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1 Introduction

The Legal Basis of the County Plan
This Draft Development Plan replaces the 1994 Kilkenny County Development Plan and was prepared in accordance with the provisions of the Local Government (Planning and Development) Acts 1963 to 1999. In the preparation of the Plan the Council has taken cognisance of the provisions of the Planning and Development Act 2000.

1.1 Content of the Plan

The Development Plan contains the written statement and accompanying maps. The Plan contains the Planning Authority's Policies and Objectives for the promotion, planning and control of buildings and other development for urban and rural areas of the County. An assessment of the likely future development needs of the County has been made in order to plan investment and decide on policy and land use allocation in respect of private development. The Plan also sets out the Council's case in seeking funding for necessary infrastructure.

1.2 Format

The Plan consists of two volumes:

Volume 1 sets out County wide policies, objectives and development control standards for the county.

Volume 2 contains the Development Plans for the Scheduled Towns of Callan, Castlecomer, Graiguenamanagh, Thomastown, for the Waterford City Environs (including Bellview Area Action Plan and Kilmacow Village Plan) and the Environs of New Ross.

The format of the Development Plan is designed to enable the reader to understand the principal issues in County Kilkenny, regarding housing, infrastructure, transportation and waste, which need to be addressed in an integrated approach to environmental and development issues if growth is to be achieved in parallel with the preservation and improvement of, rather than in spite of environmental quality.

1.3 Sustainable Development

"Sustainable development is development, which meets the needs of the present without compromising the ability of future generations to meet their own needs" (Report of the World Commission on Environment and Development).

There have been significant developments in the field of landuse planning, settlement policy and the regulations governing the planning system in Ireland over the last plan period. These changes arose for the most part from an acceptance of the principles of

sustainable development and the adoption of Local Agenda 21[1] by the Irish Government. At the heart of sustainability is the need to achieve a balance between human activity, development and protection of the environment.

Kilkenny County Council confirms its commitment to the implementation of a Local Agenda 21 Plan and has prepared this Plan in accordance with the principles which underlie the Agenda 21 approach to economic, social and physical planning and development.

1.4 Social Inclusion

The benefits of the country's rapid economic progress over the past number of years are evident in the reduction in many of the key social indicators such as unemployment and living standards. However not everyone has benefited proportionately from this economic prosperity. Promoting social inclusion is one of the key objectives of the National Development Plan 2000 – 2006. Achieving this objective will require a comprehensive, holistic approach, bringing together a range of Government Departments, the Council, state agencies and the Voluntary Sector.

The County Development Boards will have a pivotal role to play in co-ordinating local delivery of social inclusion measures and this has been endorsed in the National Development Plan. The primary task of the County Development Board is to prepare and oversee a County Strategy for Economic, Social and Cultural Development. When completed the County Development board strategy will provide a shared vision for the development of the County. The County Development Board will be required to proof its strategy against the National Anti-Poverty Strategy, the National Sustainable Development Strategy, equality and gender issues. The County Development Board will operate on the partnership principle with the Regional Assembly and has its members drawn from the Council, local development bodies (Area Based Partnership Companies, ADM supported groups, County Enterprise Board and Leader groups), the social partners including the community and voluntary sector and representatives of the relevant state agencies at local level.

1.5 Mission Statement

It is the mission of Kilkenny County Council to promote sustainable development in the County, to optimise employment opportunities for the people of the County, to reduce social exclusion and ensure that its economy and society can develop to its full potential within a well-protected environment.

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[1] Agenda 21 was the main product of the UN Conference on Environment and Development (Rio, 1992), and the Treaty on European Union (Maastricht Treaty) 1992. .

1.6. National, Regional and Strategic Settlement Issues

1.6.1 National Development

Within the National Development Plan 2000-2006, the Government's objective for regional policy is to achieve more balanced regional development in order to
- Reduce the disparities between and within regions
- Develop the potential of the regions to contribute to the greatest possible extent to the continuing prosperity of the country.

In pursuance of these objectives it is proposed in the National Development Plan to prepare a National Spatial Strategy. The National Spatial Strategy will address the future spatial structure of Ireland in the context of sustainable development, and will take the form of a broad planning strategy for the Country as a whole. This will guide planning policy at regional and local level.

1.6.2 Regional Context

Kilkenny County, along with the counties of South Tipperary, Wexford, Carlow, Waterford and the County Borough of Waterford, constitutes the South East Region of Ireland. The Region has a well-balanced urban structure with a relatively large number of urban centres. The administrative town of each county has a population in excess of 14,000. It is advantageously situated in relation to mainland Europe, and has three major ports, New Ross, Rosslare and Belview (Port of Waterford).

For the purposes of the National Development Plan, County Kilkenny forms part of the South and East Region. One of the key objectives of the National Development Plan is to foster balanced regional development. To translate this broad approach to balanced regional development the Government has mandated the Department of the Environment and Local Government to prepare a National Spatial Strategy. The strategy will set out a broader and more strategic framework that will structure the long-term strategic development of the State.

1.6.2.1 Policy
a) Kilkenny County Council will facilitate and support the development of the National Spatial Strategy and the mechanisms identified through which the broad policies and specific actions will be implemented.
b) The Planning Authority will take up all appropriate opportunities to liaise with other Planning Authorities in the South East regarding the planning and development of the Region and will assist and co operate with the Regional Authority in the carrying out of its functions as a Regional Authority.
c) The Council will have regard to any regional guidelines which may be made by the Regional Authority and will review its Development Plan and consider whether any variation is required in order to achieve the objectives of the regional planning guidelines.

1.7 Kilkenny County

1.7.1 Aim

The aim of the Planning Authority is to ensure that the opportunity of a productive life in congenial surroundings is available to the maximum possible number of citizens of the County, to encourage the proper use of the County's natural resources, and to preserve its natural and historic endowment for both the present and future generations.

1.7.2 Role

The County Council sees its role as responding to the needs of the people to ensure that a human settlement strategy can be fostered which will embrace inclusiveness and balanced growth.

1.7.3 Physical Features

The County has an area of 796 sq. miles (509,432 acres). Kilkenny County is an inland county with direct access to the sea via Belview Port on the Suir estuary and via New Ross on the Barrow River. The County consists of a highly fertile central plain with uplands in the north east, the north west and in the south. The land is well drained by its extensive river network. The River Nore bisects the County on a north/south axis. The Rivers Barrow and Suir are natural boundaries to the east and the south of the County respectively, and their estuaries converge at the extreme south east of the County.

In the north, rock formations are mainly sandstones and shales of the upper carboniferous series with coal seams; in the north west and central Kilkenny limestone, and in the south sandstones and conglomerates predominate. Small areas of granite extend westward from the main Leinster granite to Graiguenamanagh and Mullinavat. Workable deposits include zinc, lead, limestone, slate, fireclay, gravel, dolomite and some anthracite.

Over half the land in the county is class 1 or class 2 soil. These highly fertile soils have historically provided the basis for the County's prosperity valleys are all areas of rich and fertile soil and the central plain from Goresbridge to Callan is known as the 'golden vein'. The river valley network provides the most spectacular of the County's landscapes. Approximately 6% of the county is wooded; considerable further potential exists for afforestation. The Barrow, Nore and Suir are historically renowned as the premier salmon and coarse fishing rivers of Ireland and fishing remains as an important and natural resource.

County Kilkenny has been continuously settled for at least the past 5,000 years and is richly endowed with remains from all periods.

It has an extensive road network with five National Primary Routes and three National Secondary Routes traversing the county. Regional and county roads are also quite extensive and of vital importance to the functioning of the regional and local economy and agriculture.

The railway network makes a significant contribution to the economic activity of the county. The two main lines which influence the county are the -

1. Waterford-Kilkenny-Kildare-Dublin, and
2. Rosslare Harbour-Waterford-Limerick Junction Line.

There is also a rail line running through County Kilkenny from Waterford City to New Ross.

1.7.4 Settlement Structure

Kilkenny in 1996 had a total population of 75,336 persons. Of that 34, 213 (45.4%) were classified as living within towns. The largest urban area Kilkenny City & Environs contained 18,696 persons or 54.6 % of the urban population. The remainder of the urban population is distributed among the four scheduled towns of Callan, Castlecomer, Graiguenamanagh, Thomastown, the environs of New Ross and Waterford City and the 17 villages. With the exception of Kilkenny City all towns within the County have less than 2,000 persons.

This shows a weak urban structure within the County - a reflection of the presence of some large towns, close to the County boundary such as Waterford City, New Ross and Carrick–on–Suir. It also highlights the fact that a substantial portion of the population live in rural areas of the County.

1.7.4.1 Policy
a) It is the policy of the Council to facilitate the development of the existing towns villages and smaller settlements of the County by providing services, and amenities in order to consolidate and strengthen the population base within those settlements and facilitate the maximum economic use of its physical and social infrastructure.

The Council also recognises the fact that a substantial portion of the population of the County live in rural areas.

b) It is the policy of the Council to retain the rural population of the County and to support the sustainable development of rural communities and their services (such as schools, small shops etc.) in order to maintain the vitality of such communities.

2 Population

2.1   Population of the County

Since the adoption of the last County Development Plan the 1996 Census of Population has become available. County Kilkenny's population has shown a modest net increase of 1,701 over the period 1991 to 1996. The results show that County Kilkenny's population structure is still very rural whereby the County continues to have a weak urban structure with Kilkenny City being the dominant urban centre. The towns next in size within the County are very much smaller than Kilkenny City. With the exception of Thomastown, these towns have been quite static in population.

Table 2.0 below shows the changes in population of Kilkenny City and the four scheduled towns.

Table 2.1

Town	1991	1996	% change
Kilkenny City & Env.	17,669	18,696	+5.8%
Thomastown	1,487	1,581	+6.3%
Castlecomer	1,396	1,380	- 1.1%
Callan	1,246	1,224	-1.7%
Graiguenamanagh	1,112	1,113	<+0.1%

As a country, Ireland is moving more into line with European patterns of population, in that the birth rate is falling and there is increasing urbanisation. This trend is also reflected at county level.

60% of the county's total population increase (1991 – 1996) occurred in Kilkenny City and its environs.

Rural areas closer to towns saw substantial population increases. For example the rural area adjoining Kilkenny City (Kilkenny rural DED) increased from 10,841 in 1991 to 11,638 in 1996. Rathpatrick DED, which is adjacent to Waterford City, increased from 1,063 (1991) to 1,662 (1996).

2.2 The Council's previous estimates

Table 2.1 shows the previous forecasts compared to actual populations for the entire County.

Table 2.2

Year	Actual population	Predicted population
1971	61,473	-
1978	No census	66,800
1979	69,156	-
1981	70,806	-
1983	No census	70,300
1986	73,186	74,560
1991	73,635	79,960
1996	75,363	73,786

As can be seen from the above table the population projection is an exercise in estimation and can be seriously inaccurate. The volatility of Irish migration patterns makes estimates in Ireland particularly difficult. Economic conditions can have a greater impact than birth and death rates.

2.3 Projected population levels & Prediction of future population

CAAS Consultants have carried out an estimation of future population in the County.

The assumptions made for the prediction of the population of the County were that the birth rate would continue to decline, mortality will fall and there will be an increase in migration.

Table 2.3

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	48967	49,459	48756
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

* CAAS Study - Population Projections for County Kilkenny 1999-2019

The estimates predict an increasing population within the County with a significant increase in elderly people with the number at working age and the size of the work force increasing. By 2004 the population of the County is forecast to increase to 80,202. Over a twenty-year period the County's population is forecast to increase to 84,530 by the year 2019. *

*Source CAAS study. Population Projections for County Kilkenny 1999- 2019

2.4   Household formation

Based on the current trends there is a significant increase in households predicted. Between 1991 and 1996 the number of private households rose from 20,593 to 22,257 an increase of 1,664** at a time when the population rose by 1,701 persons. The projected figures show a continuation of this trend for Kilkenny. It is estimated that there will be a significant increase in the number of households. This is due to a trend of increased household formation relative to population. The number of family units increases due to a greater number of single parent families and single and two person households.

**C.S.O. Census of Population 1996

2.5   Age Structure

In the 1994 Development Plan it was predicted that there would be significant declines in population of school age, while the workforce would continue to grow throughout the Plan period. Analysis of the most recent CSO figures available show that these predictions are coming through with a reduction in school going population and an increase in the working population as a percentage of the total population over the period 1986 to 1996.

Table 2.5

Percentage in each age group Kilkenny City & County

Age Group	1986	1991	1996	Actual Change 86-96
0-9	19.7%	17.7%	15.3%	-2871
10-19	19.1%	19.5%	18.8%	+219
20-34	21.2%	19.9%	19.7%	-653
35-44	12.1%	13.4%	14.2%	+3007
45-64	16.8%	17.6%	19.7%	+2500
65+	11.1%	12.0%	12.3%	+1090
Total	100.0%	100.0%	100.0%	

2.6 Review

During the period of the 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.

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 2.6

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 simulates a distribution of employment growth away from Dublin and to other parts of the country over a similar period.

2.7 Summary

The projections carried out indicate
- An increasing population
- An ageing population
- An increasing workforce
- An increasing rate of household formation

A new census of population has been undertaken in the year 2002. It is an objective of the 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 as a result.

3 Employment, Retailing & Education

Aim:
To give an improved quality of life through sustainable employment opportunities for the population of the County through the implementation of policies for the sustainable development of the County.

3.1 Introduction

Since 1994 Plan the economic climate has changed considerably with the substantial growth in the Irish Economy.

Over the period of this plan national economic performance will be dependent on the ability to respond to the constantly evolving requirements of international competitiveness.

3.2 Workforce

The most recent source of detailed information on employment in County Kilkenny is the 1996 Census of population.

Kilkenny workforce has the following characteristics:

- The percentage of people employed in agriculture has continued to decrease. In 1996 17.5 % worked in agriculture compared to 24% in 1986. This figure is 7% higher than the national average.
- Of persons above the age of 15 living in Co. Kilkenny 25% hold third level qualifications as compared with a National average of 33%.
- The workforce is set to grow further in the coming years.
- From the population projections carried out for the Council it is estimated that the workforce currently stands at 34,372 and this is predicted to grow to 36,907 by the year 2004.
- The figures also show that there are 34.9% of the workforce in Kilkenny employed in white collar jobs which indicates that the proportion working in professional services is high in Kilkenny City compared to other towns.

Unemployment in County Kilkenny is similar to national figures. Unemployment rates have been falling due to the strong performance of the Irish economy and the growing workforce.

The total number on the live register in County Kilkenny in August 99 was 6,244 which had fallen to 4,508 by August 2000.*

* The live register includes those in part time employment as well as those unemployed.

3.3 Employment Industry & Enterprise

Since the adoption of the last Plan there have been major developments in the County which include –

- The development of Belview Port
- Lead & zinc mining at Galmoy
- Louisiana Pacific – strand board fabrication
- Growth in urban and rural tourism.
- Increased retail activity in Kilkenny City.

At present industrial lands are located in Kilkenny City and in Belview adjacent to Waterford Port. Lands for industrial development in Kilkenny City are located at the Hebron industrial estate owned by the County Council; at Purcells Inch owned by the IDA and at the newly established Business and Technology Park developed by the IDA at Loughboy. Smaller parcels of land for industrial development are located in the following towns and villages. Castlecomer, Callan, Thomastown, Graiguenamanagh and Ballyragget.

Kilkenny has not to date attracted substantial foreign direct investment. Gross job gains have been negligible.

Kilkenny County Enterprise Board was established in 1993 with a brief to promote an enterprise culture and provide training and assistance to both new and established businesses in the City and County. A study carried out on behalf of the County Enterprise Board shows that small enterprises provide the vast majority of employment in Kilkenny and account for 90% of all businesses.

The Leader programme was established by the E.U in response to the changing nature of agriculture and the recognition that the Common Agricultural Policy as it operated in the past could not continue. The pilot LEADER programme ran from 1992 to 1994 and was extended to 1999. The Government has decided to introduce a national mainstream LEADER programme under the National Development Plan 2000 - 2006.

Leader gives support in the areas of

- Technical support to rural communities
- Training and recruitment assistance
- Craft enterprises and local produce
- Exploitation of local produce
- Environmental improvement
- Transitional and inter-territorial co-operation.
- Rural tourism.

The Council has an important role to play in facilitating industrial development within the County. This ranges from its direct role in the provision of essential infrastructure to its close co operation with the agencies which have an established remit for specific intervention in this area and through its direct and indirect involvement with local development companies and organisations such as the County Enterprise Board,

Leader, KIDCO, Kilkenny Chamber of Commerce and Industry, IBEC and other development agencies in the County.

The Planning Authority will support economic development by:

- Identifying areas offering opportunities for job creation
- Provision of an adequate road system within the County.
- Provision of sanitary services and other urban infrastructure.
- Zoning of sufficient land for industrial and commercial activity.
- Protecting and enhancing the natural and built environment as important assets for development e.g. tourism, recreation and education.
- Sustainable management of natural resources e.g. land, water and minerals which contribute to the provision of jobs.
- Helping to make towns and villages attractive to inward investment.
- Facilitating housing development for workers
- Dealing efficiently with development proposals through the planning control system.

3.3.1 Policy

It will be the policy of the Council to facilitate the creation of new employment opportunities in the county by:

a) Ensuring that sufficient land is zoned for industrial and commercial development.
b) Facilitating where possible the expansion of existing industries and businesses and the development of new industrial or service sector undertakings
c) Supporting with the IDA in the promotion of foreign direct investment and establishment of new industries in the County.
d) . Facilitating and encouraging the establishment of small scale light industries which are considered compatible with surrounding uses on suitable sites.
e) Supporting the County Enterprise Board in the fostering and promotion of indigenous enterprises within the County.
f) Supporting in conjunction with the LEADER programme and co-operating with Local Area Partnerships in rural development projects.
g) Supporting Enterprise Ireland in the promotion of inward investment in the County
h) Preparing an integrated industrial development strategy for the County through the County Development Board in conjunction with KIDCO the County Enterprise Board, LEADER local area partnerships and Enterprise Ireland.
i) Facilitating the provision of childcare facilities in appropriate locations thereby promoting labour market participation among parents and supporting parents in accessing training, education and employment.

During the life of the Development Plan it is an objective of the Council to identify strategic locations, outside of the existing urban areas, for industrial development within the county in conjunction with Enterprise Ireland, the I.D.A. and the County Enterprise Board to facilitate inward investment into the county and having compatibility with the County Development Board's policy for industrial development as outlined in it's document "A strategy for Economic Social and Cultural Development".

3.4 Retailing

The Council acknowledges the importance of the retail industry in the County in providing for the needs of residents and visitors and as a source of employment.

Since the adoption of the last plan the Government has issued Retail Planning Guidelines (RPG) as a response to recent trends in the retailing sector.
The Council engaged consultants to prepare a retail strategy for inclusion in this development plan.

3.4.1   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.

3.4.2   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. 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 Figure 3.1 below and the roles within this hierarchy described in the paragraphs that follow.

Figure 3.1 *County Kilkenny Retail Hierarchy*	
Retail Function	*Centre*
Major Town Centre/County Town	*Kilkenny City*
Sub County Town Centre	*Callan* *Castlecomer* *Graiguenamanagh* *Thomastown*
District Centre	*Waterford City Environs*
Village Centre/Neighbourhood Centre	*Mullinavat* *Poulgour Townland* *Newpark/New Orchard* *Loughboy* *Slieverue* *Upper and Lower Kilmacow* *Urlingford*

3.4.3 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.

3.4.4 Sub County Town Centre

- 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.

3.4.5   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."

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, It is recommended 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. In 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.

3.4.6 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 Figure 3.1, (p14) with the exception of Poulgour Townland, the centres are existing centres.

3.4.7 Western Environs of Kilkenny City

Poulgour Townland is in the Western Environs of Kilkenny City. In this 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. Give 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.

3.4.8   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.

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

Based on Table 3.4.9, 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 3.4.9 - 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 has 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 3.4.10 below.

Table 3.4.10 – Turnover Ratios	
Type	*Turnover/m^2(£)*
Convenience	
Superstore/supermarket	*10,000*
Local convenience shopping	*8,500*
Comparison	
High Order Town Centre	*5,900*
Middle Order Town Centre	*4,500*
Retail Parks	*3,500*
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 – 2,100m^2 of superstore/supermarket floorspace or 2,200 – 2,475m^2 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 (1,350m^2 and 1,200m^2 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 – 11,030m^2

- Middle order town centre: 12,550 – 14,460m^2

- Retail parks: 16,150 – 18,690m^2

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 5,710m^2 (net) in size and the Dunnes Department Store is 3,950m^2 (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.

3.4.10   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.*

3.4.11   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.

3.4.12 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.

3.4.13 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 Corporation, Waterford County Council and Wexford County Council in the preparation and adoption of a joint retail strategy for the greater Waterford area.

3.4.14 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

3.4.15 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 in the Development plan protects this.

3.4.16 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 m^2 of bulky good retail park floorspace over the plan period. This noted, the following should be considered when addressing this distinct sector of the retail market:

- The RPGs cap for retail parks is 8,000 – 15,000m^2

- 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.

3.4.17 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 ($8,000m^2$) 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 Environ

3.4.18 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.

Policies
Retail Hierarchy: the principles underpinning the retail hierarchy and the retail hierarchy are set out above in section 3.4.1 and 3.4.2.

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 with in 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: the Neighbourhood Centre proposed in the draft development plan at Poulgour Townland should be an adopted objective in the 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 12,000m^2 for Kilkenny City and County and 8,000m2 as 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 to be in excess of 7,000 m^2. 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 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.

3.4.19 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.

3.4.20 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. The following are identified for consideration:

- Traffic management
- Environmental improvement
- Heritage and interpretation.

3.4.21 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.

3.4.22 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.

3.4.23 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.

3.4.24 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 $1,000m^2$ (gross) convenience and $2,000m^2$ (gross) comparison should be tested by the criteria

Scheduled towns / other settlements:
proposals for $500m^2$ (gross) convenience and comparison developments should be considered against the criteria.

3.4.25 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 recent developments.

ii   The impact on the designated town centres, including cumulative impact;

iii   There is demonstrative quantitative and qualitative 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.

3.4.26 The Sequential Approach

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.

3.4.27 Compliance with the 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."

3.5 Education & Training

Kilkenny has a wide range of educational facilities and historically has been known as a centre for second level education with a wide range of private and public provision.

It is the policy of the Council to facilitate the improvement and expansion of educational facilities as appropriate through out the County ranging from pre school to post graduate and continuing education measures.

3.5.1 Child Care Facilities

National policy on childcare is to increase the number of places available and to improve the quality of childcare services for the community. The Government has issues draft guidelines on childcare facilities. The provisions of these guidelines are incorporated into this Development Plan. In the past child care facilities have been provided on an ad hoc basis by a small number of private fee paying pre school playgroups or kindergartens.

The Government's National Anti Poverty Strategy identified childcare provision as one measure to address poverty and social exclusion. Childcare can help to combat poverty in four main ways:

- Through combating educational disadvantage among children;
- Facilitating labour market participation among women;
- Supporting women in accessing training, education and employment within the childcare sector;
- Alleviating family stress and social isolation.

Childcare is therefore a valuable mechanism in supporting and enabling social and economic regeneration in disadvantaged and marginalised communities.

3.5.1.1 Policy

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

This policy will encourage local economic development, promote one element of community care and address disadvantage and social exclusion.

Appropriate locations include the following:
Larger new housing estates, industrial estates and business parks, in the vicinity of schools neighbourhood and district centres and adjacent to public transport facilities.

3.5.2 Primary Schools

The declining birth rate has resulted in a reduction in the numbers of children at primary school age. The population projections for the County undertaken for the County show a continuing future decline in the primary school age group.

3.5.3 Post Primary Level

The declining birth rate will also impact on the numbers of pupils entering second level education in due course. The school system is largely established although there are some developments currently underway or planned. A community College is planned for Ferrybank and one has just been built at Ballyhale. If further expansion is needed it is likely that the expansion of existing facilities can cater for any increased demand.

3.5.4 Third Level

There is no university in the South East Region. The nearest universities are located in Dublin and Cork and Limerick. Third level institutes of technology are located in Carlow and Waterford. Various reports have detailed serious early school leaver problems and low participation rates in higher and third level education in the South East.

An outreach campus for NUI Maynooth has been developed in St. Kierans College Kilkenny. It is a co-operative venture between NUI Maynooth and the Kilkenny Campus steering Committee. This is funded in the main by NUI Maynooth from its own resources and development is restricted by the limited nature of funds available. With further development this outreach facility would be capable of delivering customised responses to current needs across the full range of NUI Maynooth's full

course offerings at its main campus, including science, engineering and computer sciences.

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.

It is important that the outreach campus in Kilkenny be developed to its full potential, not only through the NUI Maynooth initiative but also through the development of similar initiatives with other leading universities and institutes of technology.

3.5.4.1 Policy
It is the policy of the Council

a) To co operate with the Department of Education and school management boards in the provision of adequate primary and second level education facilities throughout the County as the need arises.

b) To facilitate and promote the development of the third level outreach facility in Kilkenny City to its maximum potential.

c) To support the establishment of a university for the South East Region.

4 Sanitary Services & Environment

4.1 Background

There are 15 public water supply schemes within County Kilkenny operated by Kilkenny County Council, which provide nearly 5 million gallons of water daily to the City and rural districts. The quality of our drinking water supplies is of foremost importance. Water quality is monitored on a daily basis by the Councils staff. Testing is also carried out by the SouthEastern Health Board and the Regional Water Laboratory on an agency basis.

Water supplies are a scarce and expensive resource and cannot be wasted and in this regard water conservation policies are now mandatory on the Council and are in accordance with the principles of sustainability.

During the period of the last plan the Bregagh sewerage scheme was implemented and the Kilkenny Water Conservation scheme was commenced which has been a major success and which is still ongoing.

There are 11 major wastewater treatment schemes and 14 smaller waste water schemes within the County treating waste water equivalent to a population of about 128,000 people.

A substantial part of the County's sanitary infrastructure is over twenty years old and was not designed to meet the present level of demand, without taking into account stricter standards in the future and demands for better quality of service.

There is consequently a need for updating and renewal. A very substantial investment is required in both water supplies and wastewater treatment works over the coming years to ensure satisfactory facilities throughout the County.

4.2 Water Supply

Water is a vital resource which is essential for all types of development. The quality of this resource is important for the public, the wider environment and the economic and physical development of the County.

In 1999 consultants carried out a strategic review of water supplies within the County. The report identifies the optimum strategy for providing County Kilkenny with an adequate water supply, taking into account the likely increase in demand to the year 2026.

4.2.1 Policy

It is the policy of the Council:
a) To implement the recommendations of the Kilkenny Water Supplies strategic Review.
b) Extend water supplies to meet the expanding domestic commercial and industrial needs of the County.
c) Improve the provision of services in those areas where deficiencies exist at present.

d) Encourage the economic use of existing service.

e) Conserve valuable water supplies by eliminating leakages.

f) Conserve and protect sources of supply through the application of the principles of sustainability in their development and controlling development in their vicinity, which would give rise to adverse impacts.

4.3 Water Quality Protection

The main source of water in Kilkenny for industrial and domestic use is surface water abstracted from rivers and streams. The Rivers Nore, Blackwater, Dinan and Duiske are the principal sources of supply for the county's urban and industrial supplies. The rivers Barrow and Suir act as county boundaries and are the shared responsibility of several counties. The River Nore provides Kilkenny City and a number of other settlements with their water supply. The Rivers Barrow and Nore have Special Area of Conservation status.

Underground water supplies are used by a significant number of households in the county who are dependent on private wells. A number of group schemes are also dependant on underground aquifers. Underground aquifers are exploited commercially for bottled water, which can be a significant economic resource. Ground water also contributes to the river system.

An aquifer classification map has been prepared which identifies the principal aquifers of County Kilkenny.

The Council is at present preparing a Ground Water Protection Plan in conjunction with the Geological Survey of Ireland. The Groundwater Protection Plan is a management tool that will allow the planning and licensing authorities to make decisions on the location, nature and control of developments and activities in order to protect groundwaters.

The Council has participated in the Catchment Management and Monitoring Scheme for the River Suir Catchment titled the "Three Rivers Project.

In response to the Phosphorous Regulations 1998 and the Local Government (Water Pollution) Acts 1977-1990 the Council has prepared a Measures Report which details the water quality standards for phosphorous in the County.

The Council has taken appropriate development control measures in relation to agricultural, industrial and residential development in order to prevent water pollution through farm surveys, river monitoring and lectures on pollution control.

4.3.1 Policy

It is the policy of the Council to

a) ensure the sustainable and economic provision of an adequate supply of good quality water for industrial, domestic and other beneficial uses, including the propagation of healthy fish stocks.

b) to implement its adopted Water Quality Management Plans in order to prevent pollution and to ensure that beneficial uses of the waters e.g. industrial, domestic and agricultural abstraction, fishing and recreation, are protected.
c) ensure the protection of sources of potable water and will continue the process of monitoring the quality of water resources.
d) prevent industrial water pollution by ensuring that development is appropriately located, by seeking effluent reduction and 'clean production' where feasible, by requiring that waste water treatment facilities are adequate, and that effluents are treated and discharged in a satisfactory manner. The Council will seek by means of development control and where necessary enforcement measures to prevent pollution of water by agricultural activities.
e) Ensure the completion of a groundwater protection plan for the county in conjunction with the Geological Survey of Ireland.

4.3.2 Water Quality Objectives

1. The County Council is committed to the implementation of the monitoring and management system for the River Suir Catchment designed under the Three Rivers Project.
2. The County Council is committed to the implementation of the measures quoted under the Water Quality Standards for Phosphorous Report.
3. The County Council will participate in the development of a river Basin Management Project for the South East Region.

The Council has taken appropriate development control measures in relation to agricultural industrial and residential development in order to prevent ground and surface water pollution.

4.4 Waste Water Treatment

The provision of wastewater treatment infrastructure is imperative to facilitate the economic, social, and physical development of the County.
It is essential to facilitate the planned phased expansion of the towns and villages throughout the County.
In addition the continued improvement and provision of this infrastructure is necessary to meet the requirements of the E.U. wastewater treatment directive.

The Council in conjunction with local development groups and/or private individuals and developers, under it's small schemes programme and group sewerage schemes programme will facilitate the development of waste water treatment facilities in the smaller settlements not identified in the existing priority proposals of the Council.

4.5 Sludge Treatment

The Council is committed to making a plan for the disposal of sludge from treatment plants within the County. Consultants have been appointed to prepare a sludge strategy for the County.

4.5.1 Policy

It is the Councils policy to:

a) Extend waste water treatment to meet the expanding domestic commercial and industrial needs of the County.
b) Improve the provision of treatment services in those areas where deficiencies exist at present.
c) Encourage the economic use of existing treatment service.
d) Meet in full the requirements of the E.U. wastewater treatment directive.
e) Ensure that arrangements for the treatment and disposal of effluent from all forms of development is sustainable and meets environmentally acceptable standards.
f) Develop a strategy for the treatment of sludge for the County.

4.5.2 Objectives:

The Council is committed to a major programme of investment for the provision of water supplies and wastewater treatment infrastructure. The Council has prioritised this investment programme and it is set out in the County Engineers report of 1997 as adopted by the Council.

The completion of the water supply schemes and the waste water treatment schemes will be sought within the period of this Plan. The priority of the schemes may be subject to alteration depending on changing circumstances.

The major sewerage schemes within the county are as follows:

Kilkenny City & Environs: Upgrade existing plant and provide sludge treatment facility for the county.
Thomastown Sewerage Scheme: Upgrade treatment works, improve and provide new pipe network.
Graiguenamanagh Sewerage Scheme: New Treatment Works
Kilmacow Sewerage Scheme: Complete New Scheme
Urlingford Sewage Scheme: Upgrade Treatment Works and improve pipe network
Freshford Sewerage Scheme: Upgrade treatment works and improve pipe networks
Johnstown Sewerage Scheme: Upgrade Treatment Works.
Goresbridge Sewerage Scheme: Provide New Treatment Works.
Ballyragget Sewerage Scheme: Upgrade Treatment Works.
Bennettsbridge Sewerage Scheme: Upgrade Treatment Works.
Inistioge Sewerage Scheme: Upgrade Treatment Works.
Clogh, Chatsworth, Moneenroe Sewerage Scheme: Extend Pipe Network.

The major water supply schemes within the County area are as follows:

Gowran, Goresbridge, Paulstown W.S.S: Augmentation Scheme.
Belview Water Supply Scheme, Bennettsbridge Regional: Augmentation Scheme.
Urlingford/Johnstown W.S.S.: Augmentation Scheme.

Kilkenny/Freshford: Augmentation Scheme
Ballyragget W.S.S.: Augmentation Scheme
Inistioge/Rower W.S.S.: Augmentation Scheme.
Clogh/Castlecomer W.S.S.: Improve Treatment Works.
Piltown/Fiddown W.S.S.: Augmentation Scheme.
Graignamanagh W.S.S.: Augmentation Scheme.
Callan Water Supply Scheme Mooncoin Regional Water Supply Scheme: Provide Chlorine Booster Stations.
Glenmore Water Supply Scheme: Upgrade

The Belview water supply scheme is seen as essential to facilitate the expansion and development of Belview Port. Consultants have been appointed to recommend a source of supply.

It is an objective of the Council to prepare sludge strategy for the County and provide a sludge treatment facility for the County within the period of the Plan.

Environment

4.6 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 on the 15th March 1999. The regional strategy forms the blueprint for waste management in the South East Region for the next 20 years. The strategy embraces National and European waste management policy. By the adoption of that strategy the County Council recognises the need for a long-term sustainable approach to waste management and supports National and Regional policy on waste management.

4.6.1 The Council's Response to Date

Kilkenny County Council has produced a Waste Management Plan for the period 2000-2004, which sets out its waste management policy. Efficient waste management is one of the central themes of sustainable development. It is imperative that an efficient waste management infrastructure be in place within Kilkenny if the county is to attract foreign investment.

Caherlesk and Grannagh landfills have been closed and returned to agricultural use with part of Dunmore landfill closed and returned to agricultural and forestry use. The Council has facilitated the provision of recycling services including bottle, can and textile banks in Kilkenny City and County.

Kilkenny County Council's policies are designed to be consistent with the hierarchy of decision making in an integrated waste management programme in accordance with the Government Policy objective as stated in the document "Changing Our Ways" (DoELG September 1998).

4.6.2 Waste Disposal Policy

It is the policy of the 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 co-operate with the Local Authorities within the South East region in the preparation of a Waste Management Plan for the South East Region.
d) 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.
e) To continue to encourage Tidy Towns and other community environmental initiatives and to promote awareness of the value of a clean and tidy environment.
f) To stabilise and in the longer term reverse the growth in waste generation by prevention and minimisation.
g) To integrate its waste management policy with that of the SouthEast Region.

h) 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 mange solid waste through the dedication of an education officer.

i) To embark on a detailed eco – audit of its activities in order to identify baseline conditions concerning its in house purchasing policies, consumption patterns and waste production in accordion with Local Agenda 21.

j) That if waste cannot be re used or recycled it will be disposed of in a manner which will minimise environmental pollution is operated on the Polluter Pays Principle.

k) In conjunction with Kilkenny Corporation to introduce kerbside collection of recyclables in Kilkenny City & Environs following a detailed review of the various methods available.

l) To support and encourage with the help of organisations such as Kilkenny Chamber of Commerce and Industry and IBEC the commercial and industrial sectors in the achievement of statutory recycling targets.

4.6.3 Waste Disposal Objectives

a) In order to promote reuse, recovery and recycling of materials, the County Council will establish a civic amenity centre in the area of Kilkenny City, increase the number of bring centres and pilot a green waste composting scheme.

b) The Council's landfill at Dunmore has a limited capacity estimated to the end of 2001. The Council will assess the feasibility of extending the Dunmore Landfill site as an interim measure subject to Waste Licensing Regulations and Environmental Impact Statement.

c) The Council will 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 Statement and may commence within the period of this County Development Plan.

d) The Council will 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.

4.7 Air Quality Policy

There is a very high air quality within the County and it is the objective of Kilkenny County Council to maintain its optimal standards.

4.7.1 Policy

a) It is the policy of Kilkenny County Council in setting and monitoring emission limits to ensure that the developments, which are subject to the requirement of the Air Pollution Act 1987 and Air Pollution (Licensing of Industrial Plant) Regulations 1988 or any subsequent regulations meet appropriate emission standards and other relevant national and international standards.

b) It is the policy of the Council to support public transport and non motorised transport as a means of reducing locally generated air emissions and to encourage landscaping and tree planting as a means of purification and filtering of the air.

4.8 Litter

Litter is a continuing problem in both urban and rural areas. The Council recognises the importance of protecting the towns and countryside from indiscriminate dumping and bill posting and in keeping the environment in general, free from litter.

It is the policy of the Council to carry out its statutory functions in relation to the Litter Pollution Act 1997. A litter Management Plan has been prepared and adopted for the County in 1997.

A clean and well-presented local environment is a sign of good civic organisation and pride. This has been reflected locally in the good performance of the towns and villages of the County in the National Tidy Towns Competition.

4.8.1 Policy

a) It is the policy of the Council to carry out its statutory functions in relation to the Litter Pollution Act 1997.

b) It is the policy of the Council to build on the achievements to date in the Tidy Towns and to develop a civic spirit which fosters pride in a clean and litter free county and frowns on the anti social litter behaviour of littering our towns and countryside.

c) It is the policy of the Council to continue in its partnership approach with the Tidy Towns Associations, Community Groups, farming organisations, trade unions, the business community, the local media, sporting organisations, tourism bodies and Gardai in the support and fostering of anti litter initiatives within the County.

5 Recreation, Tourism and The Arts

5.1 Recreation

The Council is committed to the protection and sustainable development of the amenities of the County for recreational purposes to the benefit of residents of the County as well as the promotion of Tourism.

The Council will endeavour to make provision for a hierarchy of parks open spaces and out door recreation areas within the County so that the population can participate in a wide range of active and passive recreational pursuits within easy reach of their homes and places of work.

The prerogative to maintain and enhance existing open space, sport and recreational facilities as well as providing new facilities permeates all levels of national planning advice.

(a) *The National Development Plan*
The benefits of a healthy population are identified in the National Development Plan and funds are allocated for provision of physical infrastructure for recreation in deprived urban and rural areas.

(b) *Sustainable development A Strategy for Ireland*
The principle of sustainability and encouragement to all forms of sustainable development underline the Dept. of the Environment and Local Government's approach to planning. Providing opportunities for people to participate in sport and in a wide range of formal and informal recreation activities should where ever possible be available for everyone, including the elderly, young children and those with disabilities for whom access to facilities is especially important.

(c) *Parks Policy for Local Authorities (1987)*
This document identifies that a co-ordinated approach to the provision of public parks and outdoor recreation areas is necessary if public demand is to be adequately catered for and if maximum value is to be obtained from the limited resources available.

(d) *Targeting Sporting Change in Ireland*
This document sets out a clear blueprint for the development of Irish sport with regard to facilities. A Strategic goal is the provision of quality sports facilities in the right place at the right time.

(e) *Residential Density Guidelines for Planning Authorities*
Permeating through the guidelines is the concept that achievement of higher densities must be coupled with a higher standard of residential environment and thus the provision of higher quality public and communal open space.

The Council recognises that the countryside has an important function in providing outdoor recreational facilities not only for the population of the County but also for visitors and tourists. It is recognised that the provision of tourist facilities is an integral part of the provision of outdoor recreational facilities in the countryside and that the two types of demand are not necessarily the same.

5.1.1 Policy:

Drawing from the relevant National guidelines and the provisions and experience of the previous development plan the following will form the Councils policy objectives.

Provision of Facilities Generally
It will be the policy of the Council to co operate with local development organisations, community groups, the Co. Kilkenny Vocational Educational Committee, and others in the development of recreational facilities throughout the County and to enter into joint venture arrangements where appropriate for the provision of such facilities.

Protection of open space
It will be the policy of the Council not to permit development which would result in the loss of public or private playing fields, parks, children's play space amenity open space or zoned land for recreational or open space purposes. An exception may be considered where the following requirements are met and demonstrable:

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

Open Space in New Residential Development
The Council will require the provision of open space to the following minimum standard:

2.4 hectares per 1,000 population (circa 25 dwellings or greater) (see Development Control Section)

- 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.

Outdoor Recreation in the Countryside

The Council will normally permit development proposals for outdoor recreational use in the countryside where all the following criteria are met:

- It will not result in damage to sites of nature conservation importance or features of the archaeological and built heritage;
- It will not result in the loss of the best and most versatile agricultural land;
- It will not cause harm to the appearance and character of the local landscape and can be readily absorbed into its surroundings by taking advantage of existing vegetation and /or topography;
- The amenity of the people living nearby or the enjoyment of other countryside users is not adversely affected by the nature, scale, extent, frequency or timing of the recreational activities proposed including any noise likely to be generated;
- Any ancillary built development is small in scale, designed to a high standard and sympathetic to the surrounding environment in its siting, layout and landscape treatment.
- Consideration is given to access to the proposed facility by means of transport other than the private car and;
- The local road network can safely handle the extra traffic the proposal would generate and satisfactory arrangements are provided for access, parking, drainage, litter and sewage.

The Council is aware of the considerable recreational potential which is available in the mountain, hill areas and river valleys both in the county and just outside its borders. The council will co-operate with the adjoining Authorities and with other interested parties such as Bord Failte, An Taisce, mountaineering, game clubs, and other appropriate organisations to protect the potential of these areas and to carry out appropriate developments as and when resources permit. Such developments would comprise the laying out of walks, bridle paths, access points to streams and lakes, new access roads and car parks, lay-byes and picnic sites, climbing huts and hostels.

Intensive Sports Facilities

The Council will normally only permit development proposals for intensive sports facilities where these are located within settlements and provided all of the following criteria are met:

- It will not have any direct impact on residential amenity;
- It is located so as to be accessible to the catchment population and gives priority to walking , cycling and public transport and does not generate unacceptable levels of traffic;
- It is designed so as to minimise the impact of noise and light pollution;
- There is no significant detrimental impact on the natural environment or features of the archaeological and built heritage;
- The proposal is of a high quality design and respects and contributes to the character of its location and townscape and
- The proposal is compatible with development plan zonings.

Noise Generating sports

Where development proposals for sport or recreational uses generating high levels of noise are proposed permission will be considered where the following criteria are met:

- The proposal will not cause an unacceptable level of disturbance to local residents.
- The proposal will not cause an unacceptable level of disturbance to farm live stock and wildlife.
- The proposal will not conflict with enjoyment of areas used for informal recreation.
- The ambient noise level in the area is already high and the tone of noise produced by the new activity will not be dominant.

Development associated with water sports

The Council will normally only permit proposals for development associated with water sports adjacent to inland lakes and waterways where all of the following criteria are met:

- The proposed facilities are compatible with any existing use of the water, including non recreational uses;
- It will not result in damage to sites of nature conservation importance or features of the archaeological and built heritage.
- The development can be satisfactorily integrated into its landscape or townscape surroundings;
- The development will not have an unacceptable impact on visual amenity especially in Areas of Special Amenity, or other locally important scenic areas; and
- The development will not result in over intensification of use leading to pollution, excessive noise and nuisance.

The floodlighting of Recreational Facilities

The 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.

Development Levies for Sports and Recreation facilities

The Council will continue to levy a sum of money from each housing unit proposed to go to the provision of public open space. A separate fund will be set up to assist in the provision and development of open space and recreational facilities throughout the City and County.

Appropriate levels of Sports and Recreation Provision

It will be the policy of the Council to ensure that developers be required to make provision for sport and recreational infrastructure commensurate with the needs of their developments as an integral element of their proposals. Such provision should include direct provision on or off site or a development levy to enable the Council to make appropriate alternative provision.

It will be Council's policy to maximise the use of resources. The appropriate standards are detailed in the development Control section of the Plan.

5.1.2 Objectives

- During the period of the Plan it is an objective of the Council to prepare a detailed recreation study of the County dealing with the quantitative and qualitative aspects of recreation within the County and setting out a strategy for the future provision of recreational facilities within the County.

- It is an objective of the Council in conjunction with Kilkenny Corporation to develop a new swimming pool on a suitable site within Kilkenny City and its environs. A feasibility study has been carried out and the site selection process is underway at present.

5.2 Tourism

Between 1992 and 1997 the number of overseas tourists visiting the South East increased by 37%. This was below the national growth rate in overseas tourist arrivals during the same period. However, a large proportion of this national growth was concentrated in Dublin. If Dublin is excluded, the South East is on a par with the average of the other regions. The South East region had the fourth largest growth rate after Dublin, Midlands East and the Cork/Kerry regions.

International tourism expenditure is forecast to grow by close to 6% per annum in real terms over the next decade. Further considerable growth in the market share by Ireland is achievable and appropriate investment decisions have the potential to deliver substantial gains for the regions.*

Kilkenny is part of the South East Region and tourism is promoted and marketed by the South East Regional Tourism Organisation (S.E.R.T.O.). A regional Tourism Plan 2000 to 2006 has been prepared in the context of the National Development Plan by SERTO. The Plan focuses on the promotion and marketing of the landscape of the region and developing amenities including angling, cycling, festivals, and golf and heritage tourism. Kilkenny's international reputation as a centre of design and high quality craft production is a proven asset. Kilkenny Arts Week and the Cats Laughs comedy festival have raised the profile of Kilkenny City as a tourism destination.

Tourism made a significant contribution to employment and economic growth nationally in the period 1994 – 1999 and is seen as a sector which can make a contribution to balanced regional development and in particular rural development.*

Source NDP

Tourist attractions in the County outside the City are Mount Juliet Estate Dunmore caves, Jerpoint Abbey, Rice House in Callan, Duiske Abbey in Graiguenamanagh, Kells Priory, Windgap Slate quarries and Woodstock Estate.

There are other areas of the County which have untapped potential and could be successfully developed in terms of a sustainable tourism product.

Sustainable tourism involves a positive approach to harmonising the interactions between the physical environment and the host communities. The Council will co

operate with the Borough Council in encouraging the role of Kilkenny City as a major tourism destination

5.2.1 Policy

The Council will support the integrated regional approach taken by Bord Failte and the South East Regional Tourism Organisation and Kilkenny to raise the profile of the South East as a tourism destination in its own right.

Kilkenny County Council is committed to the development and expansion of Tourism within the County and will continue to support the activities of organisations such as Bord Failte, S.E.R.T.A, LEADER, Kilkenny City and County Tourism and Local Development Groups in the promotion and development of Kilkenny City and County as a tourist destination.

It will be the policy of the Council in its role as a Planning Authority to support the development and expansion of tourism within the County by:

(a) Protecting and enhancing existing resources and to facilitate activities based tourism facilities throughout the County, subject to the requirements of development control set out in this plan.

(b) Encouraging the development of agri-tourism in rural areas.

(c) Encouraging the provision of indoor and activities based tourism facilities and events which extend the tourism season .

(d) Preserving the views of special amenity value throughout the County.

(e) Consulting with Bord Failte, SERTO, Kilkenny Tourism and local tourism groups in order to improve the adequacy of directional sign posting for tourists within the County.

(f) Co-operating with the Kilkenny Borough Council in encouraging the role of Kilkenny City as a major tourism destination.

(g) Supporting the marketing of Kilkenny through the initiatives of the Kilkenny Marketing Strategy Group and Kilkenny Tourism

(h) Preserving the scenic and landscape beauty of the County.

(i) Encouraging the development of outdoor recreational /leisure activities which are based on the natural amenities and resources of an area.

(j) Providing public rights of way to places of special beauty, amenity or recreational value or having views of outstanding quality. The Council shall also seek the preservation and maintenance and improvement of all existing rights of way to such areas.

(k) Providing a significant level of investment in the provision of roads and sanitary services infrastructure which will help to foster the development of Tourism within the County.

5.2.2 Objectives

In order to maximise the benefits of tourism for the City and County it is an objective of the Council to prepare a Kilkenny Tourism Plan during the period of this Plan in co operation with other relevant bodies and tourism interests.

5.3 The Arts/Cultural Development

Cultural development should be seen as an integral part of the overall development of the County. The culture of a County, City or town is one of the crucial aspects which distinguishes it from other counties or cities. It includes speech, language, theatre, music painting, dance, literature, photography, architecture and more. Knowledge and awareness of the distinct cultural experience of a place or an area is necessary if cultural development is to take place; such knowledge links the past with the present and the future and helps provide a community with a sense of place of its cultural identity.

The Council provides financial assistance within the limits of its resources towards the development of the Arts and considers that a multi faceted cultural activity has an important contribution to, make in the lives of residents in the County as well as in tourism development.

Kilkenny Arts week, the Kilkenny Design Centre and the Cats Laughs comedy festival have fulfilled an important role in the cultural development of the County and have raised the profile of the county internationally.

A need has been identified for a multipurpose Arts Resource centre for the City and County, which will be available to all sections of the community for its artistic and cultural development.

5.3.1 Policy

It will be Council Policy to:

a) Promote the development of the Arts in the County through a variety of measures and in consultation with the Arts Council the Crafts Council and other relevant bodies.

b) To draw up a policy for the development of the Arts throughout the County within the period of the plan.

5.3.2 Objectives:

a) It is an objective of the Council to prepare a development plan for the Arts within City and County during the period of this plan.

b) It is an objective of the Council to provide an Arts Resource Centre for the City and County.

6 Transport, Energy & Communications

The provision of infrastructure in County Kilkenny over the period of this development plan will be in accordance with the principles of sustainable planning development.

As detailed in Chapter 1 the Council is aware of its obligations to Local agenda 21 with respect to reducing non-renewable fuel consumption. This can be achieved by discouraging the use of private transport in favour of public transport where possible and promoting alternatives to car transport such as cycling and walking.

At present there is a heavy reliance on roads within the County and a significant level of investment is required in order to meet the Councils objectives and the Governments objectives for roads within the County. Thus over the period of this plan investment in roads development will continue to be a priority.

6.1 Roads

Transport plays a central role in the economy. The development of an efficient strategic transport system in line with national policy is essential to the future economic social and physical development of the County. Transport policy and planning, and land use policy are fundamentally linked.

The National Development Plan 2000 - 2006 has identified significant levels of investment to be made in the national road network in the County. This development strategy for national roads will include the development by 2007 of the following routes in their entirety to motorway/high quality dual carriageway standard;

- Cork to Dublin (N8)
- Waterford to Dublin (N9)

This includes for a complete new National network for the above within the County. Further major improvements on other national primary routes within the County include the N24 and N25 routes, which are an integral part of the western corridor from Sligo through Limerick to Rosslare.

The primary road objectives of the Governments strategy are:

- To improve the reliability of the road transport system by removing bottlenecks, remedying capacity deficiencies and reducing absolute journey times and journey time variance.
- To improve internal road transport infrastructure between regions and within regions, contribute to the competitiveness of the productive sector and foster balanced regional development.
- To facilitate better access to and from the main ports and airports with the main objective of offsetting the negative effects or peripherality;

- To contribute to sustainable transport policies, facilitating continued economic growth and regional development while ensuring a high level of environmental protection;

- To help to achieve the objectives of the Governments Road Safety Strategy in relation to the reduction in fatalities and serious injuries caused by road accidents.

The Council's long term objective is to implement the Governments strategy for National Roads within County Kilkenny and to develop an integrated sustainable system of transport for the County involving road, rail, bus, cycling and walking.

An integrated road network for the County based on the Governments strategy will offer benefits to the County as a whole and to the regional and national economies as outlined above, in terms of connections between urban areas, road safety improvements, fostering rural development, reducing isolation and improving the quality of life.

The National road network through the County caters for the efficient and safe movement of long distance traffic through the country. The network also provides strategic links for the towns within the County and within the Southeast region as a whole.

In order to protect the investment in these roads and to maintain their primary function in an era of rapid growth in car ownership, it will be necessary to restrict access and junctions to the network to a minimum.

6.1.1 Policy

Having regard to national objectives as set out in the NDP 2000 – 2006, the need to promote the economic development of the county and the need to preserve and enhance the safety, level of service and carrying capacity of the national road network in County Kilkenny, it will be the policy of the Council:

a) To co operate with the National Roads Authority in the development of an integrated road network for the County
b) To safeguard the capacity of the National Road network within the county by the restriction of access points to the network and the significant intensification of existing access points
c) To preserve free from development proposed road realignment/improvement lines and associated corridors where such development would prejudice the implementation of National Roads Authority or County Council Plans.
d) To continue to implement the Governments strategy for road safety.
e) To facilitate the development of alternative transport initiatives particularly in rural areas in order to reduce isolation and promote social inclusion.
f) To maintain, develop and improve existing roads and to construct new roads as needs arise and resources permit.
g) To facilitate the development of the National road network in accordance with "Ireland, National Development Plan 2000 – 2006 and with the policy of the National Roads Authority as it applies to the provision of national routes from Dublin to Cork(N8) and Dublin to Waterford (N9 & N10) and their ancillary roads and services. It is the policy of the Council to assist and facilitate the achievement of this objective.

6.1.2. National Primary & Secondary Roads

New development requiring direct access to the National Primary and National Secondary Roads outside the 30 mph speed limits within the County shall be restricted to the following categories:

1. A dwelling for a full-time farmer on a National Route
2. An existing inhabited dwelling in need of replacement
3. A second family dwelling on a farm where this is required for management of the farm
4. A further dwelling on a Council plot for a family member, provided access is taken from an agreed suitable access point
5. Industrial Development where it is locationally tied to a fixed natural resource

Permission may be granted in the above instances subject to the following stipulations:

a) That an alternative site with access onto a minor road is not available.
b) That the proposed development would not constitute a traffic hazard.
c) That the development would not:

   i) create a public health nuisance, or

   ii) detract from the visual amenities and character of the area

d) Access to the development shall comply with the standards and requirements set down by the National Roads Authority Design Manual for Roads and Bridges (NRA- DMRB) as published by the NRA Dublin.

In all cases the onus will be put on the developer to provide evidence that an exception is justified.

In the interests of public safety it is the Councils policy to extend and improve the provision of footpaths, lighting and pedestrian crossings within the development boundaries of existing settlements subject to the availability of finance. New footpaths will be ramped at crossing points and existing footpaths improved subject to resources.

It is the policy of the Council to vary the Development Plan to take advantage of the development potential arising from the route of the proposed central corridor of the M9/N9 dual carriage way when it has been determined

6.1.3 Regional Routes

Regional roads provide important strategic linkages within the County and to the National road network and other counties. They serve rural areas and help to advance rural development and diversification, indigenous industry, local enterprise agriculture agribusiness and tourism.
In order to protect the investment in these roads and to maintain their strategic function it will be necessary to exercise control over new development requiring access to these roads by restricting new access points to a minimum in the interests of safety.

Planned investment will enhance the role and capacity of these routes.

It is the policy of the Council to exercise control over new developments requiring direct access to the regional roads of the County by restricting new access points to a minimum to preserve their strategic function and in the interests of traffic safety.

6.1.4 Local Roads

In its programme of spending over the plan period, the County Council will prioritise its spending on local roads which are deficient according to the strategic benefits and improved traffic and pedestrian safety which will result. The Council will have regard to the transportation needs of development generally, particularly that associated with agribusiness, tourism and the need to promote rural development and diversification in the prioritising of its spending.

6.1.5 Specific Objectives

As part of the National Roads development programme it is an objective to complete the following major road improvement projects over the plan period.

6.1.5.1 National Primary Routes
a) To complete the Piltown Fiddown by pass which is currently under construction
b) To construct a by pass for Mooncoin
c) The development of the entire N8 route within the County to Motorway or Dual carriageway standard
d) The development of the Central Corridor Route (Waterford to Dublin) to motorway /dual carriageway standard
e) The construction of the Waterford bypass and second river crossing along the N25 to dual carriageway standard
f) The completion of the upgrading of the N24 Waterford to Carrick on Suir Route including a bypass for Mooncoin
g) The upgrading of the N25 route between Waterford and New Ross with a bypass for New Ross
h) Continue with the pavement improvements on the existing N8, N9 and N10 routes.

6.1.5.2 National Secondary Routes
a) The completion of the outer ring road to Kilkenny City from the N9 Carlow road to the N77 Castlecomer Road
b) The realignment of the N76 Callan to Kilkenny road
c) The realignment of the N77 from the proposed Castlecomer roundabout to the county boundary with Laois

6.1.5.3 Regional Roads
a) Provide a relief road for Graiguenamanagh.
b) Continue the pavement improvement programme for the Regional Road Network
c) Realignment of the R693 between Kilkenny and Freshford at Threecastles.
d) To improve substandard sections of regional roads throughout the County , in particular those most heavily trafficked, and those providing access to existing or proposed industrial or commercial developments.

6.1.5.4 Local Roads

a) To continue with the restoration and improvement of the local road network within the County under the current 5 year programme.

6.2 Rail

The County is crossed by four railway lines with a spur from Kilkenny City to connect to the Dublin Waterford line at Lavistown. Waterford Port is served by rail which facilitates the movement of freight by rail to and from the port.

Improved passenger facilities, in particular commuter and tourist services would facilitate economic growth and assist in the sustainable development strategy for the urban areas and the County as a whole.

6.2.1 Policy

It is the policy of the Council to:

a) 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 for the benefit of the commercial and tourism sectors.

6.3 Bus & Taxis

6.3.1 Policy

a) It is the policy of the Council to encourage the use of public transport accessible by all, in preference to the private car, both on grounds of sustainability, and on grounds of proper planning and development.

The Council will therefore 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. In particular the Council will support transport initiatives in rural areas which will help to improve communications and reduce isolation.

6.4 Ports & Rivers

During the course of the last Plan the new port at Belview has been developed. The development of the port has been one of the most significant developments in the County.
The Council is seeking strategic development zone status for Belview Port. The ports of New Ross and Rosslare also service the South East region. Easy access to Belview, New Ross and Rosslare ports is important for the economic development of the County.

6.4.1 Policy

It is the policy of the Council:

a) To facilitate and promote portal development and associated industrial and distribution activities by means of reservation or purchase of land and by the upgrading of access routes.

b) To seek the upgrading of intra - regional and national routes giving access to Belview Port along with the improvements of those elements of the national rail network which serve the port.

c) To seek strategic development zone status for Belview Port.

The Council will seek to implement its plan for the industrial development of lands at Belview contained in Volume 2 of the Development Plan.

6.5 Airports

The Council recognises the importance of air travel in improving the attractiveness of the County for industrial, commercial and tourism development. The County has an aerodrome located three 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.

Waterford Regional Airport is the nearest airport to the County and the Council recognises that Waterford Regional Airport is a valuable asset to the South East region.

6.5.1 Policy

a) It is the policy of the Council to facilitate the future development of Kilkenny aerodrome by reserving air corridors as necessary.
b) It is Council policy 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.

6.6 Energy

The Council strongly supports national and international incentives for limiting emissions of greenhouse gases and encouraging the development of renewable energy resources. The planning and land use policies in the development plan are intended to promote efficiency in the use of energy, transport and natural resources.
The National Development Plan 2000 – 2006 acknowledges the potential that the development of alternative and renewable energies have to contribute to sustainable development.

The Council has had regard to the National Climate Change Strategy in framing its policies and objectives in this development plan and will seek to play its part towards the achievement of the national targets set out in the National Climate Change Strategy.

6.6.1 Policy

It is the policy of the Council to support the development of alternative forms of energy where such developments are in accordance with the proper planning and land use evaluation of the area.

6.6.2 Wind Energy

The Government through its Renewable Energy Strategy Group has concluded that a plan led approach to wind energy deployment should be adopted integrating three elements, namely, electricity market, electricity network and spatial planning. There is a key role for Local Authorities to play in relation to Irelands renewable energy targets and the abatement of energy related greenhouse gas emissions.

The Council strongly supports Government initiatives for limiting emissions of greenhouse gases and encouraging the development of renewable energy sources.

It is the intention of the Council during the course of the Plan to develop a spatial planning strategy for the county, which will identify

- Strategic areas, which will be key areas deemed eminently suitable for wind farm development
- preferred areas which are suitable
- areas open for consideration and
- no-go areas,

It is a specific objective of the Council to prepare a spatial planning strategy for the development of wind farms within the County. In the interim, development proposals will be assessed on their merits having regard to the relevant Government Guidelines.

Where proposals for wind farms come forward in areas which are designated as Areas of High Amenity, each application will be dealt with on its merits and any proposal, if permitted, will be subject to stringent conditions relating to aesthetics, siting, design, colour and landscaping.

6.6.3 Hydro Energy

The council will respond to applications for hydro energy in the context of the Governments policy on renewable energy and will seek to respond positively to proposals.

Appropriate proposals for the reinstatement of mills and associated power generation will be welcomed by the County Council.

In responding to applications, the Council will seek to ensure that the free passage of fish is provided for by the incorporation of a fish pass where necessary.

6.6.4 Energy from Biomass and Waste

The Council will seek to respond positively to applications for biomass or waste to energy projects in the context of a sustainable energy policy.

Biomass fuels and waste, and the technologies used to convert their energy to electrical power, vary widely. The recently adopted Waste Management Plan for the County deals specifically with energy recovery from waste.

The quantity of residual waste being presented for disposal at the Council's landfills is not sufficient to justify the establishment of a waste –to energy plant in County Kilkenny. The proposals in the Waste Management Plan will continue to be reviewed and updated in the light of the best practice emerging in relation to waste-to-energy systems.

6.6.5 Policy

It is the policy of the Council to examine the feasibility of recovering energy from the landfill gas at Dunmore Landfill.

6.6.6 Solar Energy

The council will encourage the provision of solar energy and in particular will encourage the development of passive solar heating in domestic and industrial buildings.

6.7 Telecommunications

There have been significant developments in telecommunications during the period of the last plan in the areas of teleworking, e –commerce, the Internet and mobile phones. This is giving rise to socio-economic changes, and transforming the way existing business is conducted.

The importance of high quality telecommunication services is recognised by the Council.

Kilkenny City has an up to date telecommunications infrastructure, which is capable of supporting digital communications, high speed Internet and tele-working access.

6.7.1 Policy

It is the policy of the Council to support and facilitate the provision of advanced communication networks and services to the extent required to contribute to national competitiveness and attract inward investment.

In assessing proposals for telecommunications antennae and support structures, the Council will:

- Have regard to the guidelines produced by the Department of the Environment in July 1996.
- Ensure the provision for development in connection with telecommunications is made in ways which will maximise the use of existing masts and sites so as to limit the impact of development.

It is an objective of the Council to ensure the sharing masts and support structures where this is feasible.

The suitability of sites for the location of telecommunication structures will be determined by:

- The need to protect residential and community amenities
- The need to protect visual amenities
- The Council will only grant temporary planning permissions (for periods of 5 years) for antennae support structures and masts to allow a review of the situation in the light of changing technology in the communications field.

7 Housing and Community Facilities

7.0 General

The Council's aim in relation to the provision of housing is to ensure that every household has accommodation suitable to their needs, located in an acceptable environment, at a price or rent it can afford.

7.1 Council's Function

The Council's role 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. The County Council is both the housing authority and the planning authority. In these roles it has the capacity to influence the supply, location and scale of new housing within its functional area.

Access to housing is one of the key elements in the National anti Poverty Strategy for fighting social exclusion and marginalisation and thereby assisting in the fight against poverty. The Council recognises this and through its function as a housing authority it is committed to the development of a sustainable housing policy in partnership with the Voluntary and Community Sectors which will fight social exclusion and marginalisation.

7.2 Private Housing

During the period from 1994 to 1998 there was a total of 2,286 house completions in County Kilkenny. Of that total 2,062 houses were completed by the private housing sector. The private housing sector has a very important role therefore in the provision of houses for population of the County.

7.2.1 Policy

It is the policy of the Council:

a) To provide the necessary infrastructural investment to facilitate the overall level of housing out put required to meet the current and anticipated levels of demand in a planned coherent fashion,
b) To zone adequate amounts of land for housing to provide a locational choice and allow for the probability that not all zoned land will be made available for development.
c) To ensure an adequate supply of zoned land
d) To strive for the highest quality built environment when assessing development proposals.
e) To encourage economy and efficiency in the use of land and services.
f) To strive for the consolidation and retention of social infrastructure in the rural towns, villages, smaller settlements and rural areas of the County, i.e. primary schools, post offices, Garda stations, churches and other community facilities.
g) To support serviced land initiatives and the provision of group water schemes and group sewerage schemes.

h) To contribute to the vitality of the towns and villages of rural areas through the Urban and Village Renewal Programme

i) To promote high standard of architecture in the siting and design of new housing developments.

j) To encourage a variety of house types, sizes and tenure in individual schemes and to encourage variety, interest and social mix in private and social housing developments.

k) To ensure that the Council's housing policy and objectives are linked with employment, environmental, and infrastructural policies and objectives with the aim of improving the quality of life and the attractiveness of the county's towns, villages and open countryside.

7.3 Infill Housing

Infill housing in existing built up areas of the towns and villages of the County and in rural areas between existing houses will be encouraged. Any proposals should be designed to integrate successfully with the existing pattern of development in terms of housing type, scale and details such as materials finishes, building lines etc. In all cases the protection of the amenities of existing development should be the primary consideration.

7.4 Social and Affordable Housing

The National Development Plan 2000 - 2006 has identified a need to increase social housing output to meet rising demand.

This increased housing out put will be met by the Council in a number of ways as a housing authority through,

- Affordable housing/joint venture schemes
- the local authority's 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

The Council will continue to meet social housing needs in the towns, villages and rural areas of the County in a balanced way avoiding over concentration in any one particular area.

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 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.

7.4.1 Policy

It will be the policy of the Council to meet social housing need by

a) Providing houses under its multi-annual housing programme
b) Assembling land banks
c) Co operating with and assisting the Private and Voluntary Sectors.
d) Implementing the Affordable Housing/ Shared Ownership Schemes and other housing initiatives
e) Participating in estate management & involving residents associations through the Council's community liaison programme.

7.5 Housing Strategy Summary (Full text in appendix A)

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.

7.5.1 Objectives

a) It is an objective of the Council to implement the housing strategy contained in appendix A 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.

7.6 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
- Reduced need for investment in infrastructure.
- Better access to existing services and facilities
- More sustainable commuting patterns.

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 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 this plan in the light of the Governments strategy this system will not be used.

7.6.1 Policy

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

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

It follows from this approach that 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 Council to:

a) Achieve a more integrated and sustainable development of all residentially zoned land.
b) Achieve an efficient use of land through residential densities appropriate to its context while avoiding the problems of over development.

c) Emphasise quality, innovation and a design led approach with proposals appropriate to each site and location.
d) To encourage a variety of house types, sizes in individual schemes.

7.7 Ribbon Development

Ribbon Development is defined as a number of houses in a continuous row outside the existing development areas constructed along a roadside.

Over the years there has been development pressure in the County for one off scattered housing. This has not been uniform throughout the County and has manifested itself in the form of concentrations within easy commuting distance of the larger urban centres of the County and those urban centres close to the County boundary such as New Ross and Waterford City.

This development pressure can be broken into four (not exclusively so) main elements:

(a) Local people wishing to provide housing for themselves
(b) People originally from the area and wishing to return to the area to live.
(c) People who need to live in the area by virtue of their employment
(d) Those moving from the nearest urban centre to live in a rural area.

In the main, ribbon development and urban sprawl in the countryside will be discouraged. It is undesirable because it creates numerous accesses onto traffic routes, sterilises backlands, land locks farmland, creates servicing problems (e.g. water supply, drainage, footpaths and street lighting etc.) and intrudes on public views of the rural setting.

7.8 Settlement Strategy

The Council is dedicated to developing a strong, vibrant and sustainable rural community living in the towns, villages, and smaller settlements and in the open countryside and to facilitate and support this through its rural investment programmes, policies and objectives.

The necessity to maintain a vibrant rural community and to strive for the sustainable development of such communities and their services such as schools, post offices, churches, shops etc is recognised by the Council. The County Council recognises the need to retain the rural population and permit the development of houses in rural areas in a manner which will not diminish County Kilkenny's high quality rural environment and distinctive character.

The aim of the Council is not to exclude the development of rural housing but to accommodate the housing needs of rural dwellers and their families who have strong affiliations to a particular area and the needs of those who, out of necessity by reason of employment or other economic or social reason, need to reside in a rural area and to reduce to a minimum the amount of random speculative development.

The Council will facilitate and support this through its rural investment programmes, policies and objectives.

In developing a settlement strategy for the County the widely dispersed system of parishes was examined. Within each parish the location of services such as schools, post offices, Garda stations etc. was identified. From that survey the locations of smaller settlements that service the parish and local hinterland were identified.

7.8.1 Policy

It will be the policy of the Council:

a) To meet the housing needs in rural areas.
b) To encourage housing development to locate in the designated towns and villages where infrastructural and social services exist or are planned to be provided.
c) To encourage appropriate levels of residential development in smaller settlements where there is a basic nucleus of community facilities and services such as a school, post office, small shop, and/or church etc.
d) To minimise the amount of sporadic urban generated rural housing particularly in areas of development pressure close to Kilkenny City, New Ross and Waterford City.
e) To meet the needs of those who need to reside in rural areas by virtue of employment or essential social reasons.
f) To protect the areas of high amenity in the County as important elements of rural character which underpin rural development particularly tourism.
g) To promote high quality design with appropriate siting, landscaping, materials and fenestration.
h) To use its powers under the sanitary services small schemes programme and group sewerage schemes programme in conjunction with local development groups and/or private individuals and developers to facilitate the development of waste water treatment facilities and water supplies.

The areas of development pressure and high amenity are defined on Map 7.1.
The towns and villages designated and the smaller settlements are shown on Map 7.2.

7.8.2. Designated Towns and Villages

The towns and villages designated within the county were chosen having regard to their ability to sustain growth, the Council's infrastructural investment programme and the need for an equitable geographical distribution

The towns and villages designated under this strategy are:

Castlecomer, Callan, Graiguenamanagh, Thomastown, Kilmacow, Urlingford, Freshford, Johnstown, Goresbridge, Ballyragget, Bennettsbridge, Inistioge, Clogh-Moneenroe, Gowran, Piltown, Fiddown, Slieverue, Glenmore, Ballyhale, Stoneyford, Knocktopher, Mullinavat, Kells, Paulstown, Kilmoganny, Mooncoin, Kilmanagh.

A number of village plans have been made by the Planning Authority. These include Urlingford, Ballyraggett, Bennettsbridge, Inistioge, Piltown, Fiddown, Slieverue,

Paulstown, Mooncoin, Freshford, Gowran, Kilmacow, Clogh/Moneenroe and Kilmaganny.

A review will be carried out of the above list of settlements to allow consideration of the addition of further settlements. The Council shall acquire suitable sites within these settlements in order to provide serviced sites for housing.

7.8.2.1 Local Area Plans
It will be an objective of the Council to prepare local area plans for particular areas whether rural, urban or suburban as the need arises and as resources permit during the term of the development plan.

7.8.3 Smaller Settlements

There are smaller settlements dispersed through the rural parts of the County. They possess a limited range of physical and social infrastructure but have the capacity to cater for additional limited development. The County Council will seek to encourage appropriate levels of development in these areas to help sustain population levels and support existing services.

The Council will encourage well-designed and located clusters of houses within or adjacent to the development areas of these settlements as an alternative to roadside development, normally no more than 8 houses off a single access road, with public services if these can be economically provided or other suitable effluent treatment arrangements.

The Council will require that where such schemes are granted permission that the scheme is maintained by an approved management company with appropriate bonding arrangements to ensure the long term maintenance of the development.

The strategy outlined above under this section is also underpinned by investment in local infrastructure under the Council's infrastructural programmes in roads sewerage, and water services.

The Council will look favourably on proposals for sustainable developments using alternative approaches to waste disposal and energy creation within the designated and smaller settlements throughout the county in addition to the measures outlined under the small schemes programme outlined above.

Similar clusters will be permitted in rural areas.

7.8.4 Rural housing

In order to allow balanced development of the designated towns, villages and the smaller settlements, in rural areas thereby supporting existing services and preventing population decline, it is reasonable to adopt a policy of restriction for parts of the County where the development pressure is greatest from urban generated housing.

7.8.4.1 Locations within Areas of Development Pressure

Policy
Within the area of development pressure and the areas of high amenity outlined on Map 7.1, a positive presumption will be given toward the building of one-off houses, for occupation, by the applicant of the following classes of persons.

I.   Persons whose primary employment is in agriculture, horticulture, forestry or bloodstock, or other rural based activity in the area which they wish to build.
II.   Immediate members of farm families (sons & daughters), seeking to build on the family farm.
III.   Persons whose primary employment is within County Kilkenny and need to live in a rural location because of that employment or whose employment would provide a service to the local community.
IV.   Persons who have strong family linkages with the rural location in which they wish to build.

7.8.4.2 Locations outside the areas of Development Pressure
In areas outside the areas of development pressure and other than areas of high amenity a positive presumption will be given towards the building of one off houses.

7.9 Design Considerations

The appearance of new housing development can have a substantial impact on the landscape. Inappropriately sited and designed houses can detract from the rural character of an area.

The County's scenic areas are an economic resource of growing importance. Where development is acceptable in principle a high standard of siting and design will be required to protect the character of the area.

It is an objective of the Council to produce a set of design guidelines for developments in the countryside during the period of the Plan.

7.10 Traveller Accommodation

The Housing (Traveller Accommodation) Act 1998 placed a statutory obligation on the Council to prepare and adopt a five year programme, subject to periodic reviews for the provision of traveller accommodation in the County.

The County Council recognises the distinctive culture, lifestyle and requirements of the travelling community within the County.

7.10.1 Policy

It is the policy of the Council to accommodate the traveller families indigenous to Kilkenny through its Traveller Accommodation Programme and where appropriate to provide facilities for transient Traveller families parking in Kilkenny.

7.11 Community Facilities

Community facilities are essential to the well being and functioning of populated areas. These facilities include health clinics, hospitals, schools, churches, shopping facilities, car parking, libraries, community halls, fire stations, burial grounds etc.

7.11.1 Policy

It will be the policy of the Council to:

- Reserve site for community facilities in areas of population growth as appropriate and to seek to remedy deficiencies in existing developed areas.
- Locate community facilities within existing settlements and where population levels warrant a particular service.
- Liaise with community groups and to assist community initiatives subject to the availability of resources.

7.12 Community Liaison

The Community Liaison Section of the Council was established in 1998. Its aim is to foster participation and community organisation and develop a strong representative group in partnership with the Council.

7.12.1 Policy

It is the policy of the Council to continue to establish a progressive representative residents association in communities throughout the County in partnership with the Council to foster a strong sense of ownership and vision at local community level.

7.13 Fire Service

The County Council is the fire Authority for Kilkenny City & County. There are stations located in Kilkenny City, Freshford, Castlecomer Urlingford, Graiguenamanagh, Thomastown and Callan.

7.13.1 Policy

It is the policy of the Council to upgrade and replace fire stations and to replace and provide new equipment and vehicles as the need arises.

7.14 Library Service

7.14.1 Policy

The Council will continue to improve the library service in accordance with the Council's 5-year development programme 1998 to 2002 for the library as resources permit to endeavour to provide comprehensive service to all inhabitants of the county irrespective of location.

It is the policy of the Council subject to adequate resources to

- Provide a permanent library in the Piltown electoral area.
- Upgrade the present part time service points
- Provide new service points

- Automate service points and the library information service.

7.15 Health

It is the policy of the Council to 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 throughout the County.

7.15.1 Nursing Homes

In the light of an increasing ageing population, investment in developing a range of facilities for the elderly, including nursing units, has been facilitated under the National Development Plan.

It is the policy of the Council to ensure that adequate land and services are available for the provision of all types of facilities for the elderly including nursing homes both public and private and the improvement, expansion and establishment of health services generally such as extended nursing care, day care and respite care.

8 Rural Development

8.1 Introduction

As can be seen from the results of the 1996 census, County Kilkenny is still predominantly a rural county. Sixty eight percent of the population live in rural areas outside the urban areas of the County. A relatively high proportion of the workforce is dependant on agriculture (17.5 %) according to the 1996 census of population.

It has been recognised in the National Development Plan 2000 – 2006 and the subsequent White Paper on rural development that rural areas need to be able to maintain a fulfilling life for all people living in rural areas and maintain a vibrant sustainable rural community where individuals and families have a real choice as to whether to stay in, leave, or move to rural areas.

Key objectives of the national policy as outlined in the National Development Plan 2000 – 2006 include, the maintenance of the rural population both in aggregate numbers and in a balanced spatial distribution, ensuring the economic and social well being of rural communities and tackling rural poverty providing the conditions for a meaningful and fulfilling life for people in rural areas and the achievement of vibrant rural communities where individuals and families have a choice as to whether to stay in, leave or move to rural Ireland.

The challenges facing rural communities can be viewed in the context of changes in
- Population
- Agriculture
- Employment
- Social deprivation
- The environment

8.2 Council's Response

The Council is committed to the overall strategy for rural development as outlined in the National Development Plan and the subsequent White Paper on rural development.

The Council recognises the need to manage rural change and to guide development in order to:

a) Maintain and enhance the existing rural community to ensure vibrant sustainable rural areas.
b) Support the maintenance of a sufficient income and employment opportunities to allow individuals and families to live with dignity;
c) Allow rural communities to participate effectively in the structures and decision making processes affecting them in an inclusive way
d) Maintain the cultural identity of the rural communities
e) Ensure that the rural environment will be respected and that development in rural areas will take place in a sustainable manner.
f) Support initiatives to tackle poverty and social exclusion in rural areas.

g) Achieve a vibrant and sustainable rural community where individuals and families have a choice as to whether to stay in, leave, or move to rural areas.

h) Promote a broad concept of rural development and not one based solely on agriculture or other dominant natural resource.

The framework within which the Council will seek to achieve these goals is through the Government's National and Regional development strategy. A key element of that strategy is the horizontal integration of programmes for the delivery of services at local level through the County Development Board.

8.2.1 Rural Development Policy

It will be the Council's policy;

a) To develop an economic social and cultural development strategy for the County through the County Development Board in co operation and partnership with Local Development Bodies the Social Partners and representatives of relevant State Agencies at local level.

b) To continue with the Councils planned transport infrastructure investment in National, Regional and local roads on a phased and planned basis to support rural living and working.

c) To implement the programme for the taking in charge of group water supply schemes and to continue with the Councils investment programme for waste water treatment and water supply schemes in the towns and villages of the County.

d) To improve the attractiveness of the built environment in rural towns and villages as places in which to work and live and as locations for industry, services and tourism investment.

e) To protect areas of high amenity from insensitive development and to provide for the provision of houses for certain categories of people only as outlined in section 7.8.4 of the Plan.

f) To combat isolation and disadvantage by encouraging the use of information technology in education and commerce and in the home.

g) To encourage the sustainable development of resources in rural areas to foster economic development in such sectors as agriculture, tourism including agri tourism, forestry, farm diversification, and renewable energy resources.

h) To continue to prepare town, village, and area plans for various parts of the County in a manner that involves participation through consultation with the local population.

i) To improve the quality of the built environment of the towns and villages of the County through the Village Renewal Programme.

j) To co-operate and facilitate the development of rural tourism in the County and to seek to develop that market from the established and growing tourism base of Kilkenny City.

k) Encourage the utilisation of natural resources to foster economic development by expanding rural tourism, developing renewable sources of energy promoting agri environment measures and the planting of new woodlands.

l) To preserve and retain high quality agricultural land from unsympathetic development.

m) To limit Urban Generated housing in rural areas in accordance with section 7.8.4 of the Plan.

n) To support and facilitate local and community based initiatives to provide rural transport services within the County. This will improve accessibility and promote social inclusion.

8.3 Natural Resources

8.3.1 Agriculture

Agriculture is an important part of the economic life of the County. It is the predominant land use and a significant source of employment. Over 60% of land within the County is classed as Class 1 and Class 2 soils.

Although agriculture has undergone considerable change under the Common Agricultural Policy it is the dominant natural resource sector in the rural economy and although it has been in decline in economic importance it is still seen as a major economic driver for sustaining, enhancing and maintaining the rural economy and culture. Alternative income generating opportunities for off farm activities are vital if rural populations are to benefit from economic growth.

The Council will support and facilitate agricultural restructuring and diversification in order to integrate the sector more closely with rural development, in pursuit of environmental and social objectives.

The County Council through its policies and objectives will support the measures of the National Development Plan 2000 2006 for Rural Development on investment by;

a) Supporting improvements in the competitiveness of farm structures,
b) Supporting improvements in the quality of product,
c) Support and facilitating the development of organic farming, horticulture, horses and deer farming as alternative enterprises.
d) Supporting improvements in farm waste management,
e) Supporting and facilitating better animal welfare,
f) Supporting the implementation of the Rural Environment Protection schemes
g) the development of alternative income generating opportunities from off farm activities.

8.3.2 Policy

It will be the policy of the Council to:

a) Liase with Teagasc in order to prevent pollution from farm activities.

b) Facilitate farm development to meet market and environmental requirements.

c) Require a high standard of design and maintenance in all developments in rural areas.

d) Support and facilitate the work of Teagasc within the County in promotion of the rural economy, including agriculture development and rural diversification.

e) Co operate and be proactive with regard to proposals from the Rural Development Programme and Rural Development Fund in generating opportunities for off farm employment.

f) To foster and facilitate rural community projects particularly related to rural diversification

In assessing planning applications for development in rural areas the Council will have regard to the following documents:

- "Rural Environment Protection Scheme" Agri-Environmental Specifications January 1999 published by the Department of Agriculture and Food.
- "Guidelines and Recommendations on the control of Pollution from farmyard Wastes" published by the Department of Agriculture and Food,
- the Council's policy on the protection of aquifers as detailed in section 4.3 of the Plan
- and other appropriate guidelines which may be published from time to time.

8.3.3 Forestry.

Ireland has a low percentage of its land under forestry. This is reflected at County level also. Forestry has direct benefits for the local communities through the establishment of plantations, in spin off effects in support services, through industries ranging from woodcraft to industrial processing, to rural tourism, and enhancing the environment through acting as carbon sinks thereby assisting in meeting the CO_2 obligations under the Kyoto Protocol.

The Government's strategy for the development of forestry is to substantially increase the land area under forestry during the period of the National Development Plan 2000 – 2006.

It is the policy of the Council to promote the sustainable development and management of forests and forest lands in a way that maintains their biodiversity, productivity, regeneration capacity, vitality and their potential to fulfil now and in the future, relevant ecological, economic and social functions, at local national and global levels and that does not cause damage to other ecosystems.

It is the Council's objective that Kilkenny participates to the fullest extent in the projected national growth of the forestry sector particularly in the development of

locally based value added activities. The Council recognises the importance of forestry its value added potential, and the opportunities it offers for on farm diversification. To this end farm forestry which strengthens the local rural economy will be encouraged.

In order to address the spatial implications of such a policy the Council will prepare an indicative forestry strategy for the County over the period of the Plan. The strategy will identify areas of opportunity for the creation of new forests and areas environmentally sensitive to afforestation. It will provide the context within which consultations on forestry applications will be assessed.

In the interim, the Council will have regard to "Forestry Development – Draft Guidelines for Planning Authorities" published by the Department of the Environment and Local Government.

8.3.4 Policy

It will be the policy of the Council:

a) To prepare an indicative forestry strategy for the County and to have regard to this strategy in exercising its development control functions.

b) To encourage a diversity of species in afforestation proposals and in particular to require a proportion of all new forestry development to consist of native hardwood species in order to extend the range of potential end uses and to reduce the potential for adverse impact on the landscape resulting from monoculture.

c) To encourage the development of farm forestry as a means of promoting rural diversity and strengthening the rural economy.

d) To encourage public access to forests for amenity and recreation purposes and the development of amenity forestry projects of local social, economic and tourism benefit.

8.3.5 Fishing

The Barrow, Nore and Suir are historically renowned as premier salmon and coarse fishing rivers in Ireland. The Kings river is also an important fishing river. Fishing remains as an important natural resource for the county which has potential for development in its own right and as a resource for tourism development. Fishing as a resource can assist in the development of tourism within the county and in rural diversification.

8.3.6 Policy

It will be the policy of the Council to;

a) Liase with the Southern Fisheries Board and with Angling Clubs and to facilitate the Board within the limits of its powers as Planning Authority in its development programme.

b) To encourage and support initiatives to investigate and improve the fisheries in co-operation with the Department of the Marine, the Southern Fisheries Board, community organisations and other relevant bodies.

c) Require that adequate provisions are made to accommodate free upstream and downstream migration of all fish in development proposals.

d) Continue to take measures to protect streams and rivers from pollution and will encourage appropriate angling-related tourism, fish farming and mariculture in the County's waters. Protection of water quality will be a consideration in relation to development proposals.

8.4 Extractive Industries

The County has a large lead –zinc deposit at Galmoy which was developed during the period of the last Development Plan. In addition there are numerous sand and gravel and stone resources within the County currently in operation.

The Council recognises the importance of extractive industries to the local and national economy as valuable sources of raw material for industry in general and the construction industry in particular and as an important source of employment. The products are the essential building materials for the provision of housing and infrastructural projects.

The industry is therefore essential to the continued development of the county and the achievement of the objectives in the National development Plan. However the industry can have serious detrimental impacts on the landscape and amenities generally. It can create conflicts with other land uses such as agriculture and can cause damage to the public road network.

8.4.1 Policy.

a) In general it will be the policy of the Council to encourage the development of extractive industries where it is compatible with the protection of the landscape, the continued operation of agriculture and the preservation of amenities generally.

b) It will be the policy of the Council to ensure that all existing and new extractive industrial development shall be administered and completed in a manner which will minimise long term environmental damage to the environment.

c) It will be the policy of the Council to ensure that all existing workings shall be rehabilitated to suitable land uses and that all future extraction activities will allow for the rehabilitation of pits and proper land use management.

8.5 Rural Transport

The Council will seek to co-operate with the various publics and private agencies who are transport providers within the County in the provision of and co ordination of new services and supporting infrastructure. In particular the Council will support initiatives in rural areas which will help to improve communications and reduce isolation.

9 Conservation and Preservation

9.1 Introduction

By preserving characteristic features of the County, we seek to maintain and nurture our cultural heritage as part of our identity. The intrinsic value of the rural landscape, the areas of nature conservation and the sites, monuments, and structures of historic, architectural, artistic or technical interest is a major resource for the development of tourism and economic development while contributing to the quality of life. The sustainable management of this heritage is a key priority. The Council will seek a balance of accessibility and tourism development along with the conservation and preservation of the protected structures and heritage items generally and their settings.

9.2 The Built (Man-made) Environment

It is the policy of the Council to use its powers and available resources to protect its architectural archaeological, historic and artistic heritage both for its cultural and tourism value.

9.2.1 Sites and Features of Archaeological and Historical Interest

County Kilkenny has an archaeological heritage of exceptional richness. The Planning Authority seeks to preserve and *conserve* the archaeological and historical heritage of the county through the exercise of planning control.

9.2.2. Policies

It will be the policy of the Council

a) To preserve, conserve and protect sites, monuments and areas of archaeological importance, which are identified in the "Record of Monuments and Places" for County Kilkenny published by the OPW (1996) and in "The Urban Archaeological Survey of County Kilkenny" (OPW 1993).

b) To ensure that development proposals within Areas of Archaeological Potential and within close proximity to monuments as set out in the Record of Monuments and Places of County Kilkenny are referred to the National Monuments Services of the Department of the Arts, Heritage Gaelteacht and the Islands for observations and recommendations and to have regard to such observations and recommendations in the assessment of development proposals.

c) To preserve, conserve and protect sites that are (a) National Monuments (b) protected by preservation orders (c) protected by listing orders under the provisions of the National Monuments Acts 1930, 1954 as amended.

d) To facilitate and where feasible create public rights of way to sites of Archaeological and Historical interest. The Council will also seek the preservation and maintenance and improvement of all existing rights of way to such areas where appropriate.

e) To protect the setting of monuments and sites identified in the Record of Monuments and Places and the setting of archaeological objects and heritage objects

f) To facilitate public access to the National Monuments in State care and Local Authority ownership in the County.

A list of such monuments is contained in the appendix B to the Plan.
The Record of Monuments and Places as established under section 12 of the National Monuments (Amendment) Act 1994 in County Kilkenny is available for inspection at the Planning Department of Kilkenny County Council.

9.2.3 Buildings and Structures

New legal framework to protect the architectural heritage:
The Local Government (Planning and Development) Act, 1999 and the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous provisions) Act 1999 and now the Planning and Development Act 2000 have made the requisite legislative changes necessary to implement many of the recommendations of the 1996 report 'Strengthening the protection of the Architectural Heritage', which made a series of recommendations. The 1999 Planning Act introduced a range of new measures for the protection of the architectural heritage. In particular it introduces two new mechanisms: the Record of Protected Structures (RPS), and the Architectural Conservation Areas (ACA). The RPS replaces the system of listing of buildings, which was in operation prior to January 2000. The ACA mechanism is used to protect groups of structures and the setting of protected structures.

9.2.4 Objectives

It is an objective of the Council:

a) To seek the conservation and preservation of items listed in the Record of Protected Structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
b) To seek, where appropriate the restoration and enhancement of items in the Record of Protected Structures which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
c) To consider the designation of Architectural Conservation Areas where appropriate and provide a local policy framework for the protection of theses areas
d) To have regard to 'Architectural Conservation Guidelines for Planning Authorities, published by the Department of Arts, Heritage, Gaeltacht and the Islands.
e) To prepare an Architectural Conservation Area Plan for the villages of Licketstown, Glengrant, Luffany, Corludy and Portnahully located in the parish of Mooncoin and to be proactive in encouraging the restoration and rehabilitation of these unique village settlements.

The Record of Protected Structures is set out in the appendix C at the end of this volume.

9.3 The Natural Environment

County Kilkenny possesses a unique natural scientific heritage. Areas of scientific interest were defined in the previous County Development Plan. This designation has now been largely replaced by the proposed Natural Heritage Areas (NHA) the Special Areas of Conservation or Special Protection Areas. There are a number of sites previously listed in the 1994 Development Plan which are proposed NHA's or SAC's or SPA's. These are listed in the Plan as areas of scientific interest.

The Council recognises the educational, scientific recreational and tourism value of these areas.

9.3.1 Policy

.It is the policy of the Council

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) To 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) To 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 and SAC's are shown on map 9.1.
The NHA's, SAC's and the Areas of Scientific Interest are listed in the appendix D.

9.4 Landscape

9.4.1 Landscape

Kilkenny County contains rich and varied landscape which is the basis for the high level of amenity in the County, is a potential tourism resource, contributes to the identity of the County and provides the context for the day to day activities of the rural community. Hazards to landscape of high amenity can include ill-sited housing, industrial agricultural development, felling of trees, infrastructural development, badly laid out coniferous afforestation, water pollution etc. The high quality of Kilkenny's landscapes and views has been recognised in previous studies and reports.

The Planning Authority in the 1986 Development Plan established Areas of Special Control within the County. This designation was continued in the 1994 Development Plan.

In this Plan the designation has been changed to that of Areas of High Amenity. The Areas of High Amenity are delineated in the list below and in Map 9.1

The principal landscape areas included are of National importance and have been included in the study "Inventory of Outstanding Landscapes in Ireland" (An Foras Forbartha, 1977).

For this Plan a reassessment has been taken of the County's best landscapes: some areas previously included have been omitted and some new areas have been included.

9.4.2 Areas of High Amenity

These are areas in the county, which have out-standing natural beauty and/or unique interest value. A high standard of design and siting will be required for all development in such areas. Development which would be seriously injurious to the visual amenity of the area will not be encouraged.

9.4.3 Policy

It is the policy of the Council to control all development within the Areas of High Amenity so as to exclude from them any development which would be prejudicial to their natural beauty. Exemptions will be made for housing development as outlined in section 7.8.4.1 of the Plan.

Where development is permitted within areas of high amenity a very high standard of siting design and landscaping will be required in order to ensure that the proposed development will be assimilated into the existing landscape.

A list of the areas of high amenity is contained in the appendix E to the Plan.

9.4 4 Views and Prospects

There is a need to protect and conserve views and prospects adjoining public roads and river valleys throughout the county where these views are of high amenity value.

9.4.5 Policy

It is the policy of the Council:

a) To preserve, improve and open up places or areas from which views or prospects of high amenity.

b) To remove and or alter walls, fences, hedges, or other obstructions and to control development so that views or prospects are not obstructed.

c) To open up places or areas from which views and prospects of high amenity can be enjoyed.

In conserving views, it is not proposed that this should give rise to the prohibition of development along these routes but development, where permitted, should not seriously hinder or obstruct these views and should be designed and located to minimize their impact.

The views and prospects to be preserved and protected are contained in the appendix F to the Plan.

9.5 Recent Developments on Landscape Assessment

Against the background of increasing development pressure, the National Development Plan and the preparations being made for the production of a National Spatial Strategy the Government has recognised the need to move away from previous methods of landscape classification which tended to concentrate only on "outstanding landscapes" and to approach landscape appraisal in a systematic way, which will enable us to take a proactive view of development while maintaining that respect for the environment, which is required by sustainability.

Following on from this recognition the Government introduced consultation draft guidelines on Landscape and Landscape Assessment for Planning Authorities in June 2000. The consultation draft guidelines acknowledge that the only available quasi-official document on landscapes at national level is 'Outstanding Landscapes' An Foras Forbartha. The guidelines recommend the assessment method known as Landscape Character Assessment, which moves away from the traditional concepts as a means of characterisation. The older method gave rise to a view of the landscape, which was unnecessarily restrictive, protectionist and conservationist. In that context planning policies tended to be reactive and to deal with almost exclusively by way of strict conservation, which prohibited any intervention.

9.5.1 Policy

It is an objective of the County Council to compile, within the plan period, a Landscape assessment of the County in compliance with the Government Draft Guidelines for Planning Authorities titled 'Landscape and Landscape Assessment', June 2000. The purpose of this is to evaluate the sensitivity of particular landscapes within the County to various types of development.

9.6 Trees and Woodlands

Trees are an environmental, economic and landscape resource of great importance and Irish conditions are particularly suited to rapid tree growth.

9.6.1 Policies:

It is the policy of the Council to:

a) conserve important and vulnerable trees by means of Tree Preservation Orders as it is deemed necessary,

b) To ensure that replanting is required at an appropriate ratio for each tree felled and that new developments should incorporate the planting of native broadleaved species wherever practicable.

c) The Council will continue to co-operate with Coillte and other forestry bodies to seek an increase in appropriate afforestation, particularly of native species and to maintain and improve accessibility to woodlands for recreational purposes.

9.6.2 Tree Preservation Orders

The following Tree Preservation Orders have been made by Kilkenny County Council (reference numbers are recorded in the Planning Register).

T.P.O. 1/85 (PG 32 (39)) Oldcourt, Inistioge
T.P.O. 1/84   Keatingstown
T.P.O. 1/92   Barna, Freshford
T.P.O. 1/67   Sawney's wood, Castlecomer

9.6.3 Woodstock Gardens

In the Victorian era Woodstock was regarded as one of the great gardens of Ireland. It suffered from years of neglect, vandalism and indifference but the main framework of the gardens remained intact. The Woodstock garden restoration project is an example in environmental partnership between Kilkenny County Council, Coillte, the Tighe Estate, Great Gardens of Ireland Restoration Programme, Inistioge Heritage society, FAS and the local community.

It is an objective of the Council:
To continue and complete the Woodstock Gardens Restoration Project.

9.7 Mount Juliet

The Mount Juliet Estate and adjoining Ballylynch estate is situated in the Nore Valley to the east of Thomastown. In 1987 Kileen Investments Ltd acquired the house and lands from the McCalmount family. In the following years a program of investment and development ensued including the conservation and alteration of the house, into a hotel. Mount Juliet is generally recognised as of high quality tourism benefit and a sporting resource of significant local, national and international importance. The importance of the estate from an economic, tourism viewpoint is recognised. The importance of the estate, the sensitivity of its environment and the pressures for development that exist are the principle reasons why it was deemed necessary to develop a specific action plan for the estate.

The Action Plan strategy

The economic significance of the estate in the life of the County is recognised along with the wider recognition of the valuable natural and built resources on the estate. The strategy for the development of the estate sets out the guiding principles and overall future direction for the development of the estate. The strategy establishes the context for the policies and objectives set in the Plan.

The strategy is based on the following principles:

- The entire Action area is considered to be a sensitive environment and any development must be considered within the overall historic and environmental context.
- Some degree of future development is anticipated and the objective is to regulate and order development rather that presume against development.

- Development trends to date, either planned or constructed , are taken as indicators and the basis on which predictions of future growth and development patterns are made.
- Where particular development trends or intentions are identified areas and site specific proposals are made.
- Existing planning permissions on the estate are incorporated into the plan and where appropriate further measures are proposed to integrate previously approved development.

9.7.1 Development Policies and Objectives

Zone	Objectives	Permissible uses/Developments	Uses open for consideration.
A	To protect and enhance existing woodlands, individual trees, gardens, built and other environmental amenities.	Sport and leisure facilities such as croquet, tennis putting or bowling lawns.	Temporary tented or other temporary enclosures.
B	NHA To protect and enhance existing landscape, ecological and other environmental amenities.		
C	To provide for the maintenance and enhancement of tourism, sporting, leisure related uses.		
D	To provide for the maintenance and enhancement of existing golf course uses.	Planting and ground works related to golf course uses.	Temporary tented or other temporary enclosures.
E	To provide for the creation of equestrian facilities.		
F	To provide for the creation of facilities related to grounds upkeep and maintenance activities	Stores, machinery storage/repair & office uses related to maintenance of estate lands.	
J	To protect and maintain and reinstate existing parkland character of the estate.		
K	To provide for the maintenance and enhancement of existing agricultural lands in an area of sensitive landscape.		
L	To provide for the maintenance and enhancement of existing agricultural and related buildings.		
M	Woodlands to be protected and maintained in accordance with the woodland management strategy.		
P	Provide for low density housing associated with the estates sporting and recreational functions.		
Q	Provide for low density housing associated with the estates sporting and recreational functions.		

R	Provide for the development of 1 two storey detached house of floor area in the range 400 to 600 sq. m. as approved in planning permission 00/1425, associated with the estates sporting and recreational functions.		
S	Provide for the development of 1 detached house of floor area in the range 350 to 500 sq. m. associated with the estates sporting and recreational functions.		
T	Provide for the development of 8 no. apartments adjoining and integrated with the existing Rose Garden apartments to relate with and to avail of the hotel services of Mount Juliet House.		
U	Provide for the relocation of the equestrian centre to an appropriate alternative site within the demesne, possibly at Ballylinch and provide for 8 no. two storey Rose Garden Type residential apartments to relate to and avail of the hotel services of Mount Juliet House.		
V	Provide for the development of 5 no two storey detached houses of floor areas in the range 500 sq. m. to 600 sq. m. each three of which previously approved in planning permission 95/745, associated with the estates sporting and recreational functions.		
W	Provide for the development of 3 no detached two-storey houses of floor areas in the range 400 sq. m to 500 sq. m each previously approved in planning permissions 95/745 and 00/1534 associated with the estates sporting and recreational functions.		

X	Provide for the development of a tennis court, pavilion and croquet lawn, previously approved in permission 95/745.		
Y	Provide for the extension to Mount Juliet House previously approved in permission 98/700.		
Z	Provide for the development of conference facilities, previously approved in planning permission 00/891.		
AA	Provide for the development of one detached two storey house of c 500 sq. m. floor area, previously approved in permission 99/1134, associated with the estates sporting and recreational functions.		
BB	Provide for the relocation of the irrigation pump house, previously approved in planning permission 99/1132.		
CC	Provide for the development 2 no. detached houses previously approved under planning permission 95/745 for 3 houses, associated with the estates sporting and recreational functions		
DD	Provide for the development 10 no. detached houses of c 500 sq. m floor area each previously approved under planning permission 95/745, associated with the estates sporting and recreational functions.		
EE	Provide for the development 12 no. apartments of c 150 sq. m floor area each previously approved under planning permission 95/745 associated with the estates sporting and recreational functions.		
FF	Provide for the development of a pesticide store as approved in planning permission 00/200		

*Note permissible uses and uses open for consideration are for guidance only and are not intended to be exhaustive list of possible development uses.

Specific Objectives

Area	Objective
1	To protect and enhance Mt Juliet House (protected structure) and allow for its development in accordance with existing planning permissions.
A1 to 4	To protect and enhance existing archaeological features (table below)
3	To protect and enhance the existing south western entrance to the estate, gate lodges boundary walls and road frontage
4	To protect and enhance the existing Thomastown entrance to the estate, gate lodges boundary walls and road frontage
5	To provide maintain and enhance the boundary treatment of the existing built developments.
6	To provide for the enhancement of the cricket pavilion facilities.

Protected views

View	Description
1	From Mt Juliet House to Ballylynch Stud
2	Approach from Thomastown gate towards Mt. Juliet House and the Inch
3	River Valley from bridge.
4	River valley from Ballylynch bridge.

Archaeological Features

Map Ref.	Description
A1	Ecclesiastical remains.
A2	Castle & Mansion
A3	Enclosure
A4	Enclosure

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.

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 Council 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.

In the following paragraphs:

- **Permissible uses means** a use, which is acceptable in the relevant zone. However, it is still the subject of the normal planning process.
- **Open for consideration means** a use which may be permitted where the Council is satisfied that the individual proposal or 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.

Zoning Objectives

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.

Permissible 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 10.26, 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 boundary then the use of such land will be deemed to be primarily agricultural.

10.2.2. Residential

Objective: To protect, provide and improve residential amenities.

Permissible Uses:
Dwellings, open spaces, places of worship, community centres, halting sites, public service installations, playgroup or crèche, Nursing home

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.

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, and uses on sites designated in the Town Renewal Scheme 2000 – 2003.

10.2.4 Neighbourhood Centres

Objective: To provide for local shopping and social needs.

Permitted Uses: Supermarket (for local neighbourhood needs only), newsagent, 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 houses, coffee shops, travel agents.

Open for Consideration: open space, workshop or light industry, and uses on sites designated in the Town Renewal Scheme 2000 – 2003.

10.2 5. Recreation Amenity and Open Space

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

Permissible Uses: Open space, sports clubs, recreational buildings, stands, pavilions, agricultural uses, public service installations.
Where sites have been designated under the Town Renewal Scheme 2000 2003, uses designated under that scheme.

10.2 6. Community Facilities

Objective: To protect, provide and improve community facilities.

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

Open for Consideration:
Public service installations, General Business uses which would not conflict with the other objectives of the Plan and which would be in accordance with the proper planning and sustainable development of the area.

10.2 7. Industrial/Warehousing

Objective: To provide for industrial and related uses.

Permissible 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/creche.

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.

Permissible Uses:
Industrial premises and offices to provide for business and information technology related development, open spaces, warehouses, heavy vehicle parks.

Open for consideration:
Car parks, creches, recreational buildings, public service installations, 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 Portal Development

Objective: To provide for and improve portal development and related uses and ancillary activities and services.

Permitted Uses:
Portal development and port related uses, light industry, general business uses and services e.g. service station, accommodation, office, service industry providing services related to the port.

10.2.11 Agricultural Trade

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

Permitted Uses:
Livestock market, 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 County there are uses, which do not conform to the zoning objective for the area. These are principally uses, which were already in existence prior to the zoning exercise. 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 Council 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 uses zones. In these areas, it is necessary to avoid developments, which would 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 and 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 and Waterford City due to the existence of large undeveloped areas of land within the Development Boundary, the Council will continue to control the phasing of development as necessary.
Within all other settlements, lands within development boundaries will be considered suitable for development within the Plan period. In settlements where no development boundary has been designated, serviced areas will be considered as suitable for development within the Plan period, provided that proposals are otherwise in accordance with the Council's policies as set out in this Plan.

10.6 Settlement Structure

The Council will facilitate the development of the existing towns villages and smaller settlements of the County by providing services, and amenities in order to consolidate and strengthen the population base within those settlements and facilitate the maximum economic use of its physical and social infrastructure.

Through its development control the Council will seek

1   The compact and orderly development of Kilkenny City and its environs as the principal urban centre of the County.

2   The compact and orderly development of the Environs of Waterford City in accordance with the provisions of the Action Area Plan for the Waterford Environs Area.

3   To discourage the unplanned expansion of built up areas which does not pay regard to infrastructural facilities or town limits (i.e. urban sprawl) and maintain a clear line between town and country.

4   To discourage, large scale development outside zoned areas which would be prejudicial to the orderly planning and development of the those areas.

5   To discourage continuous road frontage development with no accompanying in-depth development and development on unserviced lands.

These objectives apply to serviced development and not to one-off houses.

10.7 Residential Estates Development Standards

It is the policy of the Council to encourage the well-planned and economic provision of housing on serviced lands. Developers are advised to consult with the 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 Council:

10.7.1 Density

As stated in section 7.6 there is in general no set maximum or minimum density recommended. However in certain areas of Kilkenny City and Environs Waterford Suburbs and Callan, maximum densities have been set for the protection of visually sensitive areas and to provide for specific identified need.

A high standard of architectural design and layout will be required in residential developments. The Council will seek to ensure that new developments have an 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 County Council that this high standard should not be diluted in newly constructed developments and that 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.

As there will be no set minimum or maximum density specified in the Plan, the emphasis will be on providing a quality housing environment based on innovation and a design led approach.

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.

10.7.2. 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.

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 should be avoided for security reasons.

Large residential areas shall be broken into small functional and visual groups, 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 are not desirable 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.

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.

Provision should be made where appropriate for cycle and pedestrian movement both within the estate and also close to nearby amenities.

A detailed landscaping plan should 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 as 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. Existing trees and hedgerows should be retained wherever possible and incorporated into the development.

10.7.2.1 Ecology & Bio-diversity

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.

10.7.3. Design

A variety of house types in developments of multiple housing will be encouraged with variations in house size, colour, materials, and designs.

In support of the Council's policy of reducing social exclusion, the Council will encourage developers to have regard to the requirements of people with disabilities, the elderly, and children are catered for in the supply design and layout of residential development.

The design of dwellings should bear a relationship to the existing fabric of the settlement within which it is proposed to build. 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.

Roof slates/tiles of black, blue/black or grey will be favoured. Dormer windows and flush fitting roof lights will be considered where appropriate.

10.7.4. 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 left over areas, backlands 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 within the layout with the maximum number of dwellings orientated towards it.
- Open space should be suitably proportioned and narrow tracts, which are difficult to manage, will not be acceptable.
- The use of hard landscaping elements such as paving or cobbled areas can play an important role in the design and presentation of open space concepts and will considered on merit in each case.
- 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 areas and passive recreation spaces close to peoples' homes.

The Council will require the provision of open space within residential developments to the following minimum standard:

> 2.4 hectares per 1,000 population or 1 hectare per 150 dwellings
> - whichever is the 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.

10.7.5. Private Open Space Areas

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.

A standard of 22 meters will normally be required between directly opposing first floor windows. However where adequate levels of privacy are provided this depth may be reduced.

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.

10.7.6 Road and Estate Names

The naming of residential developments shall be approved by the County Council. The names of residential developments shall reflect local and Irish place names for the locality as far as possible. No development work or advertising of housing schemes shall be allowed until the name has been agreed with the Planning Authority.

10.7.7 Services

All services including electricity, public lighting cables, telephone and television cables shall be provided underground in new housing developments. Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings.

10.8 Apartments/Duplex Style

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

Apartment Type	Minimum Floor Area
One Bed	46 m2
Two Bed	65 m2
Three Bed	93sq.m

The internal dimensions of all rooms should be proportioned to allow for an adequate space for normal living purposes. 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.

10.9 Rural Housing

Single houses in rural areas will be assessed under the following criteria

(A) Within Areas of Development Pressure and Areas of High Amenity

Within the area of development pressure and the areas of high amenity outlined on Map 7.1, a positive presumption will be given toward the building of one-off houses, for occupation, by the applicant of the following classes of persons.

- Persons whose primary employment is in agriculture, horticulture, forestry or bloodstock, or other rural based activity in the area which they wish to build.
- Immediate members of farm families (sons & daughters), seeking to build on the family farm
- Persons whose primary employment is within Co. Kilkenny and need to live in a rural location because of that employment or whose employment would provide a service to the local community.
- Persons who have strong family linkages with the rural location in which they wish to build.

(B) In areas outside the areas of development pressure and other than in areas of high amenity a positive presumption will be given towards the building of one-off houses.

10.9.1 Design Considerations

The appearance of new housing development can have a substantial impact on the landscape. Inappropriately sited and designed houses can detract from the rural character of an area.
The County's scenic areas are an economic resource of growing importance. Where development is acceptable in principle, a high standard of siting and design will be required to protect the character of the area.

It is an objective of the Council to produce a set of design guidelines for developments in the countryside during the period of the Plan. These guidelines are to be prepared in consultation with members.

Location
The surface character of an area, its topography, vegetation cover, fields and hedgerows, determine the impact of new development. Allied to surface character are the extent and pattern of existing development in a rural area and these factors will determine whether new development can be integrated successfully or not. For example, in areas of high exposed terrain, it may be difficult to find unobtrusive sites. In areas of enclosed fields with matures trees, stone walls, rolling topography and existing development, imaginative use of the site's natural features can integrate new building unobtrusively into the countryside. Areas of enclosed fields, agriculture-related development and mature tree cover can absorb new buildings without damaging the rural quality of the area more effectively than open landscapes. The 'location' criterion, therefore establishes whether the proposed development will be acceptable in principle having regard to the general characteristics of the site, its context and visibility from critical viewpoints.

Siting
The 'siting' criterion refers to specific site assessment. The site should be of sufficient size to accommodate a building set back from the road and make full use of natural features. The building should be sited so as not to break the skyline. Use should be made of backdrops of trees, rising land or other buildings. Orientation of the building relative to the road and existing development is important, especially where it is proposed to terminate a ribbon of development, 'round off' existing scattered development or achieve a cluster of development. Comprehensive landscaping including planting, excavation and mounding works, can mitigate the impact of new development and planning permission will normally contain such conditions. However, landscaping can take many years to become fully established especially on exposed upland sites and it is preferable to use existing features in siting a building.

Design
The 'design' criterion is aimed at ensuring that buildings enhance rather than dominate the visual character of the area. The scale, form, massing, proportions and detailing of a development will be assessed in relation to the character of the location, the existing traditional pattern of development and site features. Access roads and driveways should respect site contours and cross them gently in order to integrate the

building with its entrance and site. New development should cut into sloping land and excessive underbuilding or 'deadwork' should be avoided.

Traditional hedgerows or stone walls should be retained in preference to ranch, paling, post and wire or other fencing. If a new hedge or wall must be partially or completely removed for the purpose of improving sight lines, a replacement hedge or wall should be erected behind the sight lines. In any planting scheme, indigenous trees and shrubs appropriate to the site conditions should be used.

Detailed guidelines for the design and siting of rural housing will be issued during the course of the plan period.

10.10 Access for People with Disabilities

Access requirements for physically disabled persons should 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 should 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 1997 to 2000
- Buildings for Everyone – Access and uses for all the citizens, by the National Rehabilitation Board, 1998.

The needs of people with disabilities should be taken into account in the design and construction of footpaths and parking areas. Footpaths in private commercial and housing developments and public housing developments shall be dished at junctions. Parking areas should 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 can be used to convey important information to visually impaired pedestrians about their environment. The provision of tactile surfaces for the visually impaired in all developments will be encouraged.

10.11 Building Height Control

Higher buildings are those which are significantly higher than neighbouring or surrounding development (according to residential density guidelines). 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.

10.12 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 unduly infringe an existing building and would be prejudicial to residential amenity, or orderly development will be not allowed.

10.13 Parking and Loading

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 a minimum of 4.8m by 2.4m.

Where parking space is proposed in front of existing premises, existing railings or boundary walls shall be retained. They should be provided with proper public lighting facilities and shall be clearly demarcated. 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 where the developer is unable to comply with the car parking standards for the development set out in the table below, a financial contribution may be acceptable in lieu of car parking provision will be levied, which will be related to the cost of providing such facilities.

In 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

Kilkenny County Council 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 10.1. Car Parking Standards for Various Land Uses

Land Use	Parking Spaces per Unit
Dwelling House	2 car spaces per dwelling unit in suburban areas
Dwelling House	1 space per unit in the city centre.
(Residential areas)	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
Creche/Playschool	1 space per four children
Churches, theatres, Public halls	1 car space per 10 seats.
Hotels, hostels and guesthouses	1 car space per bedroom
Hotel function rooms	1 space per 10 sq. metres
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.
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 and 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 and additional space to be determined by the Planning Authority.
Industry	1 car space for every $60m^2$ of gross industrial floor area and operational space to be determined by the Planning Authority.
Warehousing	1 car space for every $100m^2$ of gross floor area and additional parking space to be determined by the Planning Authority for each individual development.
Retail Warehousing	1 car space for every 35 sq. meters of net retail floor space
Golf or Pitch and Putt courses	4 car spaces per hole.
Golf driving ranges, shooting ranges	1 space per 2m of base line/ per trap
Sports grounds and sports clubs	1 car space for every $15m^2$ of floor area and 6 spaces for each pitch and additional operational space to be determined by the Planning Authority.
Hospital	1.50 spaces per bed
Clinics/Medical practices	2 spaces per consulting room

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.

10.14 Roads and Road Access

10.14.1 National Primary and National Secondary Roads

New development requiring direct access to the National Primary and National Secondary Roads outside the 40 mph speed limits within the County shall be restricted to the following categories:

1 a dwelling for a full-time farmer on a National Route
2 an existing inhabited dwelling in need of replacement
3 a second family dwelling on a farm where this is required for management of the farm
4 a second dwelling on a Council plot for a family member, provided access is taken from an agreed suitable access point
5 Industrial Development where it is locationally tied to a fixed natural resource.

Permission may be granted in the above instances subject to the following stipulations:

a) That an alternative site with access onto a minor road is not available.
b) That the proposed development would not constitute a traffic hazard.
c) That the development would not:

   i   create a public health nuisance, or
   ii detract from the visual amenities and character of the area.

d) Access to the development shall comply with the standards and requirements set down by the National Roads Authority Design Manual for Roads and Bridges (NRA- DMRB) as published by the NRA Dublin.

In all cases the onus will be put on the developer to provide evidence that an exception is justified.

10.14.2 Regional Roads

In order to protect the investment in these roads and to maintain their strategic function the Council will exercise control over new development requiring access to the Regional roads by restricting new access points to a minimum in the interests of safety.

Entrances to all sites will be required to be recessed from the road-side fence and splayed to provide a safe access for traffic.

Access to the development shall comply with the standards and requirements set down by the National Roads Authority Design Manual for Roads and Bridges (NRA-DMRB) as published by the NRA Dublin.

10.14.3 County Roads

Access to all sites on local county roads shall allow for a minimum of 55m visibility in each direction. The 3m setback from edge of road to the site entrance shall be 2m.

In making a planning application the applicant shall be required to show clearly how he/she proposes to prevent the flow of any water, effluent or other deleterious matter from flowing onto the public road."

The classification of all roads shall be reviewed by the Council on completion of any major infrastructural improvements.

A positive presumption will be given to building one off houses in rural areas with access from cul de sac roads.

10.15 Plot Ratio and Site Coverage

Plot ratio = Gross Floor Area divided by Gross Site Area.

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 maximum plot ratio of 1.0 applies for all areas

Site Coverage = Ground Floor Area divided by Gross Site Area.

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% or up to the existing site coverage. In some case, a higher percentage may be allowed, subject to the proper planning and sustainable development of the site.

10.16 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 and 'Recommendations for site Development Works for Housing Areas (1998)', published by the Department of the Environment and Local Government.

In addition the Planning Authority may insist on alternative or additional standards as it deems necessary.

10.17 Public Utilities

The Planning Authority will normally require in urban areas 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.

10.18 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.

10.19 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 towns and within urban speed limits

The design and siting of filling stations shall meet the standards set out in 'Geometric Design Guidelines' (RT 181) published by An Foras Forbartha

In rural areas or within conservation areas modification of standard corporate designs is likely to be required in order to reduce the visual impact of the development in these areas. Strident and multiple colouring should be avoided and will be discouraged. The size and colour should be such as to taken account of its location.

10.20 Shopfronts

In order to conserve the distinctive character of County Kilkenny's traditional shopfronts it is the policy of the Planning Authority to encourage the maintenance of original shopfronts, or the reinstatement of traditional shopfronts where poor replacements have been installed.

In new buildings proposed shop fronts should have regard to the existing shopfronts on the street and should complement both the building and the street.
In existing buildings the original fascia line should be maintained and not be 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.

10.20.1 Security Shutters.

The erection of a security shutter and its associated housing requires planning permission.
The installations of security shutters can visually destroy and deaden the shopping street at night and thereby detract from the street of the village or town in which it is located. The use of such shutters will be discouraged by the Council.

Where security shutters are considered to be essential because of the type of business transacted or goods stored the Council 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) they must be located, together with their associated housing, behind the window.

Rollers which are located 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.

10.20.2 Canopies & Blinds

Blinds were traditionally incorporated into the shopfront facia 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 shopfront detail neighbouring advertising and they deteriorate with age.
These will be discouraged.

10.20.3 Lighting

Internally illuminated fascias or projecting sign 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.

10.21 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 Council to strictly control all advertising signs both in relation to their location, design, materials and function. It is the policy of the Council 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 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 free standing hoardings.
- Signs shall not be permitted to project above the roofline of buildings.
- Favourable consideration may be given, in consultation with business groups, to the erection of composite advance signs on which the facilities available in cities, towns and villages 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 our towns and villages, 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.

10.22 Caravan and Camping Parks

Caravan parks are to comply generally with the guidelines published by Bord Failte 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 of 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.

10.23 Cycle Facilities

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.

10.24 Protected Structures

Planning permission is required for alterations or modifications to protected buildings and /or structures which materially affect the character of the structure. The Council will take account of the Architectural Conservation Guidelines for Planning Authorities issued by the Department of Arts, Heritage, Gaelteacht and the Islands in assessing applications concerning protected structures.

10.25 Conservation areas

Planning permission is required for the carrying out of works to the exterior of a structure located in an architectural conservation area if those works would materially affect the character of the area.

10.26 Archaeological Remains

In areas designated of Archaeological Interest in the Sites and Monuments Record or the Urban Archaeological Survey by the office of Public Works, developers should consult with "Duchas" The Heritage Service and The Heritage Council at the earliest possible stage prior to the lodging a planning application.

10.27 Housing on lands zoned for Agriculture

On lands zoned for agriculture within the development boundary for Kilkenny City and Environs, Waterford City Environs, Callan, Castlecomer, Thomastown, and Graiguenamanagh housing will be restricted to the following categories of persons:

- Immediate members of farmers families (sons & daughters) and/or
- Persons who primary employment is in agriculture, horticulture, forestry or bloodstock, or other rural based activity in the area which they wish to build.

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 and prejudice the future planning and development of the area.

It is not the intention of the Council 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.

10.28 Agricultural Developments

In the construction and layout of agricultural buildings the Council will require that buildings be sited as unobtrusively as possible and that the finishes and colours used will blend the development into its surroundings.

The Council will require that agriculture developments will be constructed and located so as to ensure that there is no threat of pollution to ground or surface waters.

In assessing planning applications for agriculture developments the Council will have regard to the following documents:

- "Rural Environment Protection Scheme" Agri-Environmental Specifications January 1999 published by the Department of Agriculture and Food.

- "Guidelines and Recommendations on the control of Pollution from farmyard Wastes" published by the Department of Agriculture and Food

- and other appropriate guidelines, which may be published from time to time.

10.29 Waste Water Treatment

The Council is aware of its obligations to sustainable development with respect to the treatment and disposal of waste water. The Council will insist that all new developments are connected to the public sewerage system where such exists.

Where connection to the public sewer is not possible dwellings must provide their own private means of effluent disposal and treatment.

The Council in assessing applications will have regard to "Wastewater Treatment Manuals - Treatment systems for single houses" published by the Environmental Protection Agency.

10.30 General Development Considerations

10.30. 1. Development Contributions

Kilkenny County Council, 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 foul and surface water drainage, water supply, roads, open space, recreation and car parking or other public works which facilitate the proposed development.

Contributions may also be required by way of condition attached to planning permissions towards the cost of any public service or project which is carried out that is of benefit to the proposed development.

Kilkenny County Council reserve the right to alter the amount of contributions required when it sees fit.

10.30.2. Bonds

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

10.30.3 Future Publication and Standards and Guidelines

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

APPENDICES (A - F)

A) Housing Strategy

B) National Monuments
   Preservation orders & listing orders

C) Record of Protected Structures

D) NHA's, SAC's and the Areas of Scientific Interest

E) Areas of High Amenity

F) Views and Prospects for Protection

Appendix A

Housing Strategy

Appendix B

**National Monuments Preservation Orders
& Listing Orders.**

**National monuments protected by the State under the Monuments Acts,
1930, 1954 (Amended 1987)**

Aghaviller	Church and round tower
Ballylarkin upper	Church
Burnchurch	Castle and tower
Callan south	St. Mary's church
Callan north	Augustinian friary
Callan north	Motte
Castletown	Kilkieran high crosses
Clara upper	Castle
Clonamery	Church
Gowran	Ruined part of St MaryÆs Grange
Fertagh	Church and round tower
Grannagh	Granagh castle
Grenan	Templeteahan (in ruins)
Jerpoint	Cistercian abbey
Kilfane desmesne	Kilfane church and graveyard
Killamery	High cross
Kilmogue	Portal dolmen
Kilree	Church
Kilree	Round tower
Kilree	Cross
Knocktopher	Church tower
Mohil	Dunmore cave
Rathealy	Rath
Rathduff (Madden)	Kells augustinian priory
Sheepstown	Church (in ruins)
Tullaherin	Tullaherin church (in ruins)
Ullard	Church (in ruins)
Raheenarran	Moated house site

Monuments protected by Preservation Orders

Townland	Monument
Baleen	Tower
Carigeen	Ring fort
Danesfort	Ring fort
Dunbell big	Ring fort
Graiguenamanagh	Duiske Abbey
Jerpoint Church	Jerpoint Abbey
Powerstown east	Motte and bailey
Tullaroan	Ring fort
Moat park	Motte and bailey
Raheenarran	Moated house site

Monuments to be protected by Listing Orders / Registration

Townland	Monument
Goslingtown	Tower House
Church Hill	Ring fort
Gowran Desmesne	Ballyshanemore Castle
Grenan	Castle
Kells	Motte and Bailey
Pottlerath	Dovecote
Garrynamann Lower	Motte
Ballyfereen	Moun
Inistioge	Castle
Ballylarkin Lower	Ring fort
Baunnahara	Ring fort
Garryrickin	Ring fort
Brownsford	Castle Site
Dunmore Park	Mound
Farrantemple	Ring Fort
Parksgrove	Ring Fort
Newtown (Shea)	Newtown Castle
Mohil	Two ring forts
Clomantagh	Burial Cairn and Hillfort
Dunbell	Ringforts Dunbell (2)
Moat	Motte
Carran	Medieval Moated Site
Pigeonpark	Ringfort
Garryricken	Ringfort + Souterrain
Portnascully	Motte and Bailey
Dysart	Church and Castle
Donaguile	Fullacht Fiadh
Ballyogan	Moated Site
Ballyragget	Ballyragget Castle
Knockroe	Passage Tomb
Rathealy	Ringfort
Rathealy /	Ringfort
New England	Ringfort
New England	Enclosure
Belline	Castle Site
Rogerstown	
Castle Bamford 12th Century Tower	2 miles SSW of 49:52 Kilkenny, incorporated into the ruin of a circa 1800 house of four bays, three storey.
Thomastown Abbey View House:	Late Medieval house overlooking St Marys Shrine

Appendix C

Record of Protected structures

Record of Protected structures

Buildings, structures and features of historic, architectural and artistic importance, the protection and preservation of which is an objective of the planning authority

It is an objective of the Planning Authority to seek the preservation of the following listed buildings by reason of their artistic, architectural or historical interest.

I: International, N: National, R: Regional, L: Local importance

Item	Rating	Location/ Map ref.	RPS Ref.
Ballyhale			
Medieval Tower with T Plan		23.S.54.35	C1
Early C.19th Catholic Church	R		C2
Good continuous Row 7 of 2 storey houses	L	East side of Street	C3
"Walsh's" Bar	L	East side of Street	C4
Ballyragget			
Tower house Castle	N	18.S.45.71	C5
Catholic Church (1842)	I		C6
Ballyragget Lodge	R	Beside the Castle	C7
2 three bay two-storey houses, 1 with inset doric doorcase	L	Street to south of the Square	C8
Four bay, two storey house with a square-headed doorcase and leaded light, chamfered corner and door facing Catholic Church	L	Corner facing Square	C9
The Square			
Corner L plan two storey public house (Fitzpatricks)	L	North side	C10

Item	Rating	Location/ Map ref.	RPS Ref.
Fine five bay, two storey house, over basement	R	West End	C11
"Cantwell's" - has Ionic pilasters on a very solid mid-18th C house of 3 bays, 3 storeys plus another 2 bays	R	East End	C12
The North Square is a roughly rectangular green with good simple cottages.	R		C13
Long narrow bridge of 11 arches	R	Over the Ouveg River	C14
Mid 18th century six bay, two storey gable ended rendered house with segmental windows and a steep pitched roof.	R	Street towards the bridge	C15
Old National School	L	West End of bridge	C16
Work House and Overseer's dwelling	L	Green Street	C17

Bennettsbridge

Item	Rating	Location/ Map ref.	RPS Ref.
6 arched bridge with cut-waters, well cut voussoirs and triple keystones dating from the 1760s	I	Over the river Nore 9 19.S.55.4	C18
Several good mill buildings	I	(SEE D51 & D53)	C19
Garda barracks is a large C 19th house with two crenellated towers on the corners	L		C21

Item	Rating	Location/ Map ref.	RPS.Ref.
Callan			
Catholic Church and its interior	I	Ignatius Rice Street (W)	C22
"The Old Charter"	L	Green Street (E)	C23
Bank of Ireland	R	Green Street (E)	C24
Court House	R	Green Street (E)	C25
CYMS Building	R	Green Street (E)	C26
St Mary's Catholic Church	N	Green Street (E)	C27
"Adelphi House"	L	Bridge Street Upper (W)	C28
"P Fennelly"	L	Bridge Street Upper (W)	C29
"Power" shopfront	R	Bridge Street Upper (E)	C30
"MJ Bradley"shopfront	L	Bridge Street Upper (E)	C31
"J O'Mahoney"	l	Bridge Street Upper (E)	C32
"Denis Carey"	L	Bridge Street Upper (E)	C33
Augustinian Chruch	R	Mill Street (N)	C34
3 bay, three-storey house with pedimented fluted ionic doorcase	L	Mill Street (S)	C35
Bridge, 1818, limestone 3 arches	R	Bridge Street	C37
Keoghs Model Bakery Shopfront	L	Lr. Bridge Street (E.)	C38
Regans' Shopfront	L	Lr. Bridge Street (E.)	C39
Stone House	L	Kilkenny Road	C40
Mill	L	Minnauns on King river	C41
Birthplace of Ignatius Rice	I	Westcourt	C42
Callan Creamery West St.		TO BE DELETED	D75
Callan Workhouse	R	Green Street	C43

Item	Rating	Location/ Map ref.	RPS.Ref.
Castlecomer			
Bank of Ireland	R	High St. (N.)	C44
Five bay, two-storey house, rendered with a single round-headed doorcase and leaded fan light	R	High St. (N.)	C45
Carriage-arch and a five bay, two-storey house with a simple doorcase	R	High St. (N.)	C46
Another carriage arch and a three-bay, 2 storey house	L	High St. (N.)	C47
Carriage arch and a pair of 3 bay, 3 storey houses one with a simple doorcase	R	High St. (N.)	C48
5 Bay, two-storey house with dormer windows	L	High St. (N.)	C49
5 Bay, three storey house rendered with raised quoins, parapet and raised end stacks. In front good railings and 2 sets of gate piers	N	High St. (E.)	C50
House on corner and *"Lyster"* four bays, two storeys	L	High St. (S.)	C51
Two public houses	L	High St. (S.)	C52
"Coogan's" Pub is a three-bay 2 storey house	L	High St. (S.)	C53
"Medical Hall" has an ionic shopfront on a 4 bay, two storey house	R	High St. (S.)	C54
Large 4 bay, three storey house with round headed doorcase, leaded light and carriage arch	R	High St. (S)	C55

Item	Rating	Location/ Map ref.	RPS.Ref.
Four two storey houses and *"McKenna"* with a simple shopfront and good lettering	L	High St. (S.)	C56
Three bay, 2-storey rendered house with two dormers and end stacks	L	Swan Road	C57
Two 3-bay, two storey houses	L	Swan Road	C58
Church of Ireland, 1818	R	N. of town	C59
Catholic Church	R	Kilkenny St. (E.)	C60
Market House Main Block with pedimented wings. It is rendered with segmental-headed wyatt windows on the first floor	N	Kilkenny St. (E.)	C61
"O' Braonain" shopfront	L	Kilkenny Street	C62
"Commercial Establishment" frontage	L	Kilkenny Street	C63
"Quinns" Shopfront	L	Kilkenny Street	C64
FlorenceTerrace	L	Kilkenny Street	C65
Entrance gate and lodge to Castlecomer House	R	Castlecomer-Athy Road	C66
The Old Mill Race	L	Castlecomer-Athy Road	C67
The Spa Well	L		C68

Dungarvan

Item	Rating	Location/ Map ref.	RPS.Ref.
Old Catholic Church used as a parish hall	R		C69
A roofless Church of Ireland Church with ivied tower	L	behind present CatholicChurch	C70
Walsh's Shopfront	L	Facing up Dublin Road	C71
Model housing project of circa 1840	R	village	C72

Item	Rating	Location Map ref.	RPS.Ref.
Dunnamaggan			
Catholic Church	I	18.S. 48.39	C73
Deleted			C74
F.C.A. Hall	L	S.Side	C75
Townsend -square-headed doorcase with leaded light	L	S.Side	C76
Mullally - good sign writing	L	S.Side	C77
"Walsh" marblised lettering on 2 storey rendered house	L	N. side	C78
Fiddown			
Little Chapel built from an earlier church by Reverend Robert Watts, vicar of Fiddown, 1747	I		C79
Mausoleum in Church Grounds			C480
"Meade BridgeTavern" 5 bays two storeys	L	West end of village	C80
Simple gable ended early C19th house with gothic fenestration and two diagonally placed towers	L	E. Corner	C81
Five-bay, three storey gable ended house, with a goodrhythm of fenesûtration, the door case obscured by a later porch.	L	Behind the Chapel	C82
Toll gate and toll house with hood moulds over windows, eaves and pierced barge boarding	I	North end	C83
Freyneystown			
Combined First Fruits Church dated 1796	R		C84

Item	Rating	Location/ Map ref.	RPS.Ref.
Three bays, 2 storeys, half-hipped roof, segmental doorcase, early C19th.	L	To west, N. of road	C85
House of 3 bays, two storeys	L	South side	C86

Freshford

Item	Rating	Location/ Map ref.	RPS.Ref.
West front remains of celebrated church inc. into Church of Ireland church	I	Corner of square	C87
Catholic Church by D.W. Butler -plain, built of limestone with octagonal turrets and pinaccle tops.	R	South corner of Square	C88
Two single arched bridges	L		C89
Further Mill building	L	To the West	C91 (SEE D2)

Goresbridge

Item	Rating	Location/ Map ref.	RPS.Ref.
Bridge, built by the Gore family of Barrow mount - has nine arches with slight rise in centre	N		C92
Catholic Church - cruciform with west bellcote	R	South corner of Square	C93
Church of Ireland church - First Fruits type	R		C94

Main street

Item	Rating	Location/ Map ref.	RPS.Ref.
"Donohoe" is a 4 bay, two-storey gable ended yellow house	L	North side from west end	C95
Four bay, 3 storey warehouse	L	N. side, from west end	C96
Three bay, 2 storey rendered house with applied shell decoration	L	N. Side from W. end	C97

Item	Rating	Location Map ref.	RPS.Ref.
Semi detached four bay, two storey house with good blocked architrave doorcase and good railings			C98
Four bay, two-storey house with ground - headed doorcase	L	N. side from W. end	C99
Two houses: plain , of three bays, two storeys each, with good simple round-headed architraved doorcases with keystones, then a carrriage arch.	L	South side	C100
Simple four bay, two storey house with a similar architraved doorcase.	L	South side	C101
"Deninson's" pub has a good front with marblised lettering	L	South side	C102
"Byrne and Son" has good imitation timber lettering on a three bay, three-storey rendered house, with a simple round-headed doorcase	L	South side	C103
"Carroll's" has two good iron grilles to windows with owner's name	L	South side	C104
"Thomas Murphy" a pub on the crossroads has good lettering	L	South side	C105
Two rows of early . C19th "estate" houses	L	Graiguenamanagh Road	C106
Garda Barracks; really two houses of four bays, three-storeys, rendered, with good architraved round-headed doorcases and mid C18th cornice	R	Carlow Road	C107
Simple rendered four bay, two-storey house with a square-headed block-and-start doorcase	L	To the North	C108

Item	Rating	Location Map ref.	RPS.Ref.
Gowran			
East end of Old Church was rebuilt in the late C 19th in an uncompromising hard-gothic style of rusticated limestone	I	19.S.63.53	C109
Catholic Church, cut-stone, aisled	R		C110
School house opposite dated1990	R		C111
Alms House - private house - late C 18th but with earlier features. Limestone ashlar facade, on basemould, heavy cornice, three bays, two storeys, with square-headed door-case. Once had figures of charity on facade, now said to be in the garden.	R	West of Castle gates to Gowran castle	C112
Three bay, two-storey house with late C18th fanlight	L	To West	C113
There is a small square with trees, now arranged as a car-park without losing its quality. The general character of the buildings is good: some fanlights.	L		C114
Some gabled cottages ornees	L		C115
"Harding" has good lettering	L	South-west corner of Square	C116
"Kelsey's" and Mahon's shopfronts are good, the latter with marblised lettering and a good ornice	L		C117
Curved shopfront, no longer in use	L	East side of corner the Kilkenny rd	C118

Item	Rating	Location Map ref.	RPS.Ref.
"Loughlin's": plaster volutes on dressings of first floor windows	L	West side of Kilkenny Corner	C119
"Perle's" shop: interes ting modern building and shopfront of quality	L	To North	C120
Row of ten "estate" cottages, built of granite ashlar	R	South side	C121
Five bay house with recessed arches at West	L	West end of village	C122
Ballyshanemore Castle -tower-house by the demesne	R	South of the village	C123

Graiguenamanagh

Item	Rating	Location Map ref.	RPS.Ref.
Duiske Abbey	I	Chapel St.	C124
Bridge	I		C125
Row 4-bay, 3 storey houses	R	Chapel Street (E.)	C126
Row four early 19th C gabled gothic cottages	R	Chapel St. (E)	C127
Abbey gates	N	Chapel St. (E.)	C128
Classical gates on E. side of graveyard	N	Chapel St. (E.)	C129
"M. Ryan" pub - 3 bay facade	L	Main St (W)	C130
"E. Prendergast" 3 storey house	R	Main St (W.)	C131
"M. Doyle" 4 bay,	L	Main St. (W.)	C132
"The Globe" 3 bay, 3 storey house with white lettering	L	Main St (W)	C133
"Hughes" good traditional shopfront	L	Main St (W)	C134
"Parsons" and "Joseph Kissane Ltd." Both 2 bays, 3 storeys	R		C135

Item	Rating	Location Map ref.	RPS.Ref.
"Haydens"	L	Main St. (W)	C136
Market House 3 segmental arches with round headed window with patena above on the S.E. wall	I	Main St. (W.)	C137
Small 2 bay 2 storey house of granite ashlar	L	Market House Lane	C138
"The Anchor" - 6 bay, 3 storey forms solid block with Old Barrow Navigation office, which with F.J. Murphy flank the entrance to the Main Street form the East	L	Main St. (W.)	C139
F.J. Murphy Gothick shop End of terrace four bay Three storey corner building With early shop front c1860. Two storey return on to side street.	N	Main St. (E.)	C140
"N. Shea" "Perpendicular" shopfront	R	Main St. (E.)	C141
"Joyce" hardware 3 bay, 2 storey house	L	Main St. (E.)	C142
"E.N. Hughes" - good house of 4 bays, 3 storeys	L	Main St. (E.)	C143
"Patrick O'Leary" Good shopfront and house	L	Main St. (E.)	C144
Garda Barracks 4 bay, 3 storey 18th C house with medieval doorcase	R	MainSt. (E.)	C145
Terraced 2 bay three storey house with early shop front. Original 6 over 6 timber sash windows. Formerly "McElroy Chemist"	L	Main St. (E.)	C146
"Staunton" good lettering	L	Main St. (E.)	C147
Early l9thC school - pedimented building with clock and bellcote, crenellated gateway	L	Main Street	C148

Item	Rating	Location Map ref.	RPS.Ref.
Granite warehouse of 7 bays, 4 storeys	L	The Quay	C149
Brandondale House	L		C150

Inistioge

Item	Rating	Location Map ref.	RPS.Ref.
Catholic Church	N		C151
The Church of Ireland church	N		C152
The house straddling the hill -three-storeys, three bays, rendered with a gothic shopfront	R	To the South-west	C153
Medieval "castle" is strange with pointed windows, each made with two slabs of granite leaning together, and a crenellated wall with pinnacles. Beside it is an astrolabe on a pink marble base.	R	To the South-west	C154
The Square has good trees and two monuments: a small obelisk, which appears to date from 1628, and a fountain erected by Louisa Tighe in 1879 which is very gothic	R		C155
The Castle Inn Formerly "The Spotted Dog"	L	South side	C156
Single-storey house with eaves and a wide early C19th doorcase with a fanlight	L	Rere of The Castle Inn	C157
Mid C18th almshouse, seven bays, two-storeys with a cornice and floating pediment, divided into three with square-headed block-and-start doorcases	R	South side	C158
Five-bay, two storey rendered house with a cornice, and a small shopfront 'Keher', which has good lettering	L	South side	C159
Two houses of three-storeys	L	South side	C160

Item	Rating	Location Map ref.	RPS.Ref.
"Noonan's" (Ashes)- very neat shopfront with good lettering	L	North side	C161
Three bay, two-storey house with steep-pitched roof, gable end to the Square	L	To West	C162
"P. Hogan" - good ionic shopfront	R	Facing the Square	C163
Small Chapel	R	Facing Square	C164
At the end facing the Catholic Church are 2 large mid C18th 3 bay three storey houses gable ended with a battered wall and steep pitched roofs	R	North side	C165
2 low houses, well painted, "Coady" with marbelised lettering	R	North side of Square	C166
A ruined tower	R	beside the River	C167
Beside it a T-plan single storey building that looks like a court house; rendered with raised granite quoins, also a square-headed late 18th C block and start doorcase and at one end a pediment with oculus and very good block and start dressings to the windows	R	beside the river	C168
Good terrace of houses	I	facing the river	C169
The bridge is flat and elevated above the street level;ten arches in all, with paired pilasters over the cutwaters on the south side	I	Over the River Nore	C170
Terrace of single storey cottages	I	On the East bank	C171
Main street from the top of the hill	I	High street	C172
Three-bay, two storey house with an elliptical window on the first floor	L	North side of High Street	C173

Item	Rating	Location Map ref.	RPS.Ref.
Next 2 two storey houses, one with a sprocketed roof	L	North side of Main Street	C174
Three bay, two storey house with gabled porch	L	South side on a corner	C175
Four bay, three storey house, recently restored	R	Behind a pump	C176
Three bay, 3 storey house with all the windows tripartite	R	Facing the Square on the N. side	C177

Johnstown

Item	Rating	Location Map ref.	RPS.Ref.
An exceptionally attractive crossroads layout on the main Cork road, the square lined with handsome two-storeyed houses and adorned with fine trees	R		C178
Catholic Church, 1831, with pinnacled entrance front. In the Curchyard Wall is a most remarkable crucifixion, apparently of Medieval date and perhaps from Fertagh Re-used west window from Fertagh	N		C179
Church of Ireland . Church has a re-used medieval East window and West doorway. Has a good west gallery and an elliptical font. Dates from 1790	N		C180

Kells

Item	Rating	Location Map ref.	RPS.Ref.
Bridge of 3 arches widened in C18th.	R	Over King's River	C181
Catholic Church, T-plan, recently modernised	R	By the Bridge	
Detached 2 three bay, 2 storey house c1830		R flanking the Catholic Church	C183

Item	Rating	Location Map ref.	RPS.Ref.
Mullins Mill	N	On the river	C184
Bolands Mill	N	On the river to the East	C185
Gothic house built of rusticated limestone dated 1868 under a coat of arms	L	On road to Church of Ireland	C186
Effigy, by Frederick Darley, 1844	R	In the wall beside the disused Church of Ireland church	C187
Seven-towered fortified priory of Augustinians (National Monument)	I		C188
Old Church of Ireland - a ruin with a long nave bellcote and distinct batter, probably C17th. Graveyard and trees	R	To north of present Church	C189
Glebe House and lodge - good quality early C19th 3 bays, two storeys with segmental doorcase	R		C190
Kilmacow			
Catholic Church, early C19th - totally modernised but with elaborate late C19th gates	L		C191
Three-bay, two-storey house	L	West side	C192
Kilmoganny			
Catholic Church, T-plan early C19th. Bellcote and exterior changed	L	Opposite Graveyard	C193
Church of Ireland, First Fruit type with tower, with pinnacles	R		C194
Toll House, 3 quarters of an octagon projecting from the rear of a house	R	To the W. of the Church of Ireland	C195

Item	Rating	Location Map ref.	RPS.Ref.
Kilmanagh			
Church of Ireland, 1846, by J. Welland. Giant tombstone in graveyard	R		C196
Knocktopher			
Catholic Church, c. 1840	L		C197
Church of Ireland Church - good example of First Fruits type with a west tower complete with pinnacles and cren-allations, the nave rendered with pinted windows	R		C198
Old Inn - probably mid C18th, yellow rendered with 3 bays, 2 storeys with a gabled porch	R	Facing down the road to Kilkenny	C199
Mullinavat			
Catholic Church, T-Plan, barn style early C.19th. Good pedimented tetrastyle reredos Carrigan says built 1805	R	23.S.56.24	C200
Reads Bar	R	N. end of West side of street	C201
Good vernacular house, 3 bays, 2 storeys, rendered.	R	N. end of West side of street	C202
Newmarket			
A very good example of a T-plan Church dating from the late C. 18th or early C. 19th. It is rendered with a pair of pointed doorcases on the frontispiece and pointed windows. Interior has a very fine broken pedimented Corinthian reredos with paired colums, either side are plain doorcases and pilasters. It is set in a short sanctuary lit from the side	I		C203

Item	Rating	Location Map ref.	RPS.Ref.
Curious Gothic screen wall in a barn, dated 1839	R		C204
2 good vernacular houses	L	At the cross roads	C205
Three bay, two storey, white rendered house with hipped roof and breakfront	L	To the East	C206

Piltown

Item	Rating	Location Map ref.	RPS.Ref.
Catholic Church is late C19th, hard gothic with aisles in a single cell	R		C207
Church of Ireland Church, single cell, built of rusticated sandstone, the string course is carried round from the West front to the sides.	N		C208
Garda Barracks is a reconstruction of an arcaded market house	L		C209
"The Anthony Inn" early C. 19th, a large bow on a re-entrant corner	R		C210
Piltown Tower is a ribbed octagonal tower	R	West end. of the Town	C211

Stoneyford

Item	Rating	Location Map ref.	RPS.Ref.
Catholic Church, early C19th, nearly cruciform in plan	R		C212
Free-standing five bay 2 storey schoolhouse c.1830 schoolhouse, helps to flank the entrance to the Churchyard	L		C213
Three bay, 2 storeyed rendered house balancing the old school	L	Other side of Church gate	C214
"O'Grady2 has marblised lettering	L		C215

Item	Rating	Location Map ref.	RPS.Ref.
Old Church of Ireland School house, occupied as residence	L		C216

Talbot's Inch

A very interesting model village, built in 1904 for Lady Desart, by Professor William A. Scott. It consists of several rows of houses and a supervisor's house, built around an open space. All the houses are slightly different from each other and built in an art nouveau idiom	I		C217

Thomastown

C. 13th Medieval Church with C of I Church æcamping out in the ruins	N	Market Street (N.)	C218
Catholic Church, 1862	N	Chapel Lane (E)	C219
Earlier tower beside the church and castellated school butressed from below	R	Chapel Lane (S)	C220
Church of Ireland - "First Fruits" type	N	Market Street (N.)	C221
"J. O'Reilly" bootmaker shop and shopfront	I	Main Street (W.)	C222
"O Murchada" gothic shopfront	R	Market Street (W)	C223
"Ryan and Sons" shopfront	L	Pipe Street (Cnr.)	C224
Housing facing down Pipe Street	L	Logan St.	C225
"Pete Lennon" shopfront and house	L	Logan St. (E.)	C226
Terraced three bay two storey house c1850 with original shopfront nap rendered walls and timber sash windows, pitched natural slate roof. Formerly "	L	Logan St. (E)	C227

Item	Rating Map ref.	Location	RPS.Ref.
The Sessions House	R	LoganSt. (E)	C228
"W Walsh" shopfront	R	Logan Street(W)	C229
"E Fenlon" grocer	L	Low Street	C230
"K Mullins" 4 bays, two storeys with cornice and segmental headed windows	R	Low Street	C231
Building opposite Garda Station/good front	L	Low Street	C232
"L Mullins" - good lettering and colour and next house (3 bays)	R	Low Street (S.)	C233
"D. Murphy" has good R Edwardian shopfront with gilded lettering on glass and ceramic panels	Low Street (S.)		C234
Next house is 3 bays, 2 storeys	L	Low St. (S.)	C235
Tower house, low, only three storeys, but upto full height joined to 17th C house	I	Low St (S.)	C236
æF McConvilleÆ 3 bays 3 storeys	L	Low Street (S.)	C237
Garda Barracks -5 bays-, 3 storeys with advanced end bays	R	Low Street (S)	C238
Beside the bridge and N. of River "Sweetman's Castle" - merchants tower house and store	I		C239
Bridge	I		C240
"The Bridge House" 3 bays, 3 storeys, with an arch, gable ended and facing the bridge	R	Mill St. (S.)	C241
two small 2-storey houses	L	Mill St. (S.)	C242
public house T-plan building, unusual in presenting a large gable to the street	R	MillSt. (S.)	C243

Item	Rating	Location Map ref.	RPS.Ref.
Four-bay, 2 storey house with carriage arch	L	Mill Street (S.)	C244
A rendered C 18th house with hipped roof bow Venetian window	R	Mill St (S.)	C245
A four bay, 2-storey house	L	Mill St (N.)	C246
Row of three houses that follow	L		C247
Mill owner's house, 3 bays, 2 storeys, hipped roof with eaves and single storey wing at rear	R	Mill Street (N)	C248
Flour mill on the island and mill owners house; a long 2 storey building with wide doorcase dating from the early C 19th	N		C249
Pilsworth Four Mill	N		C250
Old Union workhouse, now St. Columba's Hospital	R	East of the town	C251
Grenan Castle, simple late C 18th. 5 bay, 3 storey house with a fluted doric porch town.	R	Banks of the Nore	C252
Urlingford		18.S.28.63	
Stone stile to the Church yard	L	North side	C253
Catholic Church is T-plan barn church without transeptal galleries, west end remodelled internally	L	Main Street	C254
Courthouse, about 1840, five bays, possibly by William Caldbeck	R	Opposite Catholic Church	C255
"Town View" guest house - good doric doorway. 3 bay two storeyed house with railings	L	South west end	C256

Item	Rating	Location Map ref.	RPS.Ref.
Windgap			
"Ferrum Fabrications" - seven bay, single storey hip-roofed building with original fenestration on front	L		C257
Land League House	L		C258

Catholic Churches

Item	Rating	Location Map ref.	RPS.Ref.
Ballyeven			
Dated 1848 - Barn Church, T-plan	N	5 mls. W of Kilkenny 18.S. 42.53	C259
Ballyfoyle			
Hard gothic single cell dated 1872	R	4 mls. N of Kilkenny 19.S. 52.63	C260
Ballygubnew			
T-plan early C19th	R	3 mls E. of Inistiogue 23.S.68.35	C261
Ballyoskill			
T-plan barn style dated 1822, 1923	N	4 mls N of Ballyragget 18.S. 45.77	C262
Castlewarren			
T-plan barn style, circa 1800 and 1830	N	5 mls W of Shankill 19.S. 60.60	C263
Clogh			
T-plan barnstyle, c 1840	R	5 mls N of Castlecomer 19.S. 56.79	C264
Clontubid			
Single cell church C 19th	N	2 miles N. of Freshford 18.S. 40. 67	C265
Conahy			
Single cell, c 1840	R	4 miles SW of Castlecomer 18.S. 48.68	C266
Coolbaun			
Three-bay, single cell	L	2 miles N.E. of Catlecomer 19.S.55.74	C267
Coolagh			
Single cell transitional-1895	R	3 miles S.E. of Callan 18.S.42.39	C268

Item	Rating	Location Map ref.	RPS.Ref.

Cuffesgrange

Single cell church, circa 1850	L	4 miles SW of Kilkenny 18.S.49.58	C269

Dundaryark

T plan barn church	R	5 miles S of Kilkenny 19.S.51.48	C270

Dunmore

Four bay, single cell	R	2 and half miles N of Kilkenny 19.S.50.60	C271

Foulkstown

T-plan	R	2 miles S. of Kilkenny 19.S. 51.52	C272

Galmoy or Erke

T-plan , date stone 1845	N	3 mile N of Johnstown 18.S.29.71	C273

Gattabaun

Single -cell, early C .19th	N	3 miles NW of Freshford 18.S.35.69	C274

Gazebo (Cloneen)

circa 1925 Barn style with bell cote To west end single bay Gabled apse to east end	R	4 miles NE of Castlecomer 19.S.57.77	C275

Hugginstown

Latin Cross T-plan barn church, C1830 now a stabilised ruin	I 3 miles WSW of Ballyhale 23.S.51.33		C276

Johnswell

Cemented early C19th Church	L	6 miles NE of Kilkenny 19.S.56.62	C277

Killaloe

Single cell, 1859	R	3 miles N of Callan 18.S.39.48	C278

Item	Rating	Location Map ref.	RPS.Ref.
Ladyswell			
Roofless T-plan barn church, c 1800	R	2 miles SSW of Danesfort 19.S. 39.48	C279
Lisdowney			
T-plan barn church, c. 1840 Ballyragget	N	2 miles W of 18.S.51.46	C280
Lukeswell			
Cruciform early C19th	R	4 miles S of Ballyhale 23.S.50.16	C281
Mooncoin			
Dated 1869 - single cell	I	Mooncoin village 23.S.50.16	C282
Newtown			
Single cell church, late C18th	R	W of Kells 18.S. 47.44	C283
Owning			
T-plan barn church dated 1812	I	3 miles N of Piltown 18.S.45.26	C284
The Rower			
T plan barn church dated 1816 and 1916	L	4 miles N of New Ross 19.S.70.34	C285
Shankill			
T-shaped barn style, c 1840 -modernised	L	3 mls WSW of Muine Bheag 19.S.66.59	C286
Skeaghvasteen			
T-plan barn church	N	2 mls S. of Goresbridge	C287
Slieverue			
By Mr. Christopher Hill Arch. 1800	R	3 miles E. of Waterford	C288

Item	Rating	Location Map ref.	RPS.Ref.
Templeorum			
One of the finest classical barn churches in the country, possible altered in the C19th	I	3 miles N of Piltown	C289
Tulla			
Fine circa 1840 limestone ashlar facade	R	2 mls W of Threecastles	C290
Tullaghought			
Single cell dated 1885	R	5 miles S of Kilmoganny 18.S.43.30	C291
Tullaherin			
Early C19th, T-plan with priests house abutting onto the Sanctuary	R	2 mls. ESE of Bennettsbridge 19.S.59.48	C292
Tullaroan			
Single cell circa 1840	N	18.S.38.67	C293

Church of Ireland Churches

Ballinamara

Ruined tower of First Fruits Church	R	7 miles NW of Kilkenny 18.S.41.59	C294
Burnchurch	R	5 miles E.N.E. of Callan	C295
Three bays, rectangular in plan, buillt in 1810.		18.S.48.47	
Castlecomer	R	19.S.57.76	C296
First Fruits type church circa 1840			

Castleinch

(Inchyolaghan) A runined Church containing the Cuffe mausoleum, secured by an iron gate	N	3 miles SW of Kilkenny 18.S.48.52	C297

Castletown Cox

(Castlelane) Nave is wide, rectangular in plan, buiilt in 1766	I	22.S.42.25	C298
Clintstown Single-Cell Church	L	4 miles from Ballyragget 18.S.46.64	C299
Ennisnag	I	23.S.52.44	C300
First Fruits type, built 1815			
Erke (Galmoy)	R	18.S.27.71	C301
Roofless church, built 1823, contains one good wall tablet			
Kilfane	R	2 miles N of Thomastown	C302
Late First Fruits church circa 1830		19.S.59.45	

Item	Rating	Location Map ref.	RPS.Ref.
Killamery	L	6 miles S of Callan	C303
Ruined tower of a First Fruits type church		18.S.37.36	
Loughbrack	R	3 miles SW of Kells	C304
Smalll First Fruits type church		18.S.45.40	
Powerstown	R	2 miles SSW of Goresbridge	C305
Ruin of early C.18th single-cell church		19.S.66.51	
Rathbeagh	R	2 1/2 miles NE of Goresbridge	C306
Ruined but has medieval fragments		18.S.44.67	
Shankill or Paulstown			
(Kilmocahill) Dated 1806; a typical First Fruits Church	R	19.S.72..47	C307
Ullard	R	3 miles NNE of Graiguenamanagh	C308
Ruin of a First Fruits type church		19.S.72.47	
Woodsgift	R	SE of Urlingford	C309
Simple First Fruits type		18.S.33.62	

Country Houses

Item	Rating	Location Map ref.	RPS.Ref.
Annaghs Late C.18th house	R	1 mile S of New Ross 23.S.70.25	C310
Annamult Early C.19th gothic with gables	L	2 miles NE of Stoneyford 23.S.54.44	C311
Ballyconra Tall narrow gable- ended house-early C.18th	R	18.S.43.72	C312
Ballyduff Late C.18th five bay, two-storey house	R	2 miles W of Inistioge 23.S.61.38	C313
Ballysallagh Mid C.18th T-plan house	N	1 mile S of Johnswell 19.S.56.60	C314
Ballytobin 1956 Georgian with an C18th house at the rear	L	3 miles SE of Callan 18.S.44.39	C315
Barrowmount Largish mid-to late C.18th, five bay, two- storey house	R	Goresbridge 19.S.68.52	C316
Beech Hill Three bay, two-storey mid C.18th house	L	2 miles N of Freshford 18.S.42.68	C317
Belline Late C. 18th house with dove lofts	I	N of Piltown 22.S.45.23	C318
Bessborough Massive house, rebuilt as a monastery	I	N of Fiddown 22..S.46.23	C319

Item	Rating	Location Map ref.	RPS.Ref.
Birchfield Solid five bay, two-storey house	I	1 1/2 miles S of Kilkenny 19.S.50.53	C320
Blackwell Lodge Plain Five bay, three-storey house, late C18th	L	Bennettsbridge 19.S.56.49	C321
Blanchville Early C.19th three bay two-storey rendered house	R	4 miles E of Kilkenny 19.S.59.53	C322
Bonnettstown Important house, dated May 14th, 1737	I	2 miles W of Kilkenny 18.S.47.58	C323
Brandondale Early C.19th house of two storeys	L	Graiguenamanagh 19.S.70.43	C324
Brokville Three bays, three-storeys, dated C.19th	L	2 1/2 miles N of Freshford 18.S.41.68	C325
Brownsbarn Important house, two-storeys,gable-ended, circa 1865	I	2 miles S of Thomastown 19.S.61.38	C326
Burnchurch Glebe Three bays, three-storeys, circa 1800	L	1 mile SW of Bennettsbridge 19.S.54.48	C327
Cascade Five bays, two-storeys	L	Freshford 18.S.39.45	C328
Castle Bamford Ruin of plain circa 1800 house of four bays three-storeys	L	2 miles SSW of Kilkenny 18.S.49.52	C329

Item	Rating	Location Map ref.	RPS.Ref.
Castle Blunden	I	2 miles W of Kilkenny	C330
Large T-plan block of seven bays,three-storeys over a basement 1770s or 1780s		18.S.47.54	
Castlecomer	L	19.S.54.73	C331
Burnt in 1965, lodge has bow windows, circa 1900			
Castlefield	R	2 miles SW of Dungarvan	C332
Unusual house		19.S.59.48	
Castle Morres	N	18.S.49.34	C333
A roofless shell			
Castletown Cox	I	19.S.49.34	C334
One of the most beautiful and perfect houses in Ireland, designed by Davis Duckart about 1767 for Archbishop Cox of Cashel, Central block with L-shaped wings			
Chapelizod	N	2 miles S of Kells	C335
Interesting ruin of five bay two storey house c1750, with earlier sections c1672		18.S.449.40	
Clifden Castle	N	4 miles E of Kilkenny	C336
Derelict three bay, two-storey mid C.17th house and connected to this house is a short tower-house		19.S.57.54	
Clone	L	2 miles N of Freshford	C337
Mid C.18th house of seven bays,two-storeys .6		18.S.42.67	
Coolmore	L	2 miles S of Thomastown	C338
Early C.19th five bay, white rendered two-storey house		19.S 0.39	

Item	Rating	Location Map ref.	RPS.Ref.
Dangan Simple early C.19th three bay, two-storey house, rendered	L	1 mile S of Thomastown 19.S.59.41	C339
Duninga Plain six bay, two-storey rendered with a hipped roof- circa 1800	L	2 1/2 miles N of Goresbridge 19.S.68.57	C340
Farmley Late C.18th five bay, two-storey house	L	5 miles SW of Kilkenny 18.S.46.47	C341
Garryduff Glebe Simple three bay, two-storey house, circa 1830	L	2 miles N of Gowran 19.S.64.56	C342
Garryricken Simple mid C.18th house with derelict circa 1810 wing	L	5 miles SW of Callan 18.S.39.38	C343
Gowran Castle Rectangular plan - seven bay, two-storey	R	19.S.64.53	C344
Gowran Glebe Simple rendered two-storey house, two bays on the entrance front and three on the garden	R	19.S.62.53	C345
Gowran House Early C.19th neo-gothic house	L	3/4 miles S of Gowran 19.S.62.51	C346
Grange Good C.18th house of nine bays, two-storeys rendered	R	1 1/2 miles SSW of Ballyragget 18.S.44.68	C347
Grange Sylvae Glebe house of five bays, two-storeys, rendered -	R	2 miles N of Goresbridge 19.S.68.58	C348

Item	Rating	Location Map ref.	RPS.Ref.
Grennan	L	Thomastown	C349
Simple late C.18th five bay, three-storey house rendered		19.S.59.41	
Jenkinstown	L	5 miles NNW of Kilkenny	C350
Rambling gothic house; half demolished, leaving some ruins and a wing, which was used as a Catholic Church - erected shortly before 1830		18.S.48.64	
Jerpoint church	R	1 mile W of Thomastown	C351
Four bay, two-storey - house early C.19th		19.S.56.40	
Kilcoran	L	1 1/2 miles NW of Kells	C352
Three bay, two-storey white rendered house - early 19th century		18.S.46.45	
Kilcreen Lodge	R	Kilkenny	C353
House contains a fine late C.17th chimney-piece taken from the now demolished Kilcreen House		18.S.49.56	
Kilfane	R	1 1/2 miles N of Thomastown	C354
Mid C.18th house of five bays, three storeys.		19.S.59.44	
Kilferagh	R	3 miles SE of Kilkenny	C355
Tower house with early C.19th house attached		19.S.54.53	
Killarney	R	2 1/2 miles S of Bennettsbridge	C356
House not seen - fine pair of mid C.18th gate piers		19.S.56.45	
Killaspy	L	1 1/2 miles N of Waterford	C357
Ruin		23.S.62.15	

Item	Rating	Location Map ref.	RPS.Ref.
Kilmurry Early C.18th house of five bays, two-storeys, rendered	N	2 miles N of Thomastown 19.S.60.44	C358
Kilrush Largish square early C.19th house	R	Freshford 18.S.38.64	C359
Knocktopher Abbey Largely a mid C.19th house, being a rebuilding of a much earlier house	N	4 miles SW of Thomastown 19.S.53.37	C360
Knocktopher Glebe House	L	Knocktopher	C361
Lavistown Circa 1800 house, rendered, of three bays, two-storeys	L	2 miles E of Kilkenny 19.S.54.54	C362
Lodge Park Early C.19th house of five bays, two-storeys	R	2 miles N of Freshford 18.S.40.68	C363
Lyrath Mid C.19th house, slightly Italianate in design	R	2 miles E of Kilkenny 19.S.54.55	C364
Maidenhall Three bay, three-storey house, with two bay entrance, rendered - circa 1820	R	1 mile S of Bennettsbridge 19.S.55.46	C365
Mill Mount Cruciform in plan	N	Maddockstown 19.S.54.54	C366
Mount Juliet Large mid C.18th - five bays and three-storeys	I	19.S.69.50	C367

Item	Rating	Location Map ref.	RPS.Ref.
Mount Loftus	L	2 miles S of Goresbridge	C368
House and farm complex with stables set on large landscaped grounds. Two storey 6 bay granite house built 1906 with gables and barge boards. This house is the servants wing of the house built in 1906, the rest being destroyed by fire in 1934. Pleasant courtyard to rear with attractive rubble stone boundary walls.		19.S.69.50	
Mountrothe	R	(Mountrath) 1 mile W of Shankill	C369
Mid C18th house of three bays, two-storeys, rendered		19.S.65.58	
Mullinabro	L	1 mile N of Waterford	C370
Ruined house & farm complex. C1800 only three storey bowed end of house remaining with exposed foundations. Two fine coarsed rubble farm buildings. Large rendered three storey building with stone arcade to rear and large archway to side. Smaller rubble building with loft, extensive complex of coarsed rubble walls. (House to be removed from RPS outbuildings to remain on RPS).		23.S.59.15	
Newtown	L	1 mile W of Kells	C371
Ruins of late 18th C house. Farm courtyard to rear with lime rendered coarse rubble buildings bell cote to end building, stone archway to former orchard with rubble stone wall. Ruined gate lodge with cut limestone entrance piers. (Ruined house excluded from the RPS)		18.S.47.44	
Paulstown castle	R	2 miles S of Shankill	C372
Medieval tower house rebuilt in 1828		19.S.66.57	
Pottlerath	L	Kilmanagh	C373
Good dovecote		18.S.38.52	
Rockshire	R	Waterford	C374
Two shallow full-height bows		23.S.61.16	

Item	Rating	Location Map ref.	RPS.Ref.
Rossenarra Large white-rendered, early C.19th house-five bays, three storeys	R	Kilmoganny 18.S.47.34	C375
Seskin Single-storey neo-tudor house, unusual H-plan - early C.19th	R	3 miles NW of Ballyragget 18.S.41.72	C376
Shamrock Lodge Early C.19th Butler shooting lodge	R	4 miles E of Thomastown 19.S.63.44	C377(a)
Shankill Castle Early C.18th and several different dates	N	near Paulstown 19.S.66.59	C377(b)
Skeaghvasteen Late C.18th three bay, two-storey house	L	3 miles W of Borris 19.S.69.48	C378
Sheeptown Five bay two-storey late C18th house	L	1 mile S of Kilmanagh 18.S.39.50	C379
Springmount Five bays, two-storeys, white-washed with hipped roof	L	Killamery 18.S.38.36	C380
Sweethill Mid C.18th three bay, two-storey rendered house	L	2 miles SSW of Ballyragget 18.S.43.68	C381
Summerhill Mid C. 18th, refaced C 19th	L	2 miles N of Thomastown 19.S.58.46	C382
Swift's Heath Dated 1657, but presently is a seven bay stuccoed mid C.19th house	R	3 miles S of Ballyragget 18.S.46.65	C383

Item	Rating	Location Map ref.	RPS.Ref.
Thomastown Glebe	R	Thomastown	C384
Early C.18th house, six bays, two-storeys		19.S.58.42	
Threecastles	L	5 miles NW of Kilkenny	C385
Five bay, two-storey house, circa 1800		18.S.46.62	
Threecastles Glebe	R	18.S.46.62	C386
Pedimented centre of two bays, two storeys			
Threecastles	L	18.S.45.63	C387
(Borris Big) East bank of the river, five bays, three-storeys			
Tinny Park	R	2 miles SSW of Kilkenny	C388
Three bay, two-storey rendered house - C 19th		18.S.48.52	
Ullard	N	3 miles NNE of Graignamanagh	C389
Five bay, two-storey rendered house - dated 1690		19.S.73.48	
Uppercourt	N	Freshford	C390
Five bays by four, two storeys to the cornice with an attic storey and further cornice -built between 1798 and 1820 with later additions		18.S.40.63	
Wellbrook	L	2 miles SE of Freshford	C391
Five bay, two-storey house		18.S.42.63	
Wellington	L	3 miles SW of Kells	C392
Site of demolished house. Rubble-work boundary Walls, walled garden limestone entrance piers and quadrant walls House not included inRPS		18.S.45.40	

Item	Rating	Location Map ref.	RPS.Ref.
West Court	L	Callan	C393
Ruin of a seven bay, two-storey house - C.18th		18.S.40.44	
Woodstock	I	Inistioge	C394
Ruin of a seven bay, three-storey house - dated 1740s		19.S.64.37	
Aylwardstown House		Glenmore	C472
Rockland House 3 bay 2 storey over basement c1840		Rockland Christendom Ferrybank	C473
Hebron House		Blanchfieldsland Hebron Road	C475
Berryhill Inistioge		Inistioge	C478
Eden Hall		Ballyragget	C479
Bellevue House		Gorteens	C480
Prospect House		Gorteens	C481
Springfield		Gorteens	C482
Glass House		Gorteens	C483

Vernacular Houses

Item	Rating	Location Map ref.	RPS.Ref.
Ballyroden	L	1 mile E of Newmarket	C395
Simple three bay, two-storey mid C.19th house		19.S.52.35	
Earlsrath	L	Mulllinavat 23.S.56.26	C396
Graigue	L	Kilmanagh 18.S.38.49	C397
Single storey white washed house of five bays			
Grange East	L	1 mile E of Gowran on the S side of the Gowran River on the Goresbridge Road 19.S.65.53	C398
Early 18th century circa			
Kilfane			
A forge with a horse shoe arch	L	19.S.59.45	C400
A good five bay, two-storey rendered house	L	On the west side of the road	C401
Good three bay, two-storey house	L	To the north on the east side of the road	C402
Licketstown / Mooncoin Area Tatched farm cluster		23.S.54.12	C403
Loughbrack	R	3 miles SW of Kells	C405
Attractive house with a half-hipped roof		18.S.44.67	
Lukeswell Detached four bay two storey cottage c1800 of mud wall construction with nap rendered walls.	R	2 miles N of Mullinavat 23.S.55.27	C406
Mooncoin Area			
Traditional homesteads in loop of Suir			C407

Item	Rating	Location Map ref.	RPS.Ref.
Shankill C18th T-plan farmhouse	L	1 mile S of the village on the W side of the Gowran Road 19.S.65.58	C408
Four bay, two-storey house	L	Facing the main road 19.S.66.59	C409
Whitemount Three bay, two-storey house.	L	1/4 mile S of Loughbrack 19.S.45.40	C410
Dunkitt Detached three bay single storey thatched cottage c1750 having roughcast rendered walls with buttresses			C474
Dunmore Bleech road Detached 7 bat two storey Cottage c1750 having lime Rendered walls thatched roof With dormer windows.		on the Bleech Rd north of Kilkenny	C476
Tullabrin Cottage Detached 3 bay two storey cottage c 1867 With gable fronted porch Fine stone dressings and Having a small farm courtyard.			C477

Tower Houses

Item	Rating	Location Map ref.	RPS.Ref.
Annaghs	R	S of New Ross	C411
A late tower bordering on the transitional stage from tower to house		23.S.70.25	
Annamult	R	2 miles SSE of Bennettsbridge	C412
Standing of half height. Remains of monastic grange hard to locate		19.S.54.46	
Balief	I	2 1/2 miles E of Urllingford	C413
Medieval cylindrical tower		18.S.32.63	
Balleen		3 miles NW of Freshford	C414
17th century tower-house with transom and mullion windows, in very bad state of repair. Also remains of bawn, and arch. Probably built circa 1647		18.S.37.67	
Ballybur	N	Cuffe's Grange	C415
A late tower-house still standing to its full height with some of its original floors, but without its roof. It was occupied until some years ago. (Now under repair)		18.S.61.38	
Ballyduff	R	1 mile W of Inistioge	C416
17th Century tower-house, burnt but rebuilt		23.S.61.38	
Ballyfoyle	R	4 1/2 miles NNE of Kilkenny	C417
Small tower standing two-thirds height with attractive approach past farmhouse.		19.S.52.63	
Ballyshanemore	N	Gowran	C419
Tall tower in demesne		19.S.63.52	

Item	Rating	Location Map ref.	RPS.Ref.
Burnchurch	I	18.S.47.47	C420

An excellent grouping
with Church of Ireland
Church and lime trees
(National Monument)

Item	Rating	Location Map ref.	RPS.Ref.
Castle Eve	I	3 miles E of Callan	C421

A courtyard castle with a
Tudor house, situated on
the North side of the
Kings River and very
difficult of access.

18.S.46.43

On the South bank of the
Kings River, opposite Castle
Eve, in a farmyard, is the
gable-end of an early 17th
Century House with a
projecting stack. North of
Castle Eve bridge is a tall
tower dated 1628.

Item	Rating	Location Map ref.	RPS.Ref.
Clara		19.S.57.58	C423

A 16th century tower-house;
a National Monument

Item	Rating	Location Map ref.	RPS.Ref.
Clonmantagh	N	4 miles E of Urlingford	C424

Tower-house and house:
the tower roofed with a
later roof

18.S.35.64

Item	Rating	Location Map ref.	RPS.Ref.
Currahill	R	1 mile WNW of Kilmoganny	C425

Full height but no roof.

18.S.44.35

Item	Rating	Location Map ref.	RPS.Ref.
Drumroe	L	18.S.68.51	C426

In Mount Loftus demesne.
Fragmentary, was used
as a dovecote

Item	Rating	Location Map ref.	RPS.Ref.
Foulkscourt	I	1 1/2 miles NW of Urlingford	C427

Very fine tall tower in Land
Commission property now
virtually inaccessible owing
to drain-laying

18.S.28.67

Item	Rating	Location Map ref.	RPS.Ref.
Foulksrath	N	18.S.46.66	C428

Youth Hostel, Ballyragget
some later alterations

Item	Rating	Location Map ref.	RPS.Ref.
Freneystown	R	6 miles E of Kilkenny	C429

Tower-house incorporated
into farmhouse, roofed
and occupied

19.S.60.59

Item	Rating	Location Map ref.	RPS.Ref.
Glashere	R	3 miles NNE of Johnstown	C430

A very fine late tower-
house conspicuous from
the Cork Road. Beside it
is a farmhouse and yard
which may stand on the
foundations of the bawn

18.S.32.70

Item	Rating	Location Map ref.	RPS.Ref.
Goresbrove	R	NE of Kilcooly Abbey	C431

A picturesque ensemble
formed by a tower-house
with, adjoining it, the ruin
of a later house with
massive diagonal stacks.
There is interesting lime-
rendering on the tower house

18.S.32.59

Item	Rating	Location Map ref.	RPS.Ref.
Grannagh	I	(Granny) 2 milles W of Waterford	C432

A later C.14th tower-
house with later work
including a C.17th oriel
window, and partial
restoration in the
C.18th. Beside the tower
is a medieval two-storeyed
hall, and the whole is
surrounded by a curtain
wall. It is now a
National Monument

23.S.57.14

Item	Rating	Location Map ref.	RPS.Ref.
Kilbline A very substantial C.16th tower-house, roofed, with a low two-storey, three-bay house with narrow windows and simple doorcase added. In the tower is a chimney-piece dated 1580, and a panelled room. Beside the house are early brick walls with blank arches.	N	1 mile SE of Bennettsbridge 19.S.57.47	C433
Kilcurly Late Medieval castle, full height	N	1 mile W of Ballyhale 19.S.53.35	C434
Kilmurry A small two-storey tower-house with stables beside it: difficult to date but could be early C.17th	R	(Slieve Rue) 1 1/2 miles E of Waterford 23.S.63.14	C435
Newtown Castle Tall very complete tower house with outworks, dated 1628	I	3 miles E of Callan 18.S.46.43	C436
Tubrid Standing to full height in farmyard	N	3 miles WSW of Freshford 18.S.35.62	C437
Tybroughney Very fine late medieval tower-house with house attached , partially occupied	N	2 miles W of Piltown 22..S.44.21	C438

Bridges and Miscellaneous

Item	Rating	Location Map ref.	RPS.Ref.
Annsborough Mills	R	4 miles N of Piltown on Pil River 18.S.42.26	C439
Ruins of large mill buildings			
Ballyduff Flour Mill	I	W of Inistioge	C440
Dating from the 1790's in course of restoration		23.S.61.38	
Ballyduff Bridge	L	23.S.61.38	C441
A small four-arch bridge over the Arrigle river; of scenic value			
Ballylinch Bridge	N	1 mile E of Stoneyford	C442
A good late C.18th bridge		23.S.53.44	
Ballytiglea	I	19.S.71.50	C443
Over the Barrow near Borris. Five arches with triple keystones and well cut voussoirs			
Barney Church		18.S.44.67	C444
Near Grange, Ballyragget Butler-Mountgarret tomb in the form of a sarcophagus on legs			
Barraghcore	R	1 mile N of Goresbridge	C445
Minch NortonÆs magnificent castlellated mill on the Barrow. No longer in use		19.S.68.55	
Bonnettstown School	L	18.S.45.57	C446
Simple three bay early 19th century school house. Not in use			
Brownsbarn Bridge	N	NW of Inistioge	C447
A very good bridge, of high landscape value; actually of four arches with four flood arches		19.S.62.39	

Item	Rating	Location Map ref.	RPS.Ref.
Cascade	R	Freshford	C448

A very attractive folkart balustrade in front of a small house, It is difficult to describe but looks slightly moorish with medieval touches - 1917

18.S.40.64

| **Clonmantagh** | R | 4 miles E of Urlingford | C449 |

Horseshoe shaped stable block, with three centrally placed carriage, arches ruined mill opposite

18.S.36.63

| **Cuffe's Grange** | L | 18.S.47.50 | C450 |

Inn, vernacular in charû acter. Good lime tree opposite on an island in the road

| **Danesfort** | N | 5 miles S of Kilkenny | C451 |

The house has disappeared but there is a farmhouse on the site.
A lime avenue leads up to the site of the house, and in the grounds a ringfort with an OPW preservation order on it. At the end of the park is an ornamental garden mound, which has a gazebo on top

19.S.52.47

| **Dinin Bridge** | I | Near Jenkinstown | C452 |

Fine hump-backed three-arched late 18th century bridge

18..S.48.63

| **Dunkitt** | I | 2 miles N of Waterford | C453 |

Three bay two-storey school house dated 1832; derelict

23.S.58.16

| **Dysart** | R | 2 miles S of Castlecomer | C454 |

Fiver arches, small graveyard adjoining. Due to be superseded and should be by-passed at sufficient distance to enable it to be seen

19.S.53.70

Item	Rating	Location Map ref.	RPS.Ref.
Ennisnag	I	19.S.52.44	C455

Two bridges, one over
King's River, one over
tributory. Both inter-visible
with Church of Ireland
church and pub, making
a very good group. The
larger bridge is very
architectural in character

| **Ferrybank** | R | (Waterford) | C456 |

Two Towers
on top of the hill

23.S.61.13

| **Gowran Station** | L | 19.S.61.54 | C457 |

Simple brick-built station
and limestone goods shed

| **Graigue** | R | 1 mile S of Kilmanagh | C458 |

A forge at the crossroads
with wheelwright's
apparatus intact

18.S.39.49

| **Inch** | R | 1 1/2 miles E of Kilkenny | C459 |

Two railway arches cut
diagonally through the
embankment

19.S.53.55

| **Jenkinstown Bridge** | R | 18.S.49.63 | C460 |

Built by Patrick Dowley,
dated on a plaque
1647, two arches with a
massive central cutwater.
The road level was rebuilt
in the early 19th century
with a light balustrade

| **Jerpoint Railway Bridge** | R | Thomastown | C461 |

A mid 19th century iron
truss bridge with a wide
central span, approached
by rusticated limestone arches

19.S.57.40

Item	Rating	Location Map ref.	RPS.Ref.
Kilfane Designed by Thomas Seigne after Bernini, with a domed base, rendered with three limestone legs supporting an obelisk	R	Stroan Fountain 2 miles N of Thomastown 19.S.59.46	C462
Kilkenny Industrial School A large neo-jacobean, early 19th century block with a lime avenue	R	19.S.50.54	C463
Kilmacoliver Tullagholt parish. Corn mill	L	18.S.42.29	C464
Knockwilliam East of the Waterford Road, a chimney-stack which must have been part of a mining operation	L	1 1/2 miles S of Ballyhale 23.S.56.30	C465
Lismaine Bridge A very fine late 18th century bridge	N	S of Ballyragget 23.S.44.66	C466
Maddockstown Mill with former distillery opposite.Large group of note-worthy mills in the area known as Abbeyvale	R	19.S.54,54	C467
Mountgarrett Bridge Modern swingbridge over the Barrow	R	19.S.72.30	C468
Newtown Bridge Kells. Part bridge, part causeway, part medieval, part modern	N	18.S.46.43	C469

Item	Rating	Location Map ref.	RPS.Ref.
Railyard	R	3 miles NE of Castlecomer 19.S.56.76	C470

An early 18th century school of three bays, two-storeys, rendered, with a hipped roof and an arcade of doric columns on the ground floor, on either side pedimented wings

Three Castles Bridge	I	18.S.45.63	C471

Datestone 1790. Very good example, decorated with diamond-shaped panels.

Industrial Archaeology

Grade 1

Location	Name	Description	RPS. Ref
Jerpoint West	Thomastown	Wrought-iron bowstring grider bridge, of 215 ft railway viaduct(65m) span, with twin-arched masonry approaches, over Nore south of Thomastown. Completed in 1877, it replaced an earlier wooden bridge, and carries the main Kilkenny - Waterford line.	D1
Kilrush	Kilrush grain mill	Substantial double range of 4-storey mill buildings on Nuenna River west of Freshford. Complete with kiln, high breastshot waterwheel, lineshaft transmission gearing and 5 sets of millstones.	D2
John St. Lwr. Kilkenny.	JohnÆs Bridge	Erected over the Nore by Corporation in 1910, it is of arched reinforced concrete. At 140 ft (43 m), it was then the longest single span of its type in the British Isles. Pavements are cantilevered on either side, with 6 lamp standards on the concrete balustrades; a plaque on the upstream right bank commemorates its opening.	D3
Kilkenny	Green's Bridge	Designed by George Smith and erected in 1764, 5 elliptical arches span the River Nore, with a number of smaller floodwater / millrace channels. The spandrels immediately above the angled cutwaters are elaborately ornamented with Palladian motfits, and the voussoirs are high-lighted in dressed stone, with decorative string course above. Unfortunately the stone parapet survives only on the downstream side, the upstream section having been removed to accommodate a cantilevered concrete footpath with metal handrail. It overlooks several ruinous mills (121, 349) immediately downstream.	D4
Mill Island	Grain mill	Substantial partly-shingled 6-storey mill on KingÆs River, east of Callan. Complete with four sets of millstones. An electrically-powered hammer mill still operates occasionally to produce animal feed.	D5

Location	Name	Description	RPS. Ref.
Killinny	Mosses mill	Also known as Hutchinson's and Boland's Mill, it is Co. Kilkenny's only fully function ing traditional flourmill, being operated by William Mosse trading under the name of Kells Wholemeal Ltd. The present 5-storey mill occupies a 12th century site on the King's River west of Kells. It is complete with Kiln, undershot 18ft diameter waterwheel, great spurwheel transmission gearing, and 6 sets of millstones; the mill owner's house stands nearby.	D6
Grenan	Grenan grain mill	On the southern outskirts of Thomastown, on mill the left bank of the Nore. A massive virtually-intact 5-storey mill with kiln, two undershot waterwheels and great spurwheel gearing; two sets of millstones remain. The ground floor is now used as a cafe and craft shop.	D7
Graiguenamanagh	Bridge	Erected in 1764 across the River Barrow, this 7-span segmental arch humpbacked bridge is of high landscape value. The spandrels above its angled cutwaters are decorated with rectilinear and round Palladian motifs.	D8
Inistioge	Inistioge	A 10-span semi-circular arched bridge across Bridge the River Nore at the east side of Inistioge. Eight arches are in normal use. Dressed voussoirs and string courses run the length of the bridge; the downstream spandrels have double column additions, topped with scroll motifs.	D9
Kilmacoliver	Grain mill	Traditional water-powered oatmeal mill, of rubble-stone construction, two storeys in height, on the right bank of Lingaun River, north of Carrick-on-Suir. Almost fully intact with Kiln, high breastshot water wheel, great spurwheel gearing, and three sets of millstones.	D10
Granny	Suir Railway	None-span bridge, 120 ft (367 m) in length, Viaduct carrying the former Mallow- Rosslare line over the River Suir. Of Pratt truss construction by Sir William Arrol of Glasgow, its spans are supported on twin cast-iron piers, the central span lifting to allow boats to pass through. Of similar design to the Barrow viaduct (354:1).	D11

Location	Name	Description	RPS. Ref.
Drumdowney Upper	Barrow Railway Viaduct	Fifteen-span bridge, 2130 ft (650 m) in length, carrying the Waterford - Rosslare railway over the Barrow River. This is the longest railway bridge in Ireland, and third only to the Forth and Tay Bridges in Scotland. Completed in 1906, it is of identical design to the Suir Viaduct (353:2), being of Pratt truss construction by Sir William Arrol of Glasgow. Each of its 13 main spans are supported on twin cast-iron piers, the 2 central spans being pivoted in the middle to allow boats to pass through.	D12

Grade 2

Location	Name	Description	RPS. Ref.
Castlecomer	Bridge	Five-span segmental arches of varying size, and with angled cutwaters, carrying the Athy road over the Deen River to the east of Castlecomer. The westernmost arch leads on to a headrace to nearby flour and saw-mills. The spandrels have Palladian motifs with through string course; the arch keystones are highlighted on the dressed voussoirs.	D13
Ballyhimmin	Grain mill	A two-storey random-rubble bleach mill heavily refurbished as a grain mill, on the right bank of the Deen River, south of Castlecomer. A water turbine drove four sets of millstones, installed by MacAdam Brothers, Belfast, via great spurwheel gearing. Also generated electricity for nearby mill house.	D14
Threecastles Demesne	Tower Bridge	Seven segmental arches of different size, and with angled cutwaters, carry a minor road over the Nore. Four of the five larger arches are in normal use, the remain ing two being smaller floodwater channels Thespandrels on either side of the main arch are recessed in Palladian style, whilst an inscribed parapet stone com- memorates the bridgeÆs erection in 1790, and personnel involved.	D15

Location	Name	Description	RPS. Ref.
Jenkinstown	Bridge	Four "gothic" style arches (of which two are floodwater channels) carry a minor road over the Dinin River. The balustrade is particularly elaborate, with an external string course and cast-iron uprights supporting a worked stone capping. The upstream portion would appear, from soffit evidence, to have been a later erection by Patrick Dowyle in 1647; this probably refers to the earlier downstream portion as it is clearly not in its original location.	D16
Goresbridge	Bridge	None arches of semi-circular profile and varying size carry the Borris road over the Barrow on east side Goresbridge. A warehouse is located at the Co. Carlow end.	D17
Duniga	Grain mill/ Maltings	An extensive 6-storey complex with crenellated walls and towers on the Goresbridge - Paulstown road. Originally built as a flour mill, powered from the Barrow, it was later used by Minch Norton as a malt house. A massive kiln and turbine survive.	D18
Bennettsbridge	BennettÆs Bridge	The Kilkenny - Thomastown road crosses the Nore on 6 semi-circular humpbacked arches of varying size. The keystones of the dressed voussoirs are highlighted.	D19
Milltown	Ballyteigelea Bridge	Five segmental arches of varying size, and with angled cutwaters, carry the Graiguenamanagh - Borris road over Barrow. Finished in dressed voussoirs and string coursing.	D20
Garrynamann Lower	MullinÆs Mill	Three-storey random-rubble grain mill on left bank of KingÆs River at Kells. Now used as a dwelling house, but apparently complete with machinery and external undershot waterwheel.	D21
Annamult	Merino Factory	Erected 1810 - 15 on the left bank of KingÆs River near its confluence with the Nore. Its purpose was to create local employment in the spinning, weaving and dyeing of wool. This socially progressive undertaking functioned until 1822, being partly reused as a grain mill from the 1850s to 1870. Substantial remains survive around three sides of a courtyard; at the west side is a massive waterwheel pit.	D22

Location	Name	Description	RPS. Ref.
Ballylinch	Ballylinch Demesne	Twelve segmental arches of varying size Bridge span the Nore floodplain just west of Ballylinch Demesne; 5 arches span the river proper, the remainder serving as floodwater channels.	D23
Ballylinch Demesne	Estate bridge	A well proportioned multi-arched bridge providing access to Mount Juliet across the Nore. It comprises 7 equi-sized eliptical arches with angled cutwaters, with two additional floodwater channels on the eastern approach; a wooden fence acts as a parapet.	D24
Thomastown	Thomastown Bridge	The Thomastown - Waterford road is carried over the River Nore on 6 segmental spans of varying size. Apparently erected c.1790, although an inscribed stone plaque is now indecipherable. The bridge has recently been ôimprovedö with the addition of a cantilevered concrete foot-path on the downstream side, and replacement of the stone parapet with metal railings.	D25
Kilmacshane	Brownsbarn Bridge	Carrying the main Thomastown - Inistioge road over the Nore, this bridge comprises three eliptical spans over the river proper, and a further 5 large floodwater channels. The spandrels of the three main arches have circular motifs thereon.	D26
Ballyduff	Ballyduff Mill	A three-storey grain mill on the Arrigle River, near its confluence with the Nore, south-east of Thomastown. Fully restored and used as a craft workshop, it still áretains its pitchback waterwheel, great spurwheel gearing and 4 sets of millstones.	D27
Tinnaslatty	Mount Garrett Bridge	With a span of 210 ft (64m) over the Barrow, this steel and concrete bridge replaced a wooden truss bridge in 1930. From each bank two arched-concrete decks, supported on circular piers, con-nect with a metal rolling-lift drawbridge. The footpath is cantilevered from the side; the balustrade is also of cast con-crete.	D28

Location	Name	Description	RPS. Ref.
Garranbehy Big	Railway viaduct	A now-defunct 580 ft (177 m) long bridge carrying the New Ross - Palace East line over the Barrow to the north of New Ross. Erected in 1887 by Dixon & Thorne, its 6 metal spans are supported on twin cast-iron piers, the two central spans pivoting in the middle to allow shipping to pass through.	D29

Grade 3

Location	Name	Description	RPS. Ref.
Spahill	Spa well	Covered well with inscribed plaque, adjacent to ruinous spa-house. (now demolished)	D30
Lismaine	Lismaine	Five segmental arches, of variable size and with angled cutwaters, carry minor road over Nore.	D31
Ballyragget	Ballyragget Bridge	Formerly carrying the main road over the Nore to the west of Ballyragget, the bridge comprises 6 semi-circular arches, with angled cutwaters; two floodwater channels and a millrace are also accommodated. Now superceeded on the upstream side by a reinforced concrete bridge.	D32
Dysart Glebe	Dysart Bridge	An attractive 5-span segmented arch bridge with angled cutwaters which formerly carried the main Kilkenny - Athy road over the Deen River. Now superceded by a modern concrete bridge immediately downstream.	D33
Freshford Lots	Cascade	Immediately west of Freshford on the Nuenna áRiver, a rubbleùstone building with shuttered concrete extension, all now fire gutted, but with most machinery intact: overshot waterwheel (dated 1869). great spurwheel gearing and four sets of stones.	D34
Ardaloo	Dinin Bridge	Triple eliptically arched hump-backed bridge of 1792 carrying the Kilkenny - Ballyragget road over the Dinin River.	D35
Gragera (Gregara)	New Dinin Bridge	Substantial double segmental span carrying minor road over Dinin River. Designer (S. Carter), contractor (J. Wright and T. Meehan) and erection date (1840) noted on parapet plaques. Ornamented with a decorative string courses and dressed voussoirs.	D36

Location	Name	Description	RPS. Ref.
Kilmanagh	Grain mill	Ruinous two-storey mill complete with breastshot waterwheel, great spurwheel gearing and three sets of millstones; unusually, much of the wheel and gearing is of wood.	D37
Knockeenbaun	Kilmanagh Creamery	Attractive complex of one and two-storey rubble stone buildings.	D38
Dukesmeadows	Nore Canal	Water-filled section of canal between River Nore and Dukesmeadows mill (397).	D39
Dukesmeadows	Scot's canal lock	Ashlar limestone walls at former lock gates.	D40
Archersgrove	Crow's Well canal lock	Ashlar limestone walls at former lock gates	D41
Kilcross	Canal Lock	Ahslar limestone walls at former lock gates.	D42
Purcellsinch	Inch Sawmill	Operational sawmill on left bank of Nore south-east of Kilkenny. An undershot waterwheel powers a circular saw via bevel and belt gearing.	D43
Dukesmeadows	Ormonde Woollen Mills	Extensive remains of former woollen mills on right bank of the Nore below Kilkenny Castle. Operational until 1969, traces of machinery, gearing, four undershot waterwheels and weir still survive.	D44
Highrath	Marble sawmill	Derelict two-storey mill on left bank of Nore. Undershot waterwheel pit infilled; no machinery survives.	D45
Highrath	Grain mill/ Marble sawmill	Massive 5-storey flour mill on left bank of Nore just below Millmount House. Later reutilized as a marble sawmill. No machinery survives, although the under-shot waterwheel pit is clearly visible.	D46
Highrath	Millmount House	Three-storey mill ownerÆs house dating to 1770s.	D47
Maddockstown	Grain Mill/ Marble sawmill	Massive former flour mill on left bank of Nore, later reused as a marble sawmill. Now a roofless shell with no machinery, the undershot waterwheel pit is clearly visible.	D48
Maddockstown	Grain Mill	Four-storey flour mill on left bank of Nore. Now derelict, undershot waterwheel pit remains, along with a millstone.	D49

Location	Name	Description	RPS. Ref.
Maddockstown	Limestone quarry	A 50 ft high quarry face several hundred yards long on the left bank of the Nore, (from which William Colles extracted Black Marble.	D50
Bennettsbridge	Grain Mill	Fire-gutted shell of 6-storey flour mill on right of Nore below BennettÆs Bridge. Little machinery now survives, although a Francis turbing continues to generate electricity for the complex, part of which is used as a pottery. Now repaired.	D51
Minnauns	Grain and Saw mills	Derelict three-storey mill on KingÆs River immediately east of Callan. Originally a grain mill, an undershot waterwheel drove three sets of millstones; sawmilling machinery was added at a later date, also driven off the same wheel (with a back-up diesel engine).	D52
Newtown	Newtown Bridge	Causeway carrying minor road across the floodplain of the KingÆs River, west of Kells. Nine spans in all, three (of semi-circular share with angled cutwaters) being in normal use at the south end.	D53
Kells	Kells Bridge	Carrying the Kilkenny road over the KingÆs River to the north of the village, this bridge is of great technical interest, the 8 semi-circular arches of the original bridge having been widened on the downstream site with a 5-span addition (3 eliptical, 2 semi-circular arches).	D54
Kellsborough	Grain Mill	Extensive 5-storey range on left bank of KingÆs River to west of Kells, encompass-ing two flour mills, each drive off an undershot waterwheel. Traces of one wheel and some transmission gearing survive.	D55
Ennisnag	Ennisnag Bridge	A fine segmental arched bridge carrying the Kilkenny-Knocktopher road over the KingÆs River just north of Stonyford village Three arches are in normal use, with a fourth floodwater channel on the south approach. The spandrels are orna-mented with raised circular and rectangu-lar designs.	D56
Jerpoint Abbey	Grain Mill	Ruinous four-storey mill on right bank of the Nore, south-west of Thomastown. Most of the breastshot waterwheel survives along with great spurwheel gearing to four sets of millstones.	D57

Location	Name	Description	RPS. Ref.
Grenan	Island Mill	Massive 6-storey flour mill on left bank of Nore south-west of Thomastown. Although the building is now used as an art college, the undershot waterwheel and much of the great spurwheel gearing survives	D58
Coolehill Upper	Windgap Creamery	Imposing roadside array one/two-storey buildings showing gable design typical of creameries.	D59
Ballygub New	Threshing mill/animal feed mill	Former two-storey water-powered threshing mill refurbished with a turnip shredder and potato masher. Millpond, high breastshot waterwheel and some belt-driven machinery still survive.	D60
Granny	Railway Bridge	Lattice-girder bridge carrying Limerick - Waterford line over Black Water. Its three spans are supported on stone abutments and twin pairs of cast-iron piers on either bank.	D62
Deer Park	Grain Mill	Four storey mill on left bank of Black Water below Mullinavat. The great spurwheel gearing and three sets of mill stones survive, along with traces of the breastshot waterwheel.	D63
Fiddown	Toll house	Attractive one-storey building on north side of Fiddown Bridge, linked to former wooden-truss bridge across Suir.	D64
Kilmacow	Kilmacow Bridge	Carrying a minor road over the Black Water, the bridge comprises 6 equi-sized ôgothicö arches (5 of which are in normal use); a millrace is also accommodated on its western approach.	D65
Greenvill	Grain mill	Four storey mill with adjoining mill house, on left bank of Black Water below Kilmacow. Undershot waterwheel, great spurwheel gearing and millstones survive.	D66
Dangan	Dangan Bridge	Six equi-sized semi-circular spans, with angled cutwaters, carry a minor road over Black Water north of Kilmacow.	D67
Deer Park	Deer Park Colliery	Extensive spoil heaps and concrete build ings of former colliery to north of Castlecomer.	D68

Location	Name	Description	RPS. Ref.
Ennisnag	Grain mill	Massive 7-storey derelict flour mill, also known as Rockview and O'Briens Mills, on left bank of King's River east of Kellls. Most of the great spurwheel gearing, and four sets of millstones, survive. Its owners The King's River Community, hope to restore it as a heritage centre and install a hydro-electric turbine.	D69
Innisnag	Bridge	Six segmental arches of varying size, and with angled cutwaters, carry a minor road across the King's River to east of Kells. Of particular interest is the V-shaped recess in the upstream parapet wall, said to be where the toll collector stood; the only such example in the county.	D70
Callan	Bridge	A substantial triple span segmental arch bridge across the King's River at Callan village. An inscribed stone on the upstream parapet records its erection in 1818 by Kilkenny Council, and rebuilding of the central arch in 1925.	D71
Graigue	Smithy	Recently abandoned roadside smithy, still retaining its open hearth, pear-shaped bellos, anvil, wheel tyring (on which a heated metal hoop was placed a round the cartwheel), metal hoop bending apparatus, and assorted tools of the trade; gate to rear.	D72
Belline	Dovecot	Massive circular tower, the upper portion of which was given over to nesting birds. Tuscan barns and follies are also important.	D73
Belline	Dovecot	Massive circular towers, the upper portion of which was given over to nesting birds.	D74
Callan Creamery		DELETED FROM RPS	D75
Annamult	Wind pump	Wind-powered Climax water pump, complete with mult-bladed sails, lattice tower and windvane. Supplied drinking water to animals.	D76

Grade 4

Location	Name	Description	RPS. Ref
Clogh	Coal pit	Water-filled pit and adjoining spill heap on north side of Village	D77
Chatsworth	Bridge	Four segmental spans carry Castlecomer -Timahoe road over Clogh River	D78
Ballyhimmin	New Bridge	Double segmental arch bridge with angled cutwaters carries access road to Castlecomer Desmesne over Dinin RIver.	D79
Castlecomer	Bridge	Single segmental arch with decorative string course and decorative voussoirs carries Castlecomer-Clogh road over tributary of Dinin River.	D80
Smithstown	Laundry	Ornate one-storey dwelling house, formerly laundry for Castlecomer Estate.	D81
Moonenroe	Massford	Triple segmental arch bridge with angled cutwaters over Dinin River.	D82
Coolcullen	Threshing mill	Now gutted two storey mill formerly linked to Millfall grain mill.	D83
Coan East	Black Bridge	Substantial single semi-circular arch bridge with decorative string course and voussoirs spanning Dinin River.	D84
Dunmore	Railway Bridge	Single-Span lattice girder bridge on masonry abutments over Dinin River; of double-track width.	D85
Kilkenny	Railway Station	Extensive complex of terminus building, platforms, sidings, covered platform, goods sheds, signal box, footbridge and water tower.	D86
Kilkenny	Railway Bridge	7-span masonry arch bridge to north of Kilkenny railway terminus; one arch in use over road, the remainder being used as garages, stores etc.	D87
Middleknock	Railway Bridge	Skew arch masonry rail-over-river with brick soffit, highlighted voussoirs and string course, immediately east of rail-over-road bridge of similar design.	D88
Middleknock	Railway Bridge	Skew arch masonry rail-over road bridge with brick soffit, highlighted voussoirs and string course, immediately west of rail-over-river bridge of similar design.	D89

Location	Name	Description	RPS. Ref
Rathduff	Railway Bridge	Eliptical single masonry span carrying Bennettsbridge to Thomastown road at right angles over railway. Extensive approach ramps on either side.	D90
Thomastown	Railway Station	Still operational two-storey ashlar lime stone building, in proximity to goods shed and signal box	D91
Ballyhale	Railway Station	Single-storey ashlar limestone building, now a dwelling; a rubble-stone goods shed stands nearby.	D92
Killeen	Railway Bridge	High single eliptical masonry arch span carrying railway over minor road. Just north of 50:41.	D93
Killeen	Railway Bridge	High single semi-circular masonry arch span carrying railway over stream. Just south of 50:40.	D94
Mullinavat	Railway Station	Double-bay single-storey ashlar limestone building, now a dwelling; with up-and down-line platforms, signal box and level crossing.	D95
Dunkitt	Railway Bridge	Single semi-circular masonry span carry ing railway over former mineral railway line. and string courses.	D96
Uskerty	Uskerty Bridge	High single semi-circular arch carrys Castlecomer-Paulstown road over Dinin River.	D97
Mill Street	Old Bridge	Three variable-sized eliptical arches with angled cutwaters	D98
Freshford.	Old Bridge	carries Freshford - Johnstown road over Nuenna River.æ1788Æ date inscribed on keystone of upstream arch.	D99
Jenkinstown	Threshing Mill	Circular 2-storey random-rubble building, probably a horse-walk connected to an early 19th century threshing mill.	D100
Gowran	Railway Station	Single storey brick dwelling, with platform and limestone goods shed opposite.	D101
Thomastown	Quay	Disused remains of river frontage on left bank of Nore at east end of town.	D103
Location	**Name**	**Description**	**RPS. Ref**

Bleach Green Kilkenny	Woolen Mills	Extensive remains dominated by saw-tooth weaving sheds, and chimney (possibly connected with earlier bleach works) on left bank of Nore. Established in 1906, and operational until early æ60s. (A turbine has recently been installed to generate electricity).	D104
Archersgrove	Fennessy's Mill	Shell of massive 5-storey four mill on Nore south of Kilkenny, formerly with two undershot waterwheels.	D105
Inistioge	The Lock Quay	Frontage along left bank of Nore just south of Inistioge, at confluence with Nore Canal with which it was probably associated. Still used recreationally.	D106
James's Street Kilkenny	Sullivan's Brewery	Substantial remains of disused maltings, kiln and brew house.	D107
John's Green Kilkenny	Gas Works	Remains of buildings linked to former coal-gas works.	D108
Green's Bridge	Woolen Mill/ Grain Mill	Ruins of former water-powered woolen mill, later converted to corn milling, on left bank of Nore below Green's Bridge. Shares V-weir with Walsh's mill on opposite bank.	D109
Gowran Demesne	Grain Mill	Known as Dalton's Mill, most has now been demolished; great spurwheel trans mission gearing and millstones survive elsewhere on site.	D110
Gowran Francis Demesne	Saw Mill	Now abandoned rubble-stone building in which only the water turbine survives in situ. The circular saw bench is still used elsewhere on site, powered off an electric motor.	D111
Annamult	Threshing Mill	Long 2-storey random-rubble building of early 19th century date, probably horse-powered; no machinery.	D112
Bennettsbridge	Grain Mill / Seed Dressing Mill	Large four-storey former grain mill, later converted to seed dressing on left of bank of Nore below Bennettsbridge. Only the latter's machinery survives, powered from electricity generated by Francis turbine. The building is being re-converted to flour milling by William Moss.	D113
Tinnamoona Callan	Knitwear Factory	Three impressive two-storey ranges of buildings, of late 19th/early 20th century date.	D114

Location	Name	Description	RPS. Ref
Kellsgrange	Grain-Mill	Ruinous 5-storey flour mill, also known as Bradley's Mill, on left bank of King's River east of Kells. Formerly with two under shot waterwheels, but now gutted of all machinery	D115
Burrellspark	Arland's Inch Mill	Small three-storey cornmill, now refurbished as a house / offices on left bank of Nore above Thomastown	D116
Coolaghmore	Threshing Mill	Two-storey random-rubble building of early 19th century date, probably horse-powered; no machinery.	D117
Ballyduff	Ballyduff Bridge	Four segmental spans with angled cutwaters over Arrigle River.	D118
Coolnamuck	Clodiagh Mill	Ruinous 5-storey flour mill, without machinery on Clodiagh River.	D119
Cullaun	Clodiagh Bridge	Substantial semi-circular arch with dressed voussoirs carries Thomastown - New Ross road over Clodiagh River.	D120
Castletown	Annsborough Mill	L-shaped shell of four-storey flour mill on left bank of Lingaun River; traces of waterwheel and millstones survive.	D121
Glencloghlea	Grain Mill	Ruinous four-storey mill still retaining great spurwheel gearing to two sets of	D122
Fiddown	Railway Station	Large two-storey house (probably incor-porating station master's house), with platform, canopied goods shed, signal box and level crossing.	D123
Mullinavat	Mullinavat Bridge	Multi-arched bridge carrying minor road across Black Water, just west of Mullinavat village. The bridge comprises 5 semi-circular arches of varying size, with angled cutwaters (two of which are in normal use), plus a floodwater channel.	D124
Ballyvereen	Railway Bridge	Girder bridge carrying Waterford - New Ross railway over stream.	D125
Rathinure	Railway Bridge	Skew-arch bridge carrying Waterford - New Ross railway over road.	D126
Clogga	Grain Mill	Disused two-storey grain mill with intact overshot waterwheel. Machinery may still survive internally. Adjoins former sawmill.	D127
Strangsmill	Water Tower	Large reinforced-concrete water reservoir atop a 5-storey former grain mill.	D128
Granny	Limestone Quarry	Extensive remains of abandoned deep workings	D129

Location	Name	Description	RPS. Ref
Greenville	Grain Mill	Five-storey flour mill on left bank of Black Water near Kilmacow. Francis turbine survives along with traces of machinery. Impressive cast-iron aquaduct dated 1885 (by R. Graham of Waterford) conveys headwater to mill (the wheelpit now houses a modern electricity-generating turbine, 371:2).	D130
Dangan	Grain Mill	Three-storey mill on Black Water with traces of great spurwheel gearing	D131
Smartcastle West	Limestone Quarry	Extensive high limestone faces survive on either side of causeway road; also traces of mineral railway	D132
Smartcastle West	Mineral Railway	Abandoned railway serving limestone quarry track still partly visible, with under-road tunnel (325:1)	D133
Dunkitt	Limestone	Lime kiln associated with old quarry Workings.(327:2) The quarry not included In the RPS	D134
Dunkitt	Mineral	Abandoned railway serving limestone quarry (327:1) track for Railway still partly visible, along with tunnel under railway	D135
Gorteens	Grain Mill	Ruinous shell of 5-storey flour mill, formerly with two waterwheels, but now devoid of machinery	D136
Lacken	Well	Covered well built into hillside on south side of Kilkenny, 1831 inscription	D137
Glenmore	Brick works	Low-lying marshy ground on which are a number of overgrown worked-out clay pits	D138
Abbey St., Kilkenny	Blackfriars's Bridge	Three variable-sized segmental arches with angled cutwaters carry road over Bregagh River, a tributary of the Nore	D139
Green Street	Walsh's	Ruins of former water-powered woolen mill on right bank of Nore	D140
Kilkenny	Woolen Mill	below Green's Bridge. Shares V-weir with Green's Bridge mill on opposite bank.	D141
Maudlinsland	Water Pump House	Ornate stone building with brick extension formerly containing water pump supplying nearby hospital.	D142
Ballydowney Upper	Snow Hill Railway Tunnel	Immediately west of the Barrow viaduct is the 217yd (198m) Snow Hill railway tunnel still in use on the Waterford - Rosslare line.	D143

Location	Name	Description	RPS. Ref
Tobernapeastia	Bridge	Highly skewed single semi-circular span carries Freshford - Johnstown road over Tifeaghna River on western outskirts of Freshford; attractive stream cascade nearby.	D144
Wellbrook Demesne, Clashacrow.	Dovecot	Circular rubble stone dovecot with stone nesting boxes	D145
Pootlerath	Dovecot	Circular rubble stone dovecot with stone nesting boxes	D146
Grange	Dovecot	Octagonal coursed-stone construct, with brick quoins and slate roof.	D147
Loan	Loon Bridge	Semi-circular single span with decorative string course carries minor road over tributary of Dinin River.	D148
Thomastown	Tannery	Ruinous remains of former tannery; still retains tanning pits and brick chimney.	D149
Graigue-namanagh	Creamery	Compact range of two-storey buildings with covered loading bays and rear brick chimney; still in use by Avonmore Creameries.	D150
Graigue-namanagh	Warehouse	Substantial four-storey warehouse fronting Barrow just upstream of bridge.	D151
Graigue-namanagh	Quay	Extensive frontage on right bank of Barrow, with associated warehousing.	D152
Graigue-namanagh	Footbridge	Simple 5-span stone footbridge over Duiske River	D153
Granny	Bridge	Single segmental arch formerly carried Thomastown - Waterford road over Black Water. The extreme shallowness of the arch necessitated later reinforcement to cope with the increasing traffic. Now superceded by a modern concrete bridge immediately downstream.	D154
Baunta Commons	Water Pump	Cast-iron manually-operated roadside Village pump by Kelly & Sons, Kilkenny.	D155
Uskerty	Culm Stone	Roadside remains of edge stone used to pulverise coal	D156
Kildalton	Bridge	Two semi-circular arches with dressed voussoirs carry Piltown - Fiddown road over tributary of Piltown River.	D157
Location	**Name**	**Description**	**RPS. Ref**

Ballyclovan Meadows	Bridge	Four arches (three segmental, one eliptical) with angled cutwaters carry Bennettsbridge - Ballingarry road over tributary of Munster River.	D158
Black Mills Kilkenny	Black Bridge	Triple segmental span with angled cutwaters over Bregagh River, a tributary of the Nore; now superceeded.	D159
Graigue-namanagh	Dry Dock	Silted-up remains of former dry dock on right bank of Barrow, the sidewalls of which are still visible.	D160

Appendix D

Proposed Natural Heritage Areas

 # candidate Special Areas of Conservation

Site Code: Site Name: **1/2" Map No:**

Site Code	Site Name	1/2" Map No
002051	Archersgrove	51
000821	Ardaloo Fen	50
000400	Ballykeefe Woodland	50
000698	Barrow River Estuary	58
000827	Brownstown Wood	58
000830	Clohastia	51
#000831	**Cullahill Mountain**	**44**
000401	Dunmore Cave	51[<1ha]
001859	Dunmore Complex	50/51
000832	Esker Pits	51
000402	Fiddown Island	57
001858	Galmoy Fen	44
000403	Garryrickin Nature Reserve	57
000833	Grannyferry	58
000404	Hugginstown Fen	58
002094	Ice House near Inistioge, Co Kilkenny	58 [<1ha]
000836	Inchbeg	50
000837	Inistioge	58
000839	Kilkeasy Bog	58
000405	Kyleadohir Wood Nature Reserve	50
000842	Kylecorragh Wood	58
000406	Lough Cullin	58
001914	Lough Macask	50
#002137	**Lower River Suir**	**57,58**
000408	Mothel Church, Coolcullen	51 [<1ha]
000843	Mount Juliet	51
000844	Murphy's of the River	58
000845	Newpark Marsh	51
000409	Rathsnagadan Wood	58
000846	Red Bog, Dungarvan	51
#002162	**River Barrow and River Nore**	
002076	River Nore/Abbeyleix Wood Complex	44
#000849	**Spa Hill and Clomantagh Hill**	**50**
#000407	**The Loughans**	**50**
000410	Thomastown	51
000411	Tibberaghny Marshes	57
000855	Whitehall Quarries	51

Areas of Scientific Interest

Map Ref	Name
S 676 325	Ballylogue Wood
S 729325	Tintine
S 71 48	Ullard
S67 32	Ballyfoile
S 61 93	Brownsbarn Bridge
S 54 75	Castlecomer Estate Woodland

Appendix E

Areas of High Amenity in County Kilkenny

1. Spa Hill area bounded by roads nos. 45,53,35,65,64 (lands rising east from the N8 at Johnstown)

2. Lands bounded by roads nos 119,137,146,122 & 96

3. Castlecomer Demesne

4. Jenkinstown Park

5. Lands bounded by roads nos 229,259, 182, 241, 235 bounding Co. Carlow

6. Lands bounded by roads nos 217, 283 & 281

7. Lands bounded by roads nos 231, 287 & 277

8. Barrow - Nore river valley area bounded by roads nos. 319, 351, 527, 508, 515, 459, 538, 473, 519, 494, 498, Barrow River, roads nos. 694, 628, 672, 529, 524 & 532

9. Area at Tipperary border bounded by roads nos. 364, 363, 346, 488 & 489

10. Area bounded to north by N24 and to the south, south east by the River Suir

11. Lough Cullin area

12. Barrow / Suir Estuary, between New Ross and Wexford, borded by rivers and by road no. 674

13. Lands to north and south at King's River Valley bounded to south by road no 319

Appendix F

Views to be preserved and protected

A1   View east and south over the Barrow valley on the Thomastown / Graiguenamanagh Road, R703 from Coppenagh Hill between the junctions with road numbers LP4203 and LT 82152.

A2   View East over the Barrow Valley on the Graiguenamanagh / New Ross Road and in particular the views overlooking St Mullins, between the junctions with road numbers LP 4209 and LT 82463

A3   View east over the Barrow Valley on the Graiguenamanagh / Ullard Road just North of Graiguenamanagh, Road No. LS 8221 between the junctions with road numbers 438 and LS 8222.

A4   View to the south east over Mount Brandon on the Inistioge / Graignamanagh Road No LP 4209 between the junctions with road numbers LS 8241 and R705.

A5   View to the south west over Inistioge and the Nore Valley on the Inistiogue / Graiguenamanagh Road No LP 4210 between the junctions with road numbers LS 8238 and R700.

A6   View south west over the Nore Valley between Inistioge and the junction between the R700 and LS 8289.

A7   Views west over the Nore Valley on the Thomastown / Inistiogue Road R700, between Inistioge and the junction with road number 463, particularly those at Brownsbarn Bridge and Dangan.

A8   View East over the Nore Valley on the Thomastown/Inistioge ôGrenanö Road No LP4208 S. of Thomastown between the junctions with road numbers LS 8236 and 529.

A9   View to the South East over the Barrow Valley on the New Ross Waterford Road N.25 between the junctions with road numbers LS 7513and 692.

A10   View North West over the valleys and the confluence of the Nore and KingÆs Rivers on the Stoneyford. Bennetts Bridge Road No. LP 4202 between the junctions with road nos 7LT 42022 and 490.

A11   View East into the Barrow Valley and lowland plains on the Castlecomer / Paulstown Road No.LP 2625 and from road nos. LT 66751 and LS 6671 between the junction at road nos. LP 2625 and LS 6671 and the junction at road nos 248 and 209.

A12   Views overlooking Castlecomer and Ballyragget on the Castlecomer / Ballyragget Road R694 between its junctions with road nos. 1227 and 250m S.E.of road no 1063.

A13   Views west over Kilkenny City and East over Carlow on Ballysallagh/Kanesbridge Road No. LP 1815 between the junctions with road nos. LT 66542 and LS 5886.

A14   Views north and east on the Johnstown Gathabaun Road No. LP 1805 between junctions with Road nos. 1204 and LT 18054.

A15   Views west into Co. Tipperary from the Callan/Clonmel Road N.76

A16   View East towards Kilkenny City on the Kilkenny / Kilmanagh Road No. LP 1011 between the junction with road nos. LT10111 and LT110112

A17   View south over the Suir valley on Templeorum / Barrabehy Road No.LP 1040

A18   View west into Co. Tipperary on Kilmacoliver / Scough Road No. LS5097.

A19   View west towards the Slieve Bloom Mountains on road nos 96 and 110 at the junctions with road nos. LS5839 and LS 5846 (Ballymartin Cross Roads).

A20   Views south and north over King's River Valley between Kells and the Waterford Road.

A21   Views south west over the Rivers Suir at Grannagh Castle to the Comeraghs

A22   Views over the confluence of the Rivers Suir and Barrow at Snow Hill on road nos.LS7483 from its junction with road no.LP 3414 and view from road no. LT 74831-7 between road no LS7483 and 8LT 74831-9

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