



Kilkenny County Council

# Proposed Amendment No. 1 to Callan LAP – Core Strategy

To make a submission to this Proposed Amendment you can either:

- Write to: Director of Services, Planning, County Hall, John St., Kilkenny
- Email [localareaplans@kilkennycoco.ie](mailto:localareaplans@kilkennycoco.ie) or
- Make a submission online at <http://lap.kilkennycoco.ie>

## Introduction

Section 7 of the Planning and Development (Amendment) Act 2010, sets out that the written statement of a Development Plan must contain a Core Strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines. A planning authority shall prepare a core strategy not later than one year after the making of the Regional Planning Guidelines and shall accordingly vary the development plan. The Regional Planning Guidelines for the South East Region (RPGs) were adopted on the 26<sup>th</sup> July 2010. Variation 2 which provides for the inclusion of the core strategy in the County Development Plan 2008-2014, was adopted on the 19<sup>th</sup> September 2011.

That Variation includes a policy PS7, 'To amend the LAPs for Callan, Castlecomer, Graiguenamanagh and Thomastown adopted in 2009 to take account of the Core Strategy for the County'.

As at October 2011, the Callan Local Area Plan (LAP) contained a total of 63 hectares of undeveloped land, zoned for residential uses, or for a mix of residential and other uses.

The RPGs set out a projected population expansion for each county in the region and to accommodate this, determined that in the order of 254 hectares will be required over the period 2010-2016 for Kilkenny city and county. The RPGs have divided the county allocation between the gateway (Waterford Environs in County Kilkenny, which is covered by the Ferrybank/Belview LAP), the hub (Kilkenny City) and the remainder of the county. The Core Strategy Table, on page 18 of Variation 2, set out that the housing land requirement for Callan was 4.1 hectares. Therefore this amendment involves a significant level of change through phasing of development land, in order to meet the objectives of the RPGs and the County Core Strategy.

A Flood Risk Assessment was carried out as part of the Strategic Environmental Assessment screening for this amendment, and this resulted in proposed changes to the Infrastructure/ Flood policies and proposed changes to the zoning map.

As a result of all of the above, consequential changes had to be made to other sections of the LAP. This amendment should be read in conjunction with the Callan LAP 2009.

This amendment should be read in conjunction with the Callan LAP 2009.

Proposed deletions to the LAP are displayed in ~~striketrough~~ and proposed insertions are presented in *italics*.

## **Section 1 Introduction**

### Section 1.1.1

Insert:

*Preliminary results for Census 2011 give a population figure of 1696 for Callan Urban Electoral Division (which does not cover the entire town) and 1558 for Callan rural Electoral Division which covers a large area around the town. ( The preliminary results are not available for the town to date)*

### Section 1.3 Legal Status

Replace The Callan Local Area Plan 2008-2014 with The Callan Local Area 2009-2015

## **Section 2 Strategic Context**

Section 2.3 replace heading Guidelines on Sustainable Residential Development in Urban Areas (~~Dec 2008~~) ( *May 2009*)

Section 2.5 (~~Draft~~) Planning Guidelines ‘The Planning System and Flood Risk Management’

Section 2.6 delete entire section ( 2.6.1-.2.6.8) and replace with the following

2.6 Regional Planning Guidelines for the South East Regional Authority 2010-2022

*2.6.1 Callan is identified as a district town in the Regional Planning Guidelines. District towns are being targeted for growth as centres that can perform an important role in driving the development of a particular spatial component of the overall region. These centres have well developed services and community facilities and have the capacity to accommodate additional growth (subject to certain physical infrastructural investments)*

## **Section 3: General Context**

Section 3.8. Water Supply and Wastewater treatment

Delete section 3.8.1 and replace with

3.8.1 Waste water in Callan is provided by secondary treatment which currently has capacity for 4000 population equivalent. There is some capacity in the existing wastewater treatment plant. Discharge is made to a freshwater (river) which is defined as a “sensitive area”<sup>1</sup>.

3.8.2 ... increases in population. *Proposals are ongoing to improve the effluent quality as required by the Urban Wastewater Regulations.*

Section 3.9 deletes section in its entirety and delete figure 3.3.

## **Section 4.2 Population Trends and Projections**

Delete entire section and replace with as follows

### **4.2 Core Strategy**

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<sup>1</sup> “sensitive areas” are those areas specified in the third schedule of the Urban Wastewater Treatment Regulations, 2001 (S.I. 254 of 2001), Urban Waste Water Treatment ( Amendment) Regulations, 2004) and such other areas as may be identified pursuant to article 5 of the Urban Waste water Treatment Directive.

Section 7 of the Planning and Development (Amendment) Act 2010, sets out that the written statement of a Development Plan must contain a Core Strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines. A planning authority shall prepare a core strategy not later than one year after the making of the Regional Planning Guidelines and shall accordingly vary the development plan. The Regional Planning Guidelines for the South East Region (RPGs) were adopted on the 26<sup>th</sup> July 2010. Variation 2 which provides for the inclusion of the core strategy in the County Development Plan 2008-2014, was adopted on the 19<sup>th</sup> September 2011.

Section 3.3.8 of the County Development Plan (as varied) sets out a population and housing land requirement for each of the District Towns, including Callan. The estimated population in 2010 was obtained by applying its percentage share of the County's population in 2006 (2%) to estimated figure for the County's population under the RPG's in 2010 (96,872). The figure for 2016 is obtained by applying its percentage share (2.1%) of the growth in the County's population to 2016 (8,726) and adding that to the 2010 estimated figure. The projected population for Callan is shown in Table 4.1.

Town	YEAR			
	2002	2006	2010	2016
Callan	1,325	1,771	1,937	2,111 (174additional)

Variation no 2 to the County Development Plan, Core Strategy set out that a total of 4.1 ha of land would be required in Callan to cater for its expansion to 2016. This was determined based on an average household size of 3 and an average density of 15 dwelling per hectare.

As of October 2011, the total amount of undeveloped residentially or mixed use zoned lands within the plan area totalled 63 hectares.

Table 4.2 below sets out the undeveloped land and the total amount of land with extant permissions in Callan.

Table 4.2: Undeveloped residential/General business zoned land in Callan as at October 2011

	Undeveloped land in hectares	Land with extant permission
<b>Phase 1 land</b>	15.21	14.24
<b>Phase 2 land</b>	47.9	0
<b>Total</b>	63.11	

Source: OS mapping and Planning Department information, 2011

The population allocation for Callan as stated in the Core Strategy, is an additional 174 people to 2016. It is clear that the land currently zoned for residential development (63 ha) could far exceed this demand. Therefore, it is recommended that a significant proportion of the land is phased for development. Development will be permitted in principle on Phase 1 lands during the period of this Plan (to 2015). Development will not be permitted on Phase 2 lands during the lifetime of this plan.

The principles underlying the phasing approach are as follows:

- National/Regional/Local Policy Context (i.e. the NSS, RPGs, , County core strategy etc.)
- Demographic and socio-economic trends
- Assessment of need for housing
- Water, drainage and road infrastructure (existing and planned)
- Flood Risk Assessment
- Supporting infrastructure. (social, community and commercial, both existing and planned)

- *Physical suitability*
- *Environmental policy (ground and surface water quality, flooding, etc.)*
- *Heritage policy*
- *Sequential approach (zoning should extend outwards from the core of an urban area, with undeveloped lands closest to the core and public transport routes being given preference. In addition, areas to be zoned should be contiguous to existing zoned development lands)*

*The proposed phasing is based on the principles of sustainable development as outlined above, in addition to the planning histories and the potential of sites coming forward for development. The areas of phasing are set out below in Table 4.3.*

*Table 4.3: Amount of undeveloped zoned land in Callan by Proposed phase*

<b>Zone</b>	<b>Phase 1 land (ha)</b>	<b>Phase 2 land (ha)</b>
<b>Residential</b>	12.58	40.27
<b>Mixed</b>		6.08
<b>General Business</b>	2.63	1.57
<b>Total</b>	15.21	47.9

#### *Phase 1 land*

*Phase 1 land will be considered for development during the lifetime of this Plan. However, it is clear that the total amount of zoned land in Phase 1 – 14.23 hectares – could cater for a greater expansion than that envisaged by the Core Strategy. Therefore, any application for residential development, either a new application or application for extension of duration of permission on Phase 1 lands (where substantial works have not been completed), shall be subject to a Core Strategy Justification Test. This Core Strategy Justification Test shall consider the demand for the development, the availability of services, the transport infrastructure and the contribution of the development to the plan objectives for the area.*

*Any such application shall be accompanied by a Core Strategy Justification statement, which will examine:*

- *How the development is consistent with the Development Plan Core Strategy*
- *The demand for the proposed development based on an assessment of existing housing vacancy, unfinished estates and the unit types in the area*
- *The capacity of services in the area to cater for the proposed development, including childcare, schools, other community services, open space, retail and commercial services*
- *The provision of transport infrastructure in the area, and how the proposed development will contribute across all modes (vehicular, cycle and pedestrian linkages)*
- *The contribution of the proposed development to the achievement of objectives outlined in the LAP*
- *In the case of applications for extensions of duration, an assessment of how the development is in accordance with the current LAP, the Guidelines on Sustainable Residential Development in Urban Areas, and (where necessary) the Guidelines on Sustainable Urban Housing, Design Standards for New Apartments.*

#### *Phase 1 development objective:*

*In addition to each zone's individual development objective, the following objective will apply on all land identified on the Zoning Map as Phase 1:*

*The Council will only consider development on Phase 1 lands where the Core Strategy justification statement demonstrates that the proposed development is consistent with the County Core Strategy, having regard to all of the criteria outlined above.*

#### *Phase 2 land*

*In general, Phase 2 land will act as a strategic reserve.*

*Significant residential development will not be permitted on Phase 2 lands, but new land uses other than significant residential development will be considered on their merits having regard to the strategic nature of the phase 2 lands and general planning considerations.*

*Applications for single houses on the phase 2 lands will be considered on the same basis as lands zoned as Agriculture as outlined in Table 5.6 Land Use Zoning Objectives Agriculture of the LAP.*

*Expansion of existing land uses within the Phase 2 lands will be considered on a case by case having regard to the potential impacts on the strategic nature of the phase 2 lands and general planning considerations.*

#### *Phase 2 development objective:*

*Phase 2 lands will allow for a sequential approach to development. Any application for development will be assessed against the strategic nature of the Phase 2 lands and the principles set out above.*

#### Section 4.5 Strategic Vision

By 2020 , Callan will be a vibrant town of ~~between 4,000 and 5,000 persons~~ supported by a growth in retail services, jobs, tourism and community facilities.

Delete : Reassessment of existing zoning: section 4.6.2

Delete: Existing Zoning 4.6.3

Delete: Summary of Zoning Amendments 4.6.4

Delete table 4.4.

Delete figure 4.1

Delete mixed use 4.7.2

Delete residential 4.7.6

Replace figure 4.2 Zoning Map with new Zoning Map

#### **Section 5 Plan Policies and Controls**

Delete section 5.13 and replace with

*Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009.*

*Flood risk in the Plan area will be managed through compliance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009.*

*The Guidelines outline three key principles that should be adopted by regional authorities, local authorities, developers and their agents when considering flood risk. These are:*

- *Avoid the risk, where possible,*
- *Substitute less vulnerable uses, where avoidance is not possible, and*
- *Mitigate and manage the risk, where avoidance and substitution are not possible*

### ***Flood Management Strategy***

*The Council shall adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood risk. In accordance with the Guidelines, the avoidance of development in areas where flood risk has been identified shall be the primary response.*

*Proposals for mitigation and management of flood risk will only be considered where avoidance is not possible and where development can be clearly justified with the guidelines' Justification Test.*

### ***Avoidance of development in flood risk areas***

*Flood zones are geographical areas within which the likelihood of flooding is in a particular range and they are a key tool in flood risk management within the planning process as well as in flood warning and emergency planning. There are three types or levels of flood zones defined for the purposes of the guidelines:*

- *Flood zone A – where the probability of flooding is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding) and where a wide range of receptors would be vulnerable;*
- *Flood zone B – where the probability of flooding is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding); and*
- *Flood zone C – where the probability of flooding is low (less than 0.1% or 1 in 1000 for both river and coastal flooding).*

*As part of the Strategic Environmental Assessment Screening for Amendment No. 1, a Flood Risk Assessment was carried out. This has identified an area within which development proposals shall be the subject of a site-specific Flood Risk Assessment. This FRA shall be appropriate to the type and scale of the development being proposed and shall be carried out in line with the Guidelines.*

*A Flood Risk Management Study was carried out by Hyder Consulting in 2010 for Callan, Graiguenamanagh and Thomastown. This identified a series of flood defence measures for Callan. Works on the flood defence measures has begun.*

*F1 Policy: Applications for development in lands identified as being located in an area of flood risk sites adjoining an area of flood risk on the FRA map, shall be the subject of a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed, in line with the DoEHLG Guidelines "The Planning System and Flood Risk Management" November 2009. A site specific FRA may be required for sites adjoining an area of flood risk.*

*F2 Policy: For any development, where flood risk may be an issue, a flood risk assessment should be carried out that is appropriate to the scale and nature of the development and the risks arising. The applicant is primarily responsible in the first instance for assessing whether there is a flood risk issue and how it will be addressed in the development they propose.*

*F3 Policy: Development that is vulnerable to flooding will not be permitted in an area identified as subject to flood risk, without a site specific flood risk assessment. Any development will not be permitted unless the criteria as set out in the Justification Test are satisfied.*

Section 5.16 Natural Heritage

The River Barrow and River Nore SAC

NH2..... natural amenity potential of this site subject to

- ~~• Protection of this site in accordance with National and European legislation ensuring that any development in or near the SAC will avoid any significant adverse impact on the features for which site has been designated.~~
- ~~• Consultation with the prescribed bodies and relevant government agencies when assessing developments which are likely to impact on designated natural heritage sites or those sites proposed to be designate; and~~
- ~~• The requirement for an appropriate assessment in respect of any proposed development likely to have an impact on a designated natural heritage site, or those sites proposed to be designated.~~

*Policy: Ensure that any plan or project which has the potential to directly, indirectly or cumulatively impact on a site protected under European legislation ( SAC or SPA) is accessed in accordance with Article 6 of the habitats Directive in order to avoid adverse impacts on the integrity and conservation objectives of the site. Any such plans or projects shall be referred to the Department of Arts, Heritage and the Gaeltacht for comments. Potential threats to a designated site may arise from developments such as water abstraction, or discharges from wastewater treatment plants, surface water or surface water attenuation at locations which are geographically remote from the site, through hydrological links with the designated site ( tributaries, streams, drainage ditches and drains) .*

Insert SAC Map as Figure 5.2.A

Land Use Zoning Objectives

Insert Agriculture Zoning into Table 5.6

<i>Land Use</i>	<i>Objective</i>	<i>Permitted Uses</i>	<i>Open for Consideration</i>
<i>Agriculture</i>	<i>To provide for agriculture and related uses while protecting these lands for potential future development</i>	<i>Agriculture, horticulture, public service installations, housing for immediate members of farmers' families ( sons and Daughters) and or persons whose primary employment is in agriculture, horticulture, forestry or bloodstock, or other rural based activity in the area which they wish to build.</i>	<i>Public Open Space, guesthouse, restaurant, Nursing home, halting site, private open space, other uses not contrary to the proper planning and sustainable development of the area.</i>



## Section 7: Development Briefs

### 7.1 Area 1 Retail Opportunities

#### 7.1.1 Introduction and Context

1 (a) Located in Phase 2 ( Kings River)

1 (g) Located in Phase 2 ( Coolagh Road)

1 (h) Located in Phase 2 (Cannafahy)

#### 7.1.4 Development Principles

##### Land Use

1a This site is located in Phase 2

1 (g) Located in Phase 2

1 (h) Located in Phase 2

### 7.2 Area 2 Bolton

7.2.1 Insert *The site is approximately 22 hectares and has been zoned for a mix of residential and industrial uses, some of which is designated as Phase 2.*

### 7.3 Area 3 Prologue

#### 7.3.4. Development Principles

.... Zoning objectives; residential ~~and mixed use~~

Delete from "for the area" to the "provision of car parking"

### 7.4 Clashacollare Residential Area

7.4.1 Insert *"part of this site is located within phase 2 lands which will act as a strategic reserve. Part of this site is located within the flood risk area and any application made on this site will be subject to a flood risk assessment."*

### 7.5 Area 5 Cannafahy

7.5.1 Insert *"This site is located in phase 2 lands which will act as a strategic reserve"*

### 7.6 Area 6 Haggardsgreen

7.6.1 Insert *"This site is located in phase 2 lands which will act as a strategic reserve"*

### 7.7 Area 7 Casletobin

7.7.1 Insert *"This site is located in phase 2 lands which will act as a strategic reserve"*

Core Strategy Table

Callan	Core Strategy Population Allocation (2010) to (2016)	Housing land requirement (ha)	Existing Zoning (ha)	Proposed Zoning phase 1 (ha)	Housing Yield (Residential Lands - units) <sup>2</sup>	Housing Yield (Other Lands - units) <sup>3</sup>	Excess (ha)
Total	174	4.1 <sup>4</sup>	63	15.21			11 <sup>5</sup>
Residential zoning				12.58	189		
Mixed use zoning				2.63		0	

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List of Maps:

Map 1: Land Use Zoning  
Introduce Phase 2 zoning, and new residential

Natural Heritage  
Figure 5.2.A- Map of c Sac in Callan

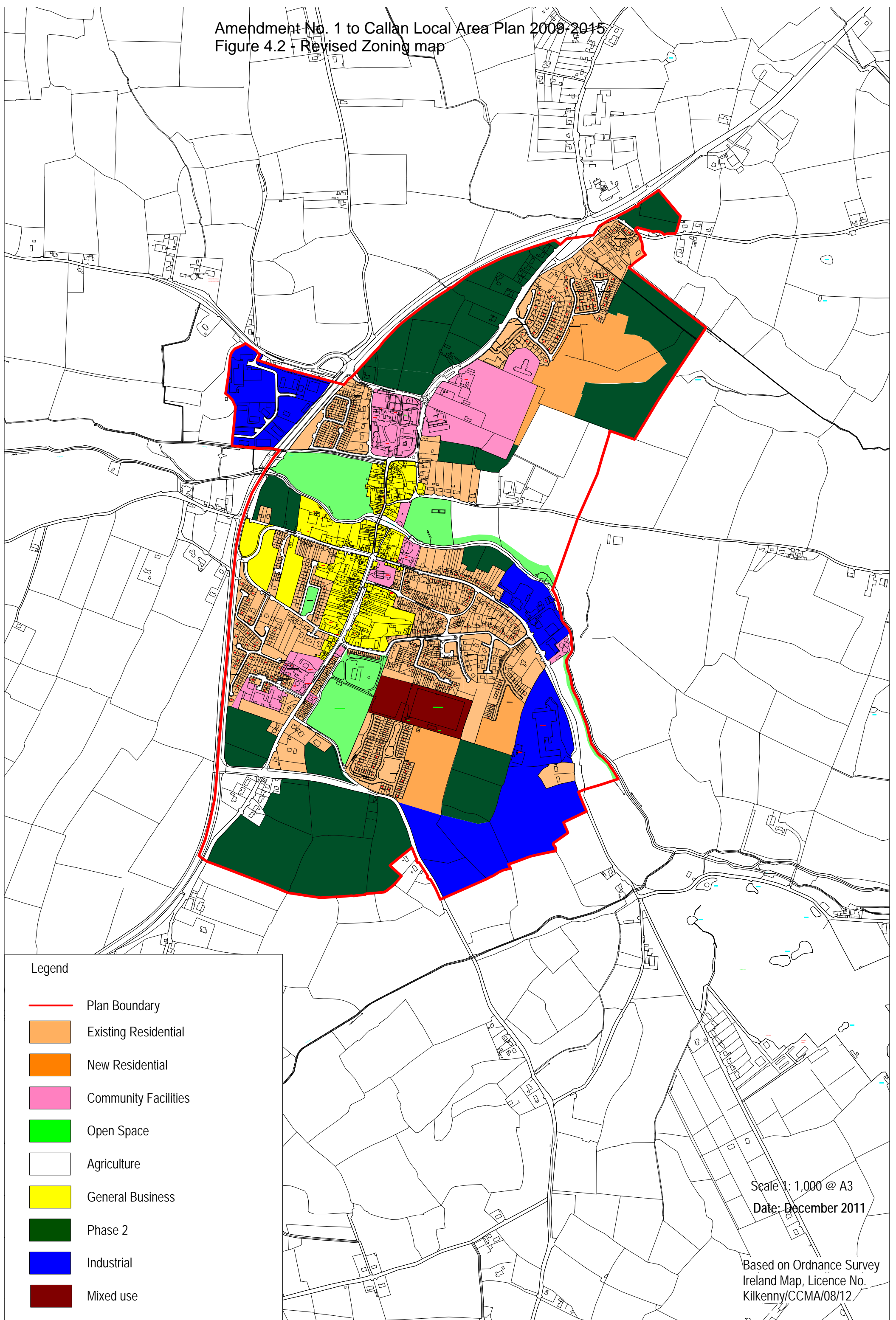
<sup>2</sup> An average density of 15 units per hectare has been applied.

<sup>3</sup> An analysis of each site zoned for mixed use has been conducted, examining whether it is likely that a significant number of residential units will be developed during the plan period. This analysis found that none of the sites were likely to undergo significant residential development during this period, therefore no units have been allocated here.

<sup>4</sup> On the basis of 183 population, applying 3 per household gives 61 units. At an average density of 15 to the hectare this results in 4.1 hectares of land required.

<sup>5</sup> As outlined in section 4.2 Core Strategy, each application on Phase 1 lands shall demonstrate how it is consistent with the core strategy through the submission of a Core Strategy Justification Statement. Each application will be dealt with on its merits.

Amendment No. 1 to Callan Local Area Plan 2009-2015  
Figure 4.2 - Revised Zoning map



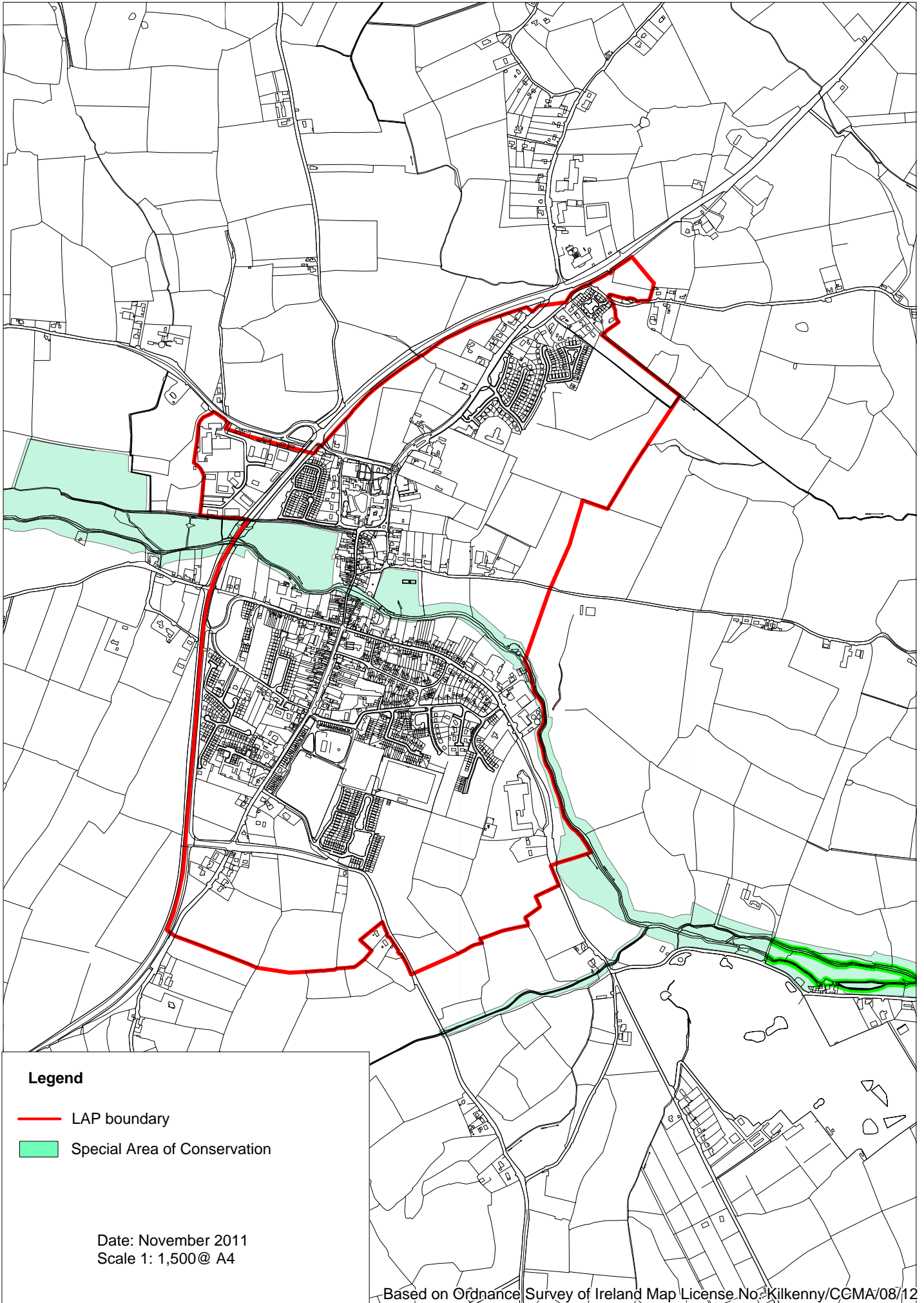
Legend

-  Plan Boundary
-  Existing Residential
-  New Residential
-  Community Facilities
-  Open Space
-  Agriculture
-  General Business
-  Phase 2
-  Industrial
-  Mixed use

Scale 1: 1,000 @ A3  
Date: December 2011

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

Amendment 1 to Callan Local Area Plan 2009  
Strategic Environmental Screening SEA Map B



**Legend**

- LAP boundary
- Special Area of Conservation

Date: November 2011  
Scale 1: 1,500 @ A4