof lights will be considered where appropriate.

10.6.4. Public Open Space

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

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

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

Kilkenny Borough Council and Kilkenny County Council will require the provision of open space to the following minimum standard:

2.4 hectares per 1,000 population or 1 hectare per 150 dwellings whichever is greater.

A lesser standard of provision may be acceptable in urban development or redevelopment schemes where open space is already available with relatively high densities such as flats townhouses or apartments, but should generally still amount to at least 10% of the total site area.

Open space provision for smaller residential developments and schemes catering for special groups such as accommodation for the elderly or single persons will be considered on merit

Developers may also be required to provide an equipped children's playground in association with open space provision where a development scheme would be greater than 800 meters from an existing easily accessible equipped children's playground.

Developers will be required to make suitable provision for the future management and maintenance of open space required under this policy.

10.6.5 Private Open Space

An adequate amount of private open space should be provided within the curtilage of each dwelling. In general the requirement will be 60 to 75 sq.m minimum for 3/4/5 bedroomed houses in order to ensure that most household activities are accommodated and at the same time offers visual delight, receive some sunshine and encourage plant growth.

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

It should be noted that in the case of apartments and duplex apartments private open space will be provided in the form of landscaped areas, courtyards, terraces/patios and balconies. Roof gardens will also be considered provided they are easily accessible, secure and attractively landscaped. The following open space requirements apply:

Table 10.6.5: Open Space Requirements for Apartments

Type of Apartment	Requirement of open space
3/4/5 bedroom houses	60-75sq.m
1/2 bedroom houses	48sq.m
1 bedroom apartment	10sq.m
2/3 bedroom apartment	15-20sq.m

10.6.6 Road and Estate Names

The naming of residential developments shall be approved by the Planning Authority. The names of residential developments shall reflect local and Irish place names for the locality as far as possible.

10.7 APARTMENTS/DUPLEX STYLE AND SUBDIVISION OF EXISTING RESIDENTIAL UNITS

Apartments are generally allowed in Residential Areas. The amenities of existing residential areas should be preserved and improved. The subdivision of existing residential units should be discouraged in predominantly single unit residential areas.

Applications for permission to subdivide or change the use of part of the premises in this regard shall be considered in certain limited cases in line with the following guidelines:-

- The design of developments shall be such that it compliments the existing layout or streetscape and shall not interfere with the residential and other amenities of the area;
- The owner /long term occupier of such premises must continue to reside in the main residence.

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

Table 10.7: Minimum Floor Areas for Apartments

Apartment Type	Minimum Floor Area
One Bed	46 sq.m
Two Bed	65 sq.m
Three Bed	93 sq.m

All rooms should be of a minimum shape and proportion and have adequate space for normal living purpose. The shape and layout of rooms should maximise the amenity of residents.

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

10.8 ACCESS FOR PEOPLE WITH DISABILITIES

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

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

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

The needs of people with disabilities must be taken into account in the design and construction of footpaths and parking areas. All footpaths in private commercial and housing developments and public housing developments shall be dished at junctions. All parking areas must make

provision for spaces for disabled drivers and such spaces should be located in the most convenient locations for ease of use.

Tactile indicators are becoming increasingly more common. Tactile paving surfaces are used to convey important information to visually impaired pedestrians about their environment. Developers will be required to make provision for the visually impaired in all developments through the introduction of tactile surfaces.

10.9 BUILDING HEIGHT CONTROL

The following considerations will be taken into account in deciding an application for high buildings and other high structures:

- Impact on surrounding structures (e.g. overshadowing and overlooking), spaces or vistas, or on landscape, skyline, streetscapes and landmarks.
- Whether the purpose or civic importance of the building would justify its prominence.

Where in the opinion of the Planning Authority, a location for a high building is acceptable a high standard of design and finish will be required. Proper provision must be made for safe pedestrian access allowing for probable pedestrian numbers.

10.10 BUILDING LINES

Applications for development will be dealt with on the merits in relation to established building lines or proposed improvement lines. In built up areas, development, which would infringe on an existing building line and would be prejudicial to residential amenity, or orderly development will not be allowed.

10.11 PARKING AND LOADING

All new development will normally be required by the Planning Authority to provide adequate off-street car parking facilities. Such facilities shall cater for the immediate and anticipated future demands of the development, and shall be located within the site or in close proximity to such development.

Car parking facilities shall generally be provided behind established building lines in each development and shall be screened.

The dimension of car parking bays shall be 4.8m by 2.4m.

Where parking space is proposed in front of existing premises, existing railings or boundary walls shall be retained. Car parking areas shall be constructed having regard to drainage, surfacing and ancillary matters. They should be provided with proper public lighting facilities and shall be clearly demarcated.

All car-parking areas should be properly landscaped by the provision of trees, shrubs and grassed areas in order to ensure that damage to the visual amenities is avoided. Parking bays shall be adequately delineated.

In built up areas within the environs of Kilkenny City where the developer is unable to comply with the car parking standards for the development set out in the table below, a financial contribution in lieu of car parking provision will be levied. This will be related to the cost of providing such facilities.

Underground car parking facilities maybe an alternative solution to the provision of car parking for inner city developments, subject to archaeological investigations.

In all developments of an industrial or commercial nature, developers will be required to provide loading or unloading facilities sufficient to meet the demand of such development. Off street loading facilities shall conform to the following requirements:

- | |
|---|
| <ul style="list-style-type: none">- Each required space shall not be less than 3.75m in width, 6.0m in length and 4.25m in height, exclusive of drives and manoeuvring space and located entirely on the site being served.- There shall be appropriate means of access to a street or road as well as adequate manoeuvring space.- The maximum width of the driveway opening onto the street boundary will be 6m and the minimum width shall be 3.75m. |
|---|

The Planning Authority may modify the requirements of loading and unloading facilities in any particular case where it considers it would be in the interests of proper planning and sustainable development of the area to do so.

Parking and service spaces must be located on site so as to prevent street obstruction and should be located where possible to the rear and side of the buildings and in such a manner to ensure minimal impact on the amenity of adjoining properties.

TABLE 10.11: CAR PARKING STANDARDS FOR VARIOUS LAND USES

Land Use	Parking Spaces per Unit
Dwelling House (Residential areas)	2 car parking space per unit in suburban areas 1 space per unit in city centre 0.25 per dwelling for visitor parking
Flat or Bedsitter	1.25 spaces per unit
Schools	1 space for every classroom plus 4 additional spaces
Churches, theatres, public halls	1 car space per 10 seats
Hotels, hostels and guesthouses	1 car space per bedroom
Public houses, inc hotel bar	1 car space for every 20m ² of bar and lounge floor area in the City Centre and 1 car space per 5 sq.m of bar and lounge floor area in all other locations.
Hotel function rooms	1 space per 10sq.m.
Shopping centres, supermarkets, Department stores	5 car spaces for every 93 m ² of gross floor area.
Shops	1 car space per 30 sq. metres in City Centre 1 space per 10 square metres outside,
Restaurants, cafes	1 car space per 20 m ² gross floor area
Banks and offices	1 car space per 15m ² of gross floor area
Industry	1 car space for every 60m ² of gross industrial floor area
Warehousing	1 car space for every 100m ² of gross floor area
Retail Warehousing	1 car space for every 35sq.metres of net retail floor space.
Golf or Pitch and Putt courses	4 car spaces per hole.
Sports grounds and sports clubs	1 car space for every 15m ² of floor area and 6 spaces for each pitch
Golf driving ranges, Shooting ranges	1 space per 2m of base line/ per trap
Clinics and Medical Practices	2 car spaces per consulting room
Hospital / Nursing Homes	1.50 spaces per bed

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

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

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

10.12 SIGHTLINES AND VISIBILITY REQUIREMENTS

All developments providing for access on to the public roads must show that the access proposed would not create a traffic hazard nor interfere with the free flow of traffic along such roads. The availability of adequate sight distance along the road from the access point is the most crucial requirement for road safety.

Clear and unobstructed sightlines shall be provided, in each direction, from a point 2 metres back from the edge of the nearside metalled surface of the roadway at the centre of the entrance to a point

- in the centre of the roadway for a roadway less than 4 metres
- 2 metres from the edge of the metalled surface where the roadway is greater than 4 metres

Should it be necessary to acquire additional land outside of the submitted site area, a letter of agreement in this regard would be required from the relevant landowner. The appropriate eye and object heights of 1.05m and 0.15m respectively shall be used.

10.13 PLOT RATIO

The purpose of the plot ratio is to prevent adverse effects of both over development and under development on the amenity and the layout of buildings, to achieve desirable massing and height of buildings, to balance the capacity of the site and street frontages. It is recommended that a maximum plot ratio of 2.0 be set for the city centre and 1.0 for all other areas. The Planning Authority will permit higher plot ratios only in cases where exceptional standards of design are achieved.

$\text{Plot ratio} = \text{Gross Floor Area divided by Gross Site Area}$
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10.14 SITE COVERAGE

The purpose of site coverage control is to prevent over development, to avoid overshadowing and to protect rights to light of adjoining properties. The maximum normal site coverage for uses in all areas is 65%. In the city centre, site coverage may be allowed to increase up to 85% or up to the existing site coverage. In some cases, a higher percentage may be allowed, subject to the proper planning and sustainable development of the site.

$\text{Site Coverage} = \text{Ground Floor Area divided by Gross Site Area}$
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10.15 STANDARDS OF CONSTRUCTION

Standards for site development works and, in particular, footpaths, sewers, drains and water supply shall be in accordance with the Building Regulations (1992) and the 'Recommendations for site Development Works for Housing Areas (1998)', published by the Department of the Environment and Local Government. In addition the following are the requirements of the Planning Authority:

- Road carriageway construction shall be of flexible type with bituminous surface or other approved paving.

- All footpaths adjacent to the carriageway shall have precast kerbs 250mm x 125mm in size. Pavement kerbs shall be ramped at pedestrian crossing points to facilitate ease of access.
- Grids on gullies shall be of lockable type and shall be set at right angles to the roadway.
- Nameplates to streets and estates to a standard satisfactory to the Planning Authority shall be provided and erected. The proposed name of the housing estate should be lodged with the planning application. All nameplates shall be bi-lingual, preferably making use of established local places names.
- Street furniture should be carefully located so as not to obstruct footpath users with prams or wheelchairs.
- Traffic signs shall be provided as required by the Planning Authority.
- All sewers to be taken in charge by the Planning Authority shall have a minimum diameter of 225mm .

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

The Planning Authority will seek to ensure that new development does not cause an unacceptable increase in the noise and pollution levels affecting surrounding properties.

10.16 INFILL DEVELOPMENT

Infill development will be required to maintain established building and rooflines and proportions. Infill within existing terraces will also be required to take cognisance of roof pitch, fascia level, parapet, eaves and cornice lines, the line of window heads and string courses. As a general principal the numbers of facing materials used on a building should be kept to a minimum.

10.17 PETROL AND GAS FILLING STATIONS

A petrol station may include the following: petrol pumps, diesel pump, gas dispenser, storage tanks, hose pipes and other vehicle services, i.e. car washing, oil, water and air. It may also include the sale of goods related to motor trade, a cash kiosk, and a canopy over the pumps and provision of minor repairs, oil and tyre changes.

Ancillary retail uses may be permitted such as small convenience type shops with a floor area not exceeding 100 sq metres of sales space. However, planning applications for the provision of such shops shall be applied for specifically. The layout of the station forecourt should be arranged to allow dedicated parking for those shopping at the shop.

The most suitable location for petrol filling stations and associated commercial developments is on the outskirts of the city and within urban speed limits. They will not be permitted at locations where because of their appearance, noise, fumes they would be injurious to the amenities of any one, nor will they be permitted in areas where there are traffic hazards or where hazards might be likely to arise.

Where the sale of liquefied petroleum gas is proposed, the site must be of sufficient size for the requirements of the Fire Authority to be met, regard being also had to the land use on adjoining sites.

Technical guidelines will be made available to the developer by the Planning Authority on request.

10.18 SHOP FRONTS

In order to conserve the distinctive character of Kilkenny City, it is the policy of the Planning Authority to encourage the maintenance of original shop fronts, or the reinstatement of traditional shop fronts where poor replacements have been installed. In new buildings the proposed shop front should have regard to the existing shop fronts on the street and should complement both the building and the street. In existing buildings the original fascia line should be maintained and not excessively enlarged or lowered. The removal of street doors giving separate access to upper floors will not be permitted unless alternative separate access is provided.

10.18.1 Security Shutters

The installation of security shutters can visually destroy and deaden the shopping street at night and thereby detract from the environment of the City. The erection of a security shutter and its associated screening requires planning permission. The Planning Authority will discourage the use of such shutters.

Where security shutters are considered to be essential because of the type of business transacted or goods stored the Planning Authority may permit them provided that they meet the following criteria:

- a) They must be the open grille type (not perforated or solid)
- b) They must be painted or coloured to match the shop front colour scheme
- c) Where possible they must be located, together with their associated housing behind the window display

The location of rollers on the exterior of the shop front will not be permitted.

Alternatives to roller shutters such as the use of demountable open grilles will be preferred where security needs are involved.

10.18.2 Canopies and Blinds

Blinds were traditionally incorporated into the shop front fascia and designed to retract into it when not required. This is still the best way to handle a blind where one is required. The curved or Dutch canopy is unsympathetic to the traditional streetscape. They also obscure the shop front detail neighbouring advertising and they deteriorate with age. These will not be permitted.

10.18.3 Lighting

Internally illuminated fascias or projecting box signs will not be permitted. Concealed strip or flood lighting of fascias and traditional hand painted hanging signs lit by spotlight may be an acceptable alternative.

10.19 ADVERTISING AND SIGNPOSTING

All advertisements and advertisement structures other than those exempted under Part II, Second Schedule of the Local Government (Planning and Development) Regulations, 2001, shall be the subject of a formal planning application. Advertising signs, separately, or more particularly in groups, can often cause injury to amenities, and can detract from the appearance of an area or a building; this is especially so when they are out of scale and character with their surroundings. They can also be a major distraction to road users and frequently result in traffic hazard. It is the policy of the Planning Authority to strictly control all advertising signs in relation to their location, design, materials and function. It is the policy of the Planning Authority to ensure that all sign posting of tourist facilities, routes and accommodation shall be in accordance with the Traffic Signs Manual, produced by the Department of the Environment in 1996.

Advertising in the City and Environs shall be controlled as follows:

- Signs will not be permitted where they interfere with the safety of pedestrians, the safety and free flow of traffic or if they obscure road signs
- Signs shall be sympathetic in design and colouring, both to the building on which it will be displayed and its surroundings.
- Signs shall not obscure architectural features or details.
- Signs will not be permitted above eaves or parapet levels.
- Traditional painted sign writing or solid block individual lettering will be encouraged as will traditional or wrought iron hanging signs. The use of neon, plastic, PVC, Perspex flashing, reflectorised or glitter type signs on the exterior of buildings or where they are located internally but visible from the outside will be prohibited.
- Projecting signs, banners and flagpoles will be restricted in size and number to prevent clutter.
- Temporary hoardings may be approved where they can be used for the screening of building sites or land, which is unsightly.
- Signs attached to buildings are preferable to those on freestanding hoardings.
- Signs shall not be permitted to project above the roofline of buildings.
- The Planning Authority will pursue enforcement action against unauthorised advertisements.
- Favourable consideration may be given, in consultation with business groups, to the erection of composite advance signs on which the facilities available in the city will be declared. Due to the damage which a proliferation of large, competitive advance signs can cause to the appearance and image of the important entrance routes into the city, existing individual advance signage will be phased out and well-designed and located composite signage will be sought as an alternative.
- Tourism signage where permitted shall be required to conform to the Department of the Environment 'Criteria for the Provision of Tourist Attraction and Accommodation Signs' issued by the Minister of the Environment in September 1988.
- 'B&B' signage will be restricted as follows:
- 1 sign per premises. No directional finger post signs will be permitted.

No additional commercial directional signs will be permitted within the Borough area of the City and Environs.

10.20 CARAVAN AND CAMPING PARKS

The Planning Authority will ensure that caravan parks comply generally with the guidelines published by Bord Faille in 1982, namely; 'Guidelines for Development of Caravan and Camping Sites'.

In general, a density of not more than 14 no. caravans and/or tent pitches per usable acre may be permitted.

All proposed sites must have adequate water, sewerage, refuse collection and electricity services. In relation to sanitary facilities, such developments shall comply with the specific Bord Failte guidelines.

Proposals for caravan parks shall show detailed landscaping proposals for such developments covering both planting on the site boundaries, and the periphery of the site generally, and within the site, in order to ensure that such developments can be fully integrated and assimilated into their environments.

Caravan sites should be located adjacent to public roads which are of adequate width, alignment, and capacity and capable of being developed without giving rise to traffic hazards or adding to or creating a risk of increased congestion on such roads. Caravan sites should be located on sites that are adequately screened from the public road, and will not generally be permitted where there is no natural screening.

10.21 CYCLE FACILITIES

Kilkenny Borough Council and Kilkenny County Council shall require cycle facilities to be provided with any new development proposals. Bicycle parking stands should be provided in a secure and safe location, which is overlooked and provides easy access to entrances and exits.

The number of stands required will be one quarter the number of car parking spaces required for the development, subject to a minimum of one stand.

10.22 MULTI STOREY CAR PARKS

All applications for multi storey car parks must be accompanied by a report consisting of recent quantitative data, which illustrates the need for parking spaces in the area proposed. The report should contain an assessment of this data by a competent traffic consultant on the likely impact of the car park on the city.

10.23 CHILDCARE FACILITIES

Childcare facilities will be in accordance with the Planning Guidelines on Childcare facilities as published by the DOELG December 2001, and will be permitted in appropriate locations. Such locations include:

- Larger new housing estates;

- Industrial estates and business parks and other areas of significant employment;
- In the vicinity of schools;
- Adjacent to public transport corridors

Where such facilities are to be provided it will be essential to show their location will not give rise to a traffic hazard or have adverse impact on the residential amenity of the area.

Where these facilities are to be provided in larger new housing estates the Planning Guidelines have provided a standard of one facility with places for 20 children for each 75 dwellings.

All applications for crèches or preschool facilities shall be required to comply with the Childcare Act and the Childcare (Pre School Services) Regulations 1996. In general for sessional services and drop in centres a floor area of 2sq.m. per child is required. For full day care a floor area of 3 sq.m. per child is required.

Applications for crèches, playschools and pre school facilities shall be assessed with regard to the following information:

- Details of the proposed opening times;
- Proposed number and age range of children;
- Proposed number of staff;
- Internal floor areas devoted to use as crèche /playschool excluding areas such as kitchens toilets sleeping and other ancillary areas;
- Details of external play areas;
- Car parking arrangements for both parents and staff.

Kilkenny Borough Council and Kilkenny County Council may impose a temporary permission of between 1-5 years on any grant of permission for such facilities to assess their impact on surrounding areas and developments.

10.24 NURSING HOMES

Nursing Homes shall comply with the standards laid down in the Statutory Instrument No 317 of 1985 “Homes for Incapacitated Persons Regulations 1985”.

Permission for a change of use from a residential dwelling to a nursing home shall only be granted in cases where such a use would not give rise to a traffic hazard and where the building can be adapted to a satisfactory level of accommodation.

10.25 TAKE-AWAY OUTLETS

The Kilkenny Borough Council actively discourage and prohibit take-away/fast-food outlets owing to the anti-social behaviour activity which they attract.

10.26 PROTECTED STRUCTURES

Planning permission is normally required for alterations or modifications to protected buildings and /or structures. The Planning Authority will take account of the draft conservation guidelines issued by Dúchas.

10.27 CONSERVATION AREAS

Planning permission is required for the material alteration of buildings within designated conservation areas.

10.28 ARCHAEOLOGY

In areas designated of Archaeological Interest in the Sites and Monuments Record or the Urban Archaeological Survey by the office of Public Works, developers shall consult with the Planning Authority at the earliest possible stage prior to development works, including the digging of trenches or foundations. Where development is permitted on or in the vicinity of a listed archaeological site, or within an area of known archaeological interest, it shall be normal to require the developer to make provision for archaeological remains to be retained in situ below the new development.

In cases where permitted works will impinge on known archaeology, the developer will be required to:

- Employ a licensed archaeologist at the applicants expense to carry out trial excavations in advance of development;
- To liaise and consult with Duchas, the Heritage Service on all matters affecting the sites and monuments in its charge;
- Adjust building lines and construction methods to avoid damage to remains so far as practicable.

Developers may be required to contribute to and to allow a reasonable time for excavation, monitoring, recording and/or removal of any features prior to the commencement of development. Important sites shall be left physically intact wherever feasible.

10.29 GENERAL DEVELOPMENT CONSIDERATIONS

Developments should have regard to the following matters from the initial stages of project development:

10.29.1 Development Contributions

The Planning Authority, taking into consideration the capital expenditure necessary for the provision of infrastructure, will require financial contributions by way of conditions attached to planning permissions in relation to drainage, water supply, roads, open space and car parking which facilitate the proposed development.

The Planning Authority reserves the right to alter the amount of contributions required when it sees fit. The Planning Authority may also set a date by which contributions must be paid and they may also allow for payments to be made in instalments.

10.29.2. Bonds

To ensure that developments undertaken by the private developers are satisfactorily completed developers will be required to provide cash deposits or submit a bond from an insurance company or other financial institution acceptable to the Planning Authority for the satisfactory completion of developments and their ancillary services. This bond or surety is to be submitted before development is commenced.

10.29.3 Future Publications of Standards and Guidelines

The Planning Authority will continue, during the course of the Plan period, to prepare and make available to the public, technical and design guidelines on matters affecting planning and sustainable development of the City and Environs.

10.30 HOUSING IN THE AGRICULTURAL ZONE

Within the agricultural zone, housing will be restricted to members of farmers families or to others working on the land in agriculture or other rural related enterprises.

The basis of this policy is to preserve the existing agricultural use of the areas zoned for this purpose, to prevent speculation in land and to prevent urban generated development which would interfere with the operation of farming.

It is not the intention of the Planning Authority that all land within the development boundary designated would be zoned for development in the short term but that the lands would be released on a phased basis over a medium to longer term. The mere inclusion within the boundary confers no additional rights to development and landowners should have no expectation that building development will be allowed.

11 ARCHITECTURAL HERITAGE, CONSERVATION AND ARCHAEOLOGY

11.1 INTRODUCTION

The most significant part of the built environment of Kilkenny is the quality of the city centre. This character comes from its unique setting and layout incorporating a number of distinctive elements. Firstly the dominant position of its great buildings – St. Canice’s Cathedral, Kilkenny Castle, and St. Mary’s Cathedral – which are linked by streets of different character and type, many of which are joined together by the narrow laneways (slips). Secondly there are buildings of different uses, architectural quality and historic backgrounds, including the historically important Shee Alms House, Rothe House, Bishops Palace, Black Abbey etc, but also many examples of traditional shopfronts and of domestic housing. The network of streets and laneways is complemented by the River Nore, which with its tree-lined banks and adjacent open spaces provides an important natural element in the overall townscape character of the city.

In principle, it will be the policy of Kilkenny Borough Council to retain and enhance the essential character of the historic city, but at the same time, formulate policies to assist in its continued but controlled development, enhancement and maintenance. The Borough Council considers that there need to be no conflict between appropriate development in the city and the protection of its distinctive character. It is the policy of the Borough Council to provide advice to persons wishing to develop or enhance property within the city centre.

11.2 URBAN STRUCTURE

The character of Kilkenny is the result of a combination of the natural features of river and topography, the street spaces, the fabric buildings and the numerous “special” buildings and artefacts of historical and archaeological value.

Land uses in the central area are distributed in the three distinctive bands extending north and south parallel to the river. The historic band of retail uses fronting Parliament Street and High Street is complimented by areas of mixed uses at the rear. This distinctly linear arrangement of the uses was clearly influenced by considerations of topography, the propensity of the Rivers Nore and Breaghagh to flood and the historical developments, which led to the creation of an “Irishtown” and an “Englishtown”.

The Castle and St. Canice’s Cathedral are the opposing poles of the central area. The enclaves of these two buildings and the spaces, which link them – Irishtown, Parliament Street and High Street form the spine of the central area. This spine is paralleled by secondary routes – fragmented route along Thomas Street/Blackmill Street/ Parnell Street/Lower New Street to the west and the pedestrian way and John’s Quay on the east bank of the Nore. These north/south linear elements tend to converge at the northern and diverge at the south end. They are crossed east/west by only one major route – Ormonde Road/Patrick Street /Rose Inn Street/John Street. The remaining cross routes are narrow and discontinuous – Abbey Street, James Street and Friary Street.

The main street sequences tend to run parallel to the contours while minor streets and lanes run across the contours, often forming “short cuts”. These narrow lanes or “slips” as they are locally known are a particular feature of Kilkenny’s townscape. Some are just pedestrian ways, which form short cuts across the width of particularly long city blocks and do not have frontage development. Others act as narrow streets with buildings fronting onto them.

Within the central area, the streets are typically narrow space channels enclosed on both sides by 18th and 19th century facades. Generally the facades are vertically proportioned, narrow fronted and divide into bays of alternate wall and window. The normal facades of the streets are occasionally interrupted by something more ornate or large scaled, often the façade of a bank or other public institutions. Buildings of great public importance such as the Castle, City Hall and Courthouse, not only differ in scale and material from the “fabric buildings” but are either set back or brought forward in respect of the general building line.

There have been many changes in recent years, in particular the development of the Dunnes Stores and Market Cross Shopping Complex, the hotel at John Street and more recently the multi-storey car park, hotel and apartments off Patrick Street. These developments were generally on large extensive vacant sites, which could accommodate to some degree large buildings and so the essential townscape character of the city centre as described above is still clearly evident.

However, the centre cannot continually accommodate large-scale development, particularly if the result is the erosion of historic building plots. The future policy of the Borough Council will be to protect the historic building plots and to encourage small-scale incremental type development as opposed to major projects.

The provision of additional off street parking has now provided an opportunity to significantly reduce traffic congestion in the main shopping streets and historic areas. It will be the policy of the Borough Council to progressively reduce on-street parking in these areas and give the pedestrian/shopper more priority.

11.3 PUBLIC SPACES

The architectural character of a city is determined not only by the importance of individual buildings and groups of buildings but also by the quality of the spaces formed by the buildings – i.e. the footpaths, streets, squares, parks, views and vistas all of importance, which are an integral part of the urban structure.

The public spaces in Kilkenny are many and varied, from the potentially grand civic space in the Parade, many smaller and incidental spaces and the numerous streets and slipways of the medieval city. It will be the policy of Kilkenny Borough Council to protect, enhance, improve and extend where appropriate the public spaces throughout the city. The effects of proposed developments on the quality of the adjacent public spaces and the possibilities of creating new spaces will be an important factor in assessing planning applications. Pedestrians will be afforded priority in the use of the public realm throughout the historic city.

11.4 VIEWS AND PROSPECTS

There are a number of sites, areas and vantage points within the City and in the Environs, from which fine views of the City can be had. There are also vantage points within the City from which particularly good views of the City's most important public buildings and natural landscape features may be obtained. Of particular importance are views of and from the Castle, Cathedrals and the River Nore. In assessing development proposals the impact on existing views and prospects will be taken into account by the Borough Council and Kilkenny County Council.

11.5 CITY PRESENTATION AND MAINTENANCE

The presentation and maintenance of the City's buildings and public areas are an important aspect of the City's tourism and social character.

It is the intention of Kilkenny Borough Council and Kilkenny County Council to work closely with the "Keep Kilkenny Beautiful" Committee and other organisations, community groups, business and private interests to maintain the traditional high standards in this regard.

11.6 ARCHAEOLOGY

Kilkenny City's archaeological heritage is a valuable cultural and tourism asset. Dúchas – the Heritage Services has carried out a survey of the City's archaeological sites of interest. It is the policy of Kilkenny County Council and Kilkenny Borough Councils to preserve and conserve the archaeological heritage and all archaeological monuments included in the Record of Monuments as established under section 12 of the National Monuments (amendment) Act 1994.

The zones of Archaeological Importance are outlined on the accompanying map (MAP B). All development proposals within the zones of Archaeological Importance must be referred to Dúchas for their perusal and recommendation.

The archaeological heritage is defined as including all structures constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their contexts, whether situated on land or under water.

Kilkenny City has been identified as an Historic Town and appears in the Record of Monuments and Places. Historic towns have been identified by the Minister for Arts, Heritage, the Gaeltacht and the Islands for general protection. The guideline boundaries for historic towns are illustrated within the Record of Monuments and Places as zones of Archaeological potential and are areas where intense archaeology is present.

The Record of Monuments and Places

The record for the County was established under section 12.3 of the National Monuments (Amendment) Act 1994. It identifies sites and monuments and areas within the county which were known when this section of the Act became statutory in December 1997. The record consists of two documents i) a set of constraint maps and ii) a list. Previously unidentified monuments , sites and areas will come to light from time to time and will be included in updates of the record.

Underwater Archaeology

Wrecks and underwater archaeological objects do not appear on the record. However much archaeology exists underwater and it does form part of the archaeological heritage.

11.7 PROTECTED STRUCTURES – HISTORIC BUILDINGS

The 1999 Local Government (Planning and Development) Act and now the Local Government Planning and Development Act 2000 have significantly strengthened the legal protection for historic buildings. All local authorities are obliged to include a record of protected structures in their development plans, Appendix 1 outlines the Record of Protected Structures in the city and the environs as defined by the Development Boundary. Structures out side this boundary are contained in Vol. 1 of the County Plan.

11.8 CONSERVATION AREAS

In addition to the Record of Protected Structures, the City and Environs also contain a number of areas of special interest whose overall character, form and layout it is desirable to preserve and/or enhance. The protection of historic areas by designation as architectural conservation areas was introduced in previous development plans. However, protection within Conservation Areas is now legally defined under the Local Government (Planning and Development) Act 1999 and the Local Government Planning and Development Act 2000.

An “architectural conservation area” is defined in the Acts as a place, area, group of structures or townscape; taking accounts of building lines and heights which –

- (a) is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or
- (b) contributes to the appreciation of protected structures.

Within an architectural conservation area, planning permission is required for all works affecting the exterior of a building. The preservation of architectural conservation areas is to be a mandatory function of local authorities.

Local authorities will be obliged to have regard to any guidelines issued by the Minister for Arts, Heritage, Gaeltacht and the Islands in respect of development objectives for protected structures etc. The Minister for Arts, Heritage, Gaeltacht and the Islands shall, after consulting with the Minister, issue guidelines for preserving the character of architectural conservation areas.

Kilkenny’s urban environment is formed by a number of distinctive areas and building types which give the City its interest and character. It is an aim of this Plan to seek the enhancement and preservation as appropriate of the distinctive characteristics of each of these areas.

It is the purpose of the Conservation Areas to protect the general character of the areas in regard of building scales, proportions, historical plot sizes, material, building lines and height as well as general use. Any works, which are undertaken to the exterior of buildings, should respect the historic character of the building in regards to the use of material and the design. If

works are carried out to any building in a Conservation area, the opportunity should be used to enhance the overall presentation of the building by the use of appropriate materials and designs.

In general all historical buildings should be retained and preserved. Any replacement of buildings should be of the same scale and respecting the historical plot. New infill buildings should preferably be modern expressions and interpretation of the historic rather than cautious pastiche.

In considering proposals for development/improvement in Conservation Areas it is the policy of the Borough Council and Kilkenny County Council to have regard to:

1. compatibility of design layout and intensity of site use;
2. the impact of development/improvement on the existing amenities and character of the area, particularly with regard to the scale of building, form, materials, street furniture, telecommunication, etc.

Any person wishing to carry out structural alterations or works of whole or partial demolition within a conservation area will be required to consult with the planning authority with regard to their proposals at design stage, in advance of lodging an application.

Alterations and extensions within the Conservation Areas should be in scale with the building and its particular setting. Original features, which are important to the character of buildings such as front entrances, chimney stacks, doors and windows shall be retained. Generally, the Borough Council and Kilkenny County Council will encourage the repair rather than replacement of these elements. Windows constructed in aluminium, PVC or other similar modern materials will not be acceptable as replacements for original timber windows. Where replacements are necessary, these should be designed and finished to match the original pattern or design.

The areas designated as Conservation Areas are based on the criteria laid down in the 1999 Act. Following the completion of the “Kilkenny Architectural Heritage Inventory” (Ref.: Kilkenny Architectural Heritage Inventory Study 1997, National Inventory of Architectural Heritage, Dúchas – The Heritage Service, 1997) the boundaries of the existing Conservation Areas were extended to include additional areas and groups of houses of interest.

11.8.1 Designated Conservation Areas:

1. City Centre
2. Kilkenny Castle
3. St. Canice’s
4. John Street
5. Patrick Street
6. Michael Street
7. St. Mary’s
8. Lacken
9. Talbotsinch

1. City Centre (Map 1)

The City Centre Conservation Area is formed by the medieval core of Kilkenny with its dense complex of streets and lanes dating mainly from the 16th, 17th and 18th century. This district includes the triangle of High Street/Parliament Street, Kieran Street and Rose Inn Street – the main business streets of the city. A linear space sequence is formed from Irishtown to High Street and connects the Castle and Cathedral districts. The linear sequence is varied by the gentle curvature of the streets, the changing scale of the buildings and the gently sloping topography. The area is characterised by the almost continuous enclosure of the streets with mainly three storey 18th and 19th century buildings – built on medieval plots and foundations. This enclosure is only broken at the junctions of a small number of narrow streets and where the laneways meet the main streets they are generally arched over. The stepped lanes running from High Street to Kieran Street and from St. Mary's Lane to Rose Inn Street are locally known as “The Slips” and are one of the notable features of Kilkenny.

More than any other, this district derives its character from the bustle of trading and shopping. If shopping is to thrive, the environment of the streets must be attractive to shoppers. However, at present the quality of the environment of the streets is greatly reduced by the impact of heavy volumes of traffic, particularly along High Street and Rose Inn Street.

The area at the rear of Parliament Street/High Street is of mixed uses. The building types include a mixture of residential, industrial, including old warehouses, churches and schools. There are a number of structures of historical interest, including the old City Wall. It now includes the large Market Cross Shopping Centre and multi-storey car park, which has disrupted the scale of the adjacent areas, but has stimulated more commercial activity in this part of the City.

Smithwick's Brewery is a long-standing industrial use and likely to remain so. The Market Yard car park, and adjacent Dunnes Stores Shopping Complex, attract a considerable volume of traffic. The possibility of further developments along the riverside should create an opportunity to integrate the extensive uses better into the grain of the City, and generally enhance the riverside.

Kieran Street/Rose Inn Street remain interesting mixed use streets. Future developments here should continue the small scale building patterns, and respect the form and general design characteristics.

2. Kilkenny Castle (Map 2)

The primary characteristic of the area is the dominance of Kilkenny Castle. This comes from the size and scale of the building, its location on a height and its relation to the Parade - potentially the most important space in the City but at present mainly used for parking. The Castle itself is located in the spacious setting of the Castle Gardens and parklands, which cover an area of over 50 acres. This represents a very valuable amenity resource for the City. The recent restoration and improvements to the Castle have added significantly to the range of cultural facilities now available within Kilkenny.

The buildings on the west side of the Parade, including the Design Workshops, Bank of Ireland, the 18th century townhouses, successfully enclose the Parade and are an important element in its townscape. It is the intention of the Borough Council to improve the Parade, calm the traffic and eliminate car parking and create a more appropriate setting for Kilkenny Castle.

Castle Road runs south from the Castle Gates to the Bennettsbridge Road. It is mostly residential in character and likely to remain so. Switzer's Almshouses consist of a terrace of five two-storey houses, each of three bay, with a clock pediment over the central house and facing an enclosed lawn. The group is of significant architectural importance .

3. St. Canice's (Map 3)

The district is dominated by the 13th century cathedral, which overlooks the northern end of the city. Surrounding it are the remnants of its close, including the Bishop's Palace, Deanery, St. Canice's Library and other buildings. St. Canice's Church is another landmark building in the area.

The Cathedral district is bounded by the narrow streets, which run around the base of the mound on which the Cathedral is built – Dean Street, St. Canice's Place, Vicar Street and Troys Lane. The district is also traversed by a number of small laneways, which are enclosed by high stone walls. The building types in the area have traditionally been institutional, housing and small scale shopping and these have given the district its special quiet character. In recent years Dean Street has been redeveloped with a mixture of residential and commercial uses.

Green Street is an area of mixed uses bounded between Vicar Street and the River Nore. Part of the Brewery extends into the southern section of the district, including the remnants of St. Canice's Church.

4. John Street (Map 4)

John Street serves mainly as an extension of the retail shopping area over the Bridge towards the Railway Street. The scale decreases as one moves northwards, from three storey buildings along John Street Lower to two storey on John Street Upper. The street suffers from an excessive volume of traffic and this is reducing its environmental qualities. The former Kilkenny College and grounds along the River Nore have been redeveloped as the County Hall. A new hotel has been constructed in the grounds of Bridge House and Bridge House itself is to be restored as part of this development.

St. John's Church and the adjacent Evans Homes are important historical/architectural structures in the area.

Maudlin Street is predominantly residential with houses of different types, which add to its overall character.

5. Patrick Street (Map 5)

Patrick Street is a mixed residential/commercial street with many good quality classical buildings. It leads from the Parade junction to the Waterford Road, through the former St. Patrick's Gate. Major development, consisting of apartments, hotel, and multi-storey car park has recently been completed between Patrick Street and New Road. The car park has provided much needed off street parking which will allow for the removal of parking on the Parade to be implemented when the Parade is being improved. It is intended that in the future the main vehicular access to this development will be from New Street, further reducing traffic congestion in the City Centre.

The area around St. Patrick's Church is mixed residential with an attractive character with mature trees, stone walls, large houses, etc. It is mixed both in terms of private and public housing and in terms of the age of the housing stock. There are also a number of large institutional landowners within the district, most notable St. Kieran's College and John of God Convent at College Road.

Ormonde Road - a fine, wide tree-lined entrance to the city, with its continuation, College Road, was constructed in 1817 to open up the south-western approach to the city. It leads from Patrick Street, cutting through the old town wall to join the Callan Road at Rose Hill.

6. Michael Street (Map 6)

This district is largely residential in character. The houses which front along Michael Street date from the late 1880's and have large gardens extending to the rear. The Wolfe Tone Street houses also have large back gardens and this has resulted in a large area of land enclosed between the two lines of terraced houses. The area west of Michael Street is largely composed of amenity and institutional uses.

7. St. Mary's (Map 7)

The western part of the city is largely composed of institutional uses and early local authority housing estates. Most notably the 19th century's St. Mary's Cathedral – one of the landmarks of the city and the Black Abbey, founded in 1225. The area of St. Kenny's Well is supposed to be the location of the earliest settlement of the town.

The terraces of local authority houses along Dominick Street have retained much of their original features and form a special heritage in their own right.

8. Lacken (Map 8)

This is a mainly residential area and commands one of the important entrances to the historic City. It is mainly residential in character with substantial houses in their own grounds. The old Lacken Corn Mills located on the river are an important group of old industrial structures. They are now, however, in an increasingly derelict condition. The views over the Nore River are an important element in the character of this area.

9. Talbotsinch (Map 9)

This is an unique example of residential planning. The model village was built in 1904 for Lady Desart, by Professor William A. Scot. It consists of distinctively styled houses built around an open space. Influenced by the Arts and Crafts movement, it has generally retained its special qualities of design and craftsmanship and it is predominantly in residential use.

11.9 ENVIRONS

The environs of the City are largely residential in character with industrial, commercial, institutional and other uses. The structure is more open rather than the close grain form the Historic City. Landscapes, private gardens, open views and vistas, are an integral part of its visual character. The buildings predominantly date from the 1940s onwards; are generally in reasonable condition, but many require modernisation and additions. Like other urban areas, Kilkenny expanded along the main routes into the city, initially in ribbon form. For years, extensive areas of land between the approach roads, remained undeveloped for many reasons – lack of services; reluctance of owners to develop; large fixed institutional uses.

Thus the traditional approach roads still remain the major components in the environs, the Nore and, to a lesser extent the Breaghagh rivers, are also important elements.

Generally, the great wealth of Kilkenny's architectural and historic character lies within the inner city. However, there are a number of protected structures, which are noted in Appendix 1.

The environs are likely to experience significant development pressure during the period of the Plan. There will be opportunities to improve and enhance the existing environment, particularly the main and traditional approaches to the City, and to enhance the landscape setting of the surrounding area.

1. Aghmalogue Road

Traditionally it is one of the main entrances to Kilkenny from Dublin. The main land use is housing, in the form of detached and semi-detached housing, with individual commercial uses. There is a strong visual break between the city and the surrounding countryside. This should be retained in the context of future development, by limiting further roadside development and retaining existing natural boundaries.

2. Carlow Road

This now is the main entrance to Kilkenny from Dublin. The railway bridge at Aghmalogue Road establishes a strong physical introduction to the City. There is a mixture of land uses – industry, commercial, residential. The stretch between the railway bridge and the outer ring road is mostly commercial and its general visual appearance could be improved.

3. Bennettsbridge Road

A less busy, but important, entrance to the City approaching from the Castle gardens and Parade. There are important views of the adjacent landscapes.

4. Waterford Road

Developments here are mostly in the form of housing.

5. Callan Road

Land uses are mostly housing of various types – large individual houses on their own grounds and smaller ones in the form of estates. Landscaping, hedges/trees, along the road are a significant aspect of its heritage value. There are fine views of the City's historic skyline from this entrance.

6. Kilmanagh Road

Mainly rural in character with high hedges, mature trees, winding nature. Use mostly residential – individual houses and small groups.

7. Freshford Road

Mainly residential in character with a significant amount of new modern housing and a mixture of institutional uses.

8. Ring Road

The Ring Road forms a clear barrier between the City and surrounding countryside. Inside, buildings of various types, mostly residential, dominate. Outside, the open landscape is visually dominant. There are opportunities for more extensive and structured landscape along the road. It should be viewed as a potential landscaped boulevard.

11.9.1 Policies

It will be the policy of the City and County to improve and enhance the specific characteristics of each entrance. It will be a policy to prepare and implement a long term structural planting plan. Along each road different tree species may be introduced – limed, planes, oak, beech, birch, etc. All future developments where they impinge on the traditional routes will be obliged to contribute to the improvement of the main routes.

11.10 AREAS OF SCIENTIFIC INTEREST

This designation has now been largely replaced by the proposed Natural Heritage Areas, the Special Areas of Conservation or Special Protection Areas.

The Areas of scientific interest are now referred to as NHA's (National Heritage Areas), SPA (Special Protection Areas) and SAC's (Special Areas of Conservation) and have been designated due to their high visual importance and sensitivity to damage through inappropriate development within Kilkenny City and Environs.

The Borough Council and Kilkenny County Council recognise the educational, scientific recreational and tourism value of these areas. It is the policy of both Councils to:

- a) Ensure the protection and/or conservation as appropriate of these areas and to strictly control any development which would be inimical to the preservation or conservation of their essential characteristics.
- b) Ensure that development proposals within or in close proximity to designated sites are referred to Duchas, the Heritage Service of the Department of the Arts, Heritage, Gaeltacht and the Islands and The Heritage Council for observations and recommendations and to have regard to such observations and recommendations in the assessment of development proposals.
- c) Ensure the protection and/or conservation as appropriate of the non designated sites outlined as areas of scientific interest in the plan and to control development which would be inimical to the preservation or conservation of their essential character.

The NHA's, SAC's and the Areas of Scientific Interest are listed in Appendix 2.

11.11 SPECIAL CONSERVATION OBJECTIVES

- **The protection, conservation and, where necessary restoration or enhancement of the quality and distinctiveness of Kilkenny's architectural heritage, monuments and archaeological sites and objects.**
- **The protection, management and improvement of access to and understanding of the architectural heritage, monuments and archaeological sites and objects.**
- **The protection and enhancement of the distinctive character of the designated Conservation Areas, as described above.**

11.12 POLICIES

These policies both apply to protected structures (included in the Record of Protected Structures) and for all structures within designated Conservation Areas (as described above).

11.12.1 Townscape

- To retain and enhance as appropriate the historic overall character of the townscape.
- To retain and enhance the historic street pattern, in particular the medieval structure within the city centre.
- To preserve and enhance all historic buildings.
- To retain and protect the narrow historic building plots.
- To retain and protect the historic town silhouette.
- To prepare a „high building policy“ for the historic centre and the environs.
- To retain the specific building lines and heights in the different areas.
- To retain traditional land uses of the different areas.
- To encourage small-scale developments in city centre opposed to large-scale projects.
- To protect areas of specific character and importance by designating them as Conservation Areas.
- To protect and where necessary enhance the general character of the Conservation Areas in regard to building scales, proportions, historical plot sizes, material, building lines and height as well as general land use.

11.12.2 Buildings

- To protect and enhance the monuments and protected structures – not only as individual buildings – but also in their context and setting within the city.
- To protect and preserve archaeological objects and their setting as part of the historic heritage of the city.
- To retain all original features, which are important to the character of buildings such as entrances, chimney stacks, doors and windows.
- To retain and repair as appropriate historic buildings or parts of historic buildings.

11.12.3 Alterations to Historic Buildings

- To adhere generally to the guidelines issued by Dúchas – the Heritage Service with regard to protected structures.
- To carry out alterations and extensions in scale with the building and its particular setting.
- To repair rather than replace historic building details such as windows, doors etc.
- To encourage the use of traditional building materials and techniques when improvements are undertaken.
- To respect the historic character of the building in regards to the use of material and the design, when undertaking works at the exterior.
- To use the opportunity to enhance the overall presentation of the building by the use of appropriate materials and designs, if works are carried out.
- To avoid inappropriate materials such as windows constructed in aluminium, PVC.
- To facilitate guidelines for owners or occupiers who are undertaking structural changes to their houses within the historic centre.

11.12.4 New Buildings within the Historic Context

- To welcome modern buildings where appropriate rather than pastiche building types. Avoid cautious pastiche.
- To introduce modern expressions of high quality architecture in new buildings.
- To retain the historic scale and plot, when buildings are replaced.
- To minimise the impact of a new development on existing amenities, including residential and land uses.

11.12.5 Civic Spaces

- To protect, enhance, improve and extend where appropriate the public spaces throughout the city.
- To maintain important historic details within the civic spaces such as historic paving, cobblestones, post boxes, spur stones etc.
- To reduce on-street parking in the historic areas and to give the pedestrian shoppers more priority.
- To reduce the impact of traffic congestion in the historic centre by traffic calming measures and pedestrianisation.
- To reduce traffic congestion by more efficient signage.

11.12.6 Views and Prospects

- To protect views and prospects by requiring new development or extensions to existing development to be designed and located so as to minimise the interruption of these views.
- To encourage in newly developed areas, street layouts, which create new vistas to existing and new landmarks.

11.12.7 Archaeology

- To preserve and protect the archaeological sites and monuments listed in the Development Plan and to protect the settings of landmark monuments.
- To seek the preservation of items listed in the *Record of Monuments and Places* along with items of archaeology, which become known during the plan period.
- Where development is permitted on or in the vicinity of a listed archaeological site, or within an area of known archaeological interest, it shall be normal to require the developer to -
 - a) adjust building lines and construction methods to avoid damage to remains so far as practicable and
 - b) employ a licensed archaeologist at his own expense to carry out archaeological testing and assessments, and possibly a building survey in advance of development or in advance of a planning decision.
- To liaise and consult with Dúchas on all matters affecting the sites and monuments in its charge.

11.12.8 Community Involvement, Education and Awareness

- To support the work of the “Keep Kilkenny Beautiful” Committee.
- To stimulate community involvement in the enhancement of the City.
- To increase the public’s awareness of the architectural and historical heritage.
- To mark important buildings and give information about their significance and history.

11.13 POLICIES FOR THE SPECIFIC CONSERVATION AREAS

11.13.1 City Centre

- To retain the medieval street pattern.
- To retain the existing scales of building heights of three and four-storey buildings.
- To avoid further pastiche shopfronts and pubfronts.
- To retain and enhance the facades.
- To reduce advertisement on facades.
- To encourage well presented groundfloor spaces.
- To reduce the impact of traffic in the city centre by closing High Street for through traffic.
- To limit further large scale developments within the historic centre, which may necessitate the assimilation of smaller historic building plots.
- To improve the visual appearance of the car parking at Market Yard by further landscaping and appropriate development beside the River Nore.

- To improve the access to the amenity of the river shore by developing pedestrian routes along it.
- To provide a new pedestrian bridge between the Market Yard and John's Quay.

11.13.2 Kilkenny Castle

- To protect the historic and architectural character of the Castle and its unique setting.
- To enhance the character of The Parade as an important historic civic space by implementing appropriate design, new uses, including the removal of car parking.
- To provide appropriate facilities for coaches and public toilets.
- To protect the natural amenity of the Castle Park as an important recreational area and wildlife habitat.
- To protect the structures of Ormonde Mill and its setting on the bank of the River Nore.

11.13.3 St. Canice's

- To protect the historic and architectural character of the St. Canice's Cathedral and its unique setting.
- To retain the grouping of the Cathedral, Library, Deanery and other adjacent buildings.
- To enhance the character of Vicar Street and Troy's Lane.

11.13.4 John Street

- To protect the remnants of St. John's Church and its setting.
- To protect the residential uses along Maudlin Street.
- To retain the character of enclosure along the streets.
- To retain the historic narrow building plots.
- To avoid further pastiche shopfronts.
- To retain and enhance facades.
- To reduce advertisement on facades.
- To encourage well presented groundfloor spaces.
- To improve access to the amenity of the river side.

11.13.5 Patrick Street

- To enhance the character of Ormonde Road and College Road as an approach to the City Centre.
- To protect important listed buildings such as St. Patrick's Church, St Kieran's College, the former Presbyterian Church, the City Vocational school and Talbot's Castle in accordance with the relevant heritage and planning legislation.
- To protect the existing residential areas around St Patrick's Church.

11.13.6 Michael Street

- To protect and enhance the existing residential uses.
- To protect the amenity along the River Nore as an environmental, recreational and residential area.

11.13.7 St. Mary's

- To protect and preserve St. Mary's Cathedral.
- To protect the residential character of Parnell Street, James' Green, Kickham Street and Dominick Street.
- To protect Kenny's Well and its setting and adjacent open space along the Breagh River.
- To retain and enhance the distinctive residential character of the early public housing along Kenny's Well Road, Circular Road and Dominick Street.
- To improve the visual appearance of the civic space along Parnell Street opposite St. Mary's Cathedral.

11.13.8 Lacken

- To protect the character of the area, in particular the setting of substantial houses in their own grounds which contain mature trees.
- To protect the items of industrial archaeology of the Lacken Corn Mill and its setting on the banks of the River Nore.

11.13.9 Talbotsinch

- To protect the character of Talbotsinch Village as a model village.
- To protect and enhance the architectural features of the buildings.
- To protect and enhance the grouping of buildings and their setting.

11.14 POLICIES FOR THE ENVIRONS

- To improve and enhance the specific characteristics of each entrance road.
- To implement long term structural planting. Along each road different tree species may be introduced – limes, planes, oak, beech, birch, etc.
- To oblige all future developments – where they impinge on the traditional routes – to contribute to the improvement of the main routes.

APPENDIX 1

RECORD OF PROTECTED STRUCTURES

Buildings, Features, Sites and Structures of Special Architectural, Historical, Archaeological, Artistic, Cultural, Scientific, Social or Technical Interest.

Record of Protected Structures in Kilkenny City

Kilkenny City is privileged in that it has a rich heritage of buildings of historic and architectural value. Many of the city's older buildings particularly those dating from the medieval period and earlier are not just of local, but of national, and indeed international importance and form a very important part of the nation's heritage. Therefore every effort should be made to preserve these buildings and structures of historic and /or architectural importance, not just for the citizens of the city but for the many visitors who come to Kilkenny.

Since the 1994 Development Plan, new legislation is now in force with regard to the protection of the architectural heritage.

Section 51 of the Planning and Development Act, 2000, requires that every Development Plan shall include a Record of Protected Structures.

“51. –(1) For the purpose of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, every development plan shall include a record of protected structures and shall include in that record every structure which is in the opinion of the planning authority, of such interest within its functional area.

(2) After consulting with the Minister for Arts, Heritage, Gaeltacht and the Islands, the Minister shall prescribe the form of a record of protected structures.

(3) Subject to any additions or deletions made to the record either under that Act or in the course of the review of the development plan under Part II, a record of protected structures shall continue to be part of that plan or any variation or replacement of the plan.”

What is a Protected Structure?

A protected structure includes all aspects of the building, externally and internally, and its curtilage, including yards, gardens, outbuildings etc.

Section 52 provides for

- a) The Minister for Arts, Heritage, Gaeltacht and the Islands shall issue guidelines to planning authorities regarding the protection of structures of special importance.
- b) Preserving the character of architectural conservation areas.

Under section 57 the protection of structures extends to all works, externally and internally, which might materially affect the character of the building and will require planning permission.

An owner of a Protected Structure may make a written request to the Planning Authority for a declaration as to the type of works, which would not materially affect the character of the structure and so may not require planning permission. On receipt of such a request, the Planning Authority are obliged within a given period to issue a declaration as to the different types of work which would, or would not, require planning permission.

Section 58 requires each owner and occupier to ensure the protection of “Protected Structures” under severe penalties.

The record of Protected Structures does not differentiate between structures of national or local importance. Initially the Inventory of Protected Structures will be based on the Kilkenny Architectural Heritage Inventory Study carried out by Duchas in 1997. The Inventory identified buildings of national, regional and local importance and forms the basis for the proposed Record of Protected Structures.

The guidelines issued by the minister for Arts, Heritage, Gaeltacht and the Islands, will recommend that buildings of regional and upward importance should be included in the Record of Protected Structures. The protection of buildings of local importance would depend on further surveys of the Planning Authority.

The previous Kilkenny City and Environs Plan contained an extensive range of Listed Buildings. It is the policy to generally continue this listing and so afford the full range of protection to what have been considered buildings of importance. A number of additions and deletions have been made as a result of a recent survey.

APPENDIX ONE
RECORD OF PROTECTED STRUCTURES

St. Francis Abbey
City Wall

Abbey Street
The Black Abbey
Corn store building beside Blackfriar Bridge

Barrack Lane
Evans Alms House, including Gate Lodge

Barrack Street
Ormonde Almshouse

Canal Square
1 and 2 Canal Lodge

Castlecomer Road
James Stephens Barracks, including boundary walls and barracks.
10 'Lenehan's' public house

Castle Road
Saint James Asylum (Switzer's Asylum), including walls and gate.

Church Lane
St Canice's Cathedral, including: graveyard and grounds, boundary walls, steps, gateways, remains of wall of Bull Inn.
Round Tower
St Canice's Library
The Bishop's Palace, including wall
Sexton's House and 2 Church Lane

Coach Road
The Deanery

College Road
St Patrick's Parish Church
St Kieran's College, including gateway.
St Camillus Convent and additional building besides, College Road.

Dean Street
Saint Canice's Church, including cast-iron campanile, church boundary wall and pavements

Dublin Road

Railway Station, including good sheds and footbridge

Windgap Cottage

St John's Graveyard

St John's Church, including Parochial House

Garnecreene, Dublin Rd / O'Loughlin Road

Friary Street (Walkin Street)

Capuchin Friary

Green Street

Greens Bridge

19 Green Street

Green's Hill (new)

5 Green's Hill

High Street

The Tholsel

Butter Slip and 79 – 82 High St (includes substantial remains of pre-18th century house)

1 High Street

2 High Street

3 High Street

4 –9 High Street, including spur stones

8 High Street, 'The Tholsel Bar'

9 High Street, 'World Choice' – Manning Travel

10 High Street, 'The Book Centre'

11 High Street, Murphy's

12 High Street, 'Pauls'

16 High Street, (former Bradburys)

The Hole in the Wall

17 High Street, ('Sasha')

18 High Street (including shopfront)

19 High Street

21 High Street

22/23 High Street, 'Mahoney's'

24 High Street, 'Duggan' and 'Supermac' (former Monster House)

25 High Street 'Europa Superstores'

26 High Street, 'Whites'

27 High Street, Ulster Bank

28/29 High Street, ('Pound City' and 'Irish Heartbeat')

44 High Street, 'The Metropole'

50/51 High Street, 'Dores'

52-53 High Street, 'Phone Store' and 'Flowers by Lucy'

63 High Street, 'The O.K. House'

65 High Street, 'Dores Tea Rooms'

66 High Street, 'The Marble City Bar'

67 High Street, 'Prado' and 'The Fashion Depot'

68-69 High Street High Street, 'Motor Garage' (former Burton and Gas Company, including chimney piece with Shee Alms)
72 High Street
77 High Street, 'Toy Master'
79-82 High Street, including substantial Tudor remains
83 High Street, 'Lifestyle Sports'
84 High Street
85 High Street, Murphy
86 High Street, Murphy
87 High Street, 'The Corner House'
88 and 90 High Street, 'Goods'
91 High Street, 'Aqua'
94 High Street, 'Oliver of Kilkenny'
95 High Street, 'Allen & Sons'
96 High Street, 'Farrell'
98 High Street, 'Ground Floor Café'
99-100 High Street, 'The Harp Bar'

Hebron Road

Former Workhouse
Hebron House

Horse Barrack Lane

Smithwick's Brewery

Irish Town (new)

1 – 3 Irishtown

James Street

St. Mary's Cathedral, including St Mary's Centre, The Presbytery and boundary wall.

John's Green

Former hospital, converted into Youth Hostel

John's Quay

Carnegie Library

John Street

St. John's Priory

John Street, Lower

1 John Street, 'Matt the Millers'
10 – 12 John Street Lower, 'O' Reilly's Wallpapers'
13 John Street Lower, 'O' Keefe'
15 John Street Lower, 'O' Keefe'
16 John Street Lower, 'The Garden Centre', including remains of 16th century building
62 – 63 John Street Lower, 'Lawlors'
71 John Street Lower

72 John Street Lower, 'The Golf Shop' and 'Helens Hair Salon'
73 – 75 John Street Lower ('Wongs Deli' and Kilkenny County Council Area Office)
78 John Street Lower, 'Nolan's First Choice Travel Shop'
79 – 81 John Street Lower
86 – 87 John Street Lower
88 – 89 John Street Lower
County Hall (Kilkenny College), including gateway
Johns Bridge

John Street Upper

43 Upper John St, "Lawlors" Public House

Kenny's Well Road

Kenny's Well
33-34 Kenny's Well Road

Kieran Street

Kytelers Inn
30-31 Kieran Street, "Bollards" Public House
The Pantry
43 Kieran Street

Kilcreen

Kilcreen Lodge

Market Yard

Tea Houses

Maudlin Street

Magdalen Castle
Nursery House
Bastion of St. John the Evangelists Priory, including defence wall.

New Building Lane

Remains of the New Building

Ormonde Road

Talbot's Castle
Presbyterian Church
City Technical School

Parliament Street

The Courthouse
Rothe House
13 Parliament St, including steps.
17-18 Parliament St and Tudor gable to the rear of 18
19-21 Parliament St, includes substantial Tudor remains at rear
23 Parliament St

25-30 Parliament St
31 Parliament
35-36 Parliament St
37 Parliament St, “McGrath”
38-39 Parliament St
40-41 Parliament St
42-43 Parliament St
44 Parliament St

Parliament Street

Butler House and Gardens
Graveyard of St Patrick’s
1 and 2 Patrick St
3 Patrick St, including McGrath’s Hardware shopfront
5-10 Patrick St
12 Patrick St
13 Patrick St
18-19 Patrick St
20-21 Patrick St
23 Patrick St, “Club House Hotel”
24-25 Patrick St
26 Patrick St, Kilkenny Theatre
28 Patrick St
29-30 Patrick St
31-32 Patrick St, including rear of no. 32
33 Patrick St.

Rose Inn Street

1 Rose Inn St, “Castle Cabs”
2 Rose Inn St, “Molloy’s Bakery”
3 Rose Inn St, “Antiques”
4 Rose Inn St, “John O’ Connell Pharmacy”
10 Rose Inn St, “Mobile Connections”
11 Rose Inn St, “Billy Brett’s”
17 Rose Inn St, “White’s Victualler”
19 Rose Inn St, “Kilkenny Crystal”
21-22 Rose Inn St, “Katz on the Parade”
23 Rose Inn St, “Web Talk”
25 Rose Inn St, “Syd Harkins”
26 Rose Inn St, “Ace Repairs”
Rose Inn St, Shee Alms House
28 Rose Inn St, “Tall Story Book Shop”
29 Rose Inn St, “Andy’s Tavern”
30 Rose Inn St, “Kilkenny Travel”
31 Rose Inn St,
32 Rose Inn St
33 Rose Inn St
34 Rose Inn St

St Mary's Lane

St Mary's Church and Graveyard, including walls and gates
St Mary's Alms Houses

The Horseslip

1-2 Tynan's Bridge House Bar
3 The Horseslip
5 The Horseslip

The Parade

Kilkenny Castle, gardens, parks and walls
Castle Stables (Now Kilkenny Design Workshops)
Nos 1-3, Bank of Ireland
No. 4 Atheneum Assembly Rooms
Nos 8-12 The Parade

Troy's Gate

1-2 Troy's Gate, Bambrick's Troy's Gate Bar

Wellington Square

1-7 Wellington Square
13-14 Chapel Lane

William Street

Chapel
1 William St
2 William St
3 William St
4 William St
5-8 William St
9-10 William St

Streets and Squares

The Parade: Municipal Walk with a pier of channelled cut limestone gate piers with decorative wrought iron lamp holders. Railings, steps and Horse Trough.

Artefacts and Structures

St Canice's Steps
Lacken Steps
Lacken Well
Scot's Lock Canal
Dukesmeadows (Ormonde Woollen Mills)
Archersgrove (Crow's Well Canal Lock)
Railway Bridge
Archersgrove (Fennessey's Mill)
Blackfriars Bridge
Greens Bridge Woollen Mills

Bleach Green (Woollen Mills)

Nore Canal (Section between River Nore and Dukesmeadows Mill)

Black Mill St.

Cast-iron wall mounted Victorian post box, c. 1890, between no. 18 and 19 Black Mill St

Bonnettstown Road

Cast-iron borough boundary marker plaque, dated 1844, set into lime rendered stone boundary wall. Location is difficult to specify.

Butts Green

Butts Cross, Butts Green, 1605-1620, small limestone votive cross. Remounted, 1891, on new limestone rubble base.

Castlecomer Road

Castlecomer Road/Newpark Drive: Series of cut-stone benchmarks, c. 1850, inscribed W[^]D.

Castlecomer New Road

Cut and tooled limestone segmental arched gateway, built 1851, with projecting impost and dated keystone, brick archivolt and pair of tongue and groove deal doors with wicket. Later stone and concrete tile coping. Location: between 10 Castlecomer Road and Doyle' Hire and Sales.

Dublin Road

Painted cast-iron post box, c. 1940, at junction with Castlecomer New Road

Cast-iron wall mounted post box, c. 1915 at junction with Maudlin St.

Greensbridge Street

Round arched over ground tunnel, c. 1766, beneath Greensbridge; built of coursed limestone rubble, having cutstone block and start voussoirs.

Irishtown

Painted cast-iron post box, c. 1875, with raised insignia of Queen Victoria, location: between nos 3 and 4, Irishtown.

Irishtown (rear of 16 Irishtown), Pre 1700, medieval cutstone work jutting from site of Irishtown wall; possibly a bridge abutment.

James Street

Cast-iron wall mounted Edwardian post box, c. 1905, in front of school, opposite Cathedral carved limestone memorial plaque, dated 1771 –1774, formerly affixed to Catholic chapel previously on school site.

Johns Green

Multiple arch rock faced masonry former railway viaduct, c. 1865. Arch spanning Barrack St replaced by flat plated-steel span.

Rough dresses gate piers and boundary wall to former railway yard.

Maudlin Street

Limestone milestone, late 18th century, with carved numeral “57”, at entrance to Magdalen Court.

Michael Street

Wrought iron gas lampstand, c. 1885, with ladder bracket and rectangular frame for lamp post. Opposite 22, Michael Street.

Newpark Drive

Cast-iron borough marker, dated 1844. At corner of barracks site, opposite Woodbrook.

O’ Loughlin Road

Limestone memorial slab, c. 1920. In public green space opposite Sports Grounds.

Parliament Street

Piers and plaques marking market entrance,
Spur stones and remains of Market gate piers,
Painted cast-iron post box, C. 1875 with raised insignia of Queen Victoria. In front of the Courthouse.

Patrick Street

Cast-iron post box, c. 1915, with Royal monogram of King George V., in front of no. 22 Patrick St.

Painted cast-iron post box with raised insignia of Queen Victoria, c. 1890, at junction of Patrick St/High St.

32 Patrick St (rear): pre 1700: Ogee headed window opening and other cut stone fragments, reset in current position, c. 1817.

Patrick Street Upper

Late Victorian wall mounted cast-iron post box, c. 1890, in front of no. 28-29 Patrick St.

Rose Inn Street

Finely carved limestone animal drinking trough, erected 1902. At the junction of The Parade.

Walkin Street

Cast-iron wall mounted post box, c. 1915, with Royal monogram of King George V, at the junction to Parnell Street.

Watergate

Water Gate Bridge: Low hump back, double arched bridge, c. 1650. North parapet rebuilt with old stone, c. 1970.

Appendix Two

AREAS OF SCIENTIFIC INTEREST WITHIN THE CITY AND ENVIRONS

(NHA's, SAC's AND SPA's)

Site Code	Site Name	½ inch Map no.
2051	Archersgrove	51
1859	Fens in North Kilkenny City	50/51
1914	Lough Macask (Ecological)	50
045	Newpark Marsh	51

Appendix Three: Trees and Woodlands

It is an objective of this Plan to preserve the following trees and woodlands (subject to considerations of public safety) and to require replanting of appropriate species in cases where dangerous trees must be felled.

Lacken House	Dublin Road
St Hilda's	Dublin Road
Garnacreene	Dublin Road
St Johns Church	Dublin Road
Cemetery	Dublin Road
Greensbridge St	Greensbridge Street - Riverside
St Mauls graveyard	Castlecomer Road
Celbridge House	Castlecomer Road
Newpark Hotel	Castlecomer Road
Newpark Lawn	Castlecomer Road
Castlecomer Road	from New Road to Ballybought Street - (lime avenue)
St Johns Priory	John Street
Kilkenny College	John Street
Kilkenny Castle parklands	Castle Road
Switzers Asylum	Bennettsbridge Road
Archersfield	College Road
Hotel Kilkenny	Callan Road
The Graveyard and Closh	Walkin Street
Black Abbey	Abbey Street
Avenue to Kilcreene House	
Ayrfield House	Granges Road
Loreto Schools	Freshford Road
Bishops Palace	Vicar Street
The Deanery	Coach Road
Canal Walk	Nore Valley
Lacken Walk	Nore Valley

Appendix Four: Housing Strategy