
2.2 Retail

2.2.1 Analysis and Overview

The level of retail provision in the Ferrybank-Belview area up to now has been quite poor, with only a small number of local shops and service stations servicing retail needs (See [Appendix 2: Existing Retail Floorspace](#)). The lack of convenience and comparison retail units, coupled with the draw of other retail centres such as Waterford City and New Ross, has resulted in a leakage of potential retail expenditure from the plan area. However, the recent opening of the Aldi store at Belmont and the construction of the Ferrybank-Abbeylands Shopping Centre will strengthen the retail base of the area.

2.2.2 Policy Context

The County Development Plan 2008 – 2014 contains an action to complete an integrated retail study by September 2008. This study will inform the members of Kilkenny County Council as to whether or not the Ferrybank-Abbeylands Shopping Centre should be designated as a town or district centre.

Having regard to the importance of retail development for Ferrybank, the rapid growth of population in the South Kilkenny area and the need to provide a wide and improved range of services, such as additional comparison and convenience retail to serve that population, then an integrated retail study must be completed as quickly as possible.

The results of that joint retail strategy will inform the ultimate retail hierarchy for the area. The joint retail strategy will provide the strategic retail planning framework for the greater Waterford City area in order to:

- Sustain the primacy of Waterford City Centre in the Regional Retail Hierarchy.
- Define the appropriate retail hierarchy and nomenclature.
- Determine the distribution of retail floorspace in the City's environs (north and south of the River Suir).
- Harness the potential of key satellite towns and centres in delivering the objectives of Waterford City Gateway

It is therefore a policy of this LAP to support the preparation and adoption of a joint retail strategy for the greater Waterford area.

This LAP recognises that there is a strong need for local retail centres. Accordingly, it proposes a number of neighbourhood centres at strategic locations to serve the local retailing needs.

The PLUTS identifies the construction of the N25 Waterford City By-Pass and the Outer Ring Road as providing development opportunities for retail. It also states that in relation to convenience shopping, appropriate scaled local centres should be provided to service existing and new residential areas.

2.2.3 Current Retail Provision

Convenience shopping is currently limited to a small number of local shops and filling stations. A number of small convenience stores, bookmakers shop, takeaway, bars and a bank have emerged along the N25 in the area of Ferrybank under the jurisdiction of Waterford City Council. However, there is a noticeable lack of neighbourhood/local shops in the plan area to serve the needs of the growing population. Comparison shopping is non-existent with the

majority of shopping being carried out in the cities of Waterford and Kilkenny. The plan area does however contain a number of car sales rooms and some retail warehousing units in the Grannagh area.

2.2.4 Strengthening the Retail Base

Current Improvements to Retail Provision

Ferrybank-Abbeylands Shopping Centre

The opening of the Ferrybank-Abbeylands Shopping Centre (currently under construction) will assist in upgrading the retail facilities north of the River Suir. It should also help retain a portion of expenditure leakage from the South Kilkenny area/Waterford City environs area which is estimated to vary from 7% for main food shopping to 18% for clothing and footwear. The centre will reduce the need for people to travel outside the plan area, thereby conforming to the standards of efficiency and sustainability as set out in the Retail Planning Guidelines (Government of Ireland, 2005).

Ross Abbey Village Centre, Rathculliheen

The construction of a neighbourhood/village centre at Rathculliheen has recently started and will provide much needed local retail services. It will also contain one food anchor unit, with a number of additional retail units, a coffee shop and leisure centre. This centre will serve the local needs of people living in the Rathculliheen/Abbeylands area.

Proposed Retail Hierarchy

This LAP seeks to ensure that the plan area provides for its own commercial and retail needs in a sustainable manner. While Waterford City will remain the premier shopping destination in the region, it is essential that provision is made for people currently living and working in the Ferrybank-Belview area, and the future population of the area. This is particularly important given the number of housing developments under construction in the plan area at present, and in light of the population projections for the area.

2.2.5 Retail Policies

It is the policy of the Council to:

- REP1** Support the undertaking and completion of a Joint Retail Strategy between Kilkenny County Council, Waterford City Council and Waterford County Council in order to provide a coordinated approach to future retail planning.
- REP2** Encourage the provision of a range of retail in the area in order to address the expenditure leakage to other towns and centres in the region.
- REP3** Continually review the population targets for the area and should a need arise; the quantum of retail space permitted will be increased/decreased accordingly. These needs must be in accordance with the County Retail Strategy and met in a way that is 'efficient, equitable and sustainable'.
- REP4** Ensure that future retail development in the area accords with the Sequential Approach principles as set out in the Retail Planning Guidelines (Government of Ireland, 2005). The preferred location for new retail development in the plan area is in the proposed urban village and this will be supplemented by the proposed Neighbourhood Centres.

2.2.6 Retail Objectives (Refer also to [Map 8, Development Objectives](#)).

It is the objective of the Council to:

- RE1** Promote the creation of new neighbourhood centres at Christendom, Newrath, Rockshire and Rathculliheen.
- RE2** Provide for Retail Warehousing through the zoning RP: Retail Park, and also through a special provision in the C2: Commercial and Mixed Use Zone at Newrath.
- RE3** Develop the urban village concept along the N25 between the Belmont roundabout to the Waterford City boundary, which shall be promoted as a new 'Main Street' for the area with traffic calming and environmental improvements.

Also see Objective S4 ([Section 1.3.4 Strategic Objectives](#)).

- RE4** Co-operate and co-ordinate with Waterford City Council so as to enable the development of the Ferrybank-Abbeylands urban village and Main Street, and the extension of them into the North Quays Area. (No Map Reference).

2.3 Built Heritage

2.3.1 Background and Context

The plan area possesses a rich and varied architectural heritage. Due to its proximity to Waterford City and the River Suir, it has historically been a popular location for grand country houses. In the early 18th century, the Gorteens area was favoured for the development of large country house estates. Such houses would have once benefited from long distance views southwards to Waterford and Little Island. The most important of these houses were Prospect House, Springfield House, Belview House and Glass House. Prospect House is now demolished and the other three houses are in a ruinous condition today.

Due to its dramatic topography, the area has quite a distinctive built heritage. Historically, the ridge line of the Rockshire hills played an important role in the development of the area's built environment. The importance of the Rockshire hills is emphasised by the Napoleonic watch towers which were constructed in the 18th century and today act as key landmarks above Waterford City. In the 18th and 19th centuries, the Rockshire area also became fashionable locations for large houses set within extensive grounds. Many of these, such as Mount Sion, Newrath House, Rockshire House, still stand today and make an important contribution to the historical character of the area.

In contrast to these riverside and hillside locales, the plan area also features large tracts of gently sloping fields. This resulted in the development of country house estates such as Mullinabro (mid 18th century) and Rockland House (early 19th century). There are also a number of modest sized farmhouses in the area, as well as some vernacular structures. Stonewalls are a distinctive feature in many parts of the study area, particularly around Cloone and Mullinabro. The village of Milepost contains a number of structures of historic appeal such as terraced cottages and an attractive public house. The Arts-and Craft-style was popular in Kilkenny at the turn of the 20th century, and there is evidence of its influence on the plan area in one particular house at Newrath. The area also has a significant industrial heritage, featuring a number of mills. The remains of two castles – Kilmurry and Gorteens – can be found in the area, adding further interest to the built heritage of the Ferrybank-Belview area.

Given the rapid pace of development that the plan area is experiencing, it is imperative that steps are taken to protect and enhance its built heritage. The continued protection of historic structures and buildings is vital if the area is to retain its sense of identity. This plan proposes the addition of a number of structures and buildings to the existing Record of Protected Structures (RPS). It also seeks to secure the inclusion of structures outlined by the County Kilkenny National Inventory of Architectural Heritage in the RPS.

2.3.2 Protection of Historic Structures in the Plan area

Thirteen structures are listed within the County Kilkenny Record of Protected Structures (RPS), in accordance with the provisions of Section 51 of the Planning and Development Act, 2000 – 2006. Please refer to [Appendix 3: Built Heritage](#) for images and further information on these structures.

2.3.2.1 RPS

Table 4 outlines structures included in the Kilkenny County Development Plan 2008 - 2014 Record of Protected Structures (RPS):

Table 4: Record of Protected Structures

Built Heritage Map ID No.	Structure	Location	RPS Number
1	Belview House	Gorteens	C480
2	Prospect House	Larkfield	C481
3	Glass House	Gorteens	C483
4	Springfield House	Gorteens	C482
5	Pair of watchtowers	Ferrybank	C456
6	Rockshire House	Rockshire	C374
7	Kilmurry Castle	Kilmurry	C435
8	Grannagh Bridge	Grannagh	D154
9	Grannagh Railway	Grannagh	D11
10	Grain Mill	Gorteens	D136
11	Outbuilding	Mullinabro	C370
12	Rockland House	Christendom	C473
13	Grannagh Castle	Grannagh	C432

(Please refer to [Appendix 3: Built Heritage](#) and [Map 7, Built Heritage](#)).

2.3.2.2 NIAH

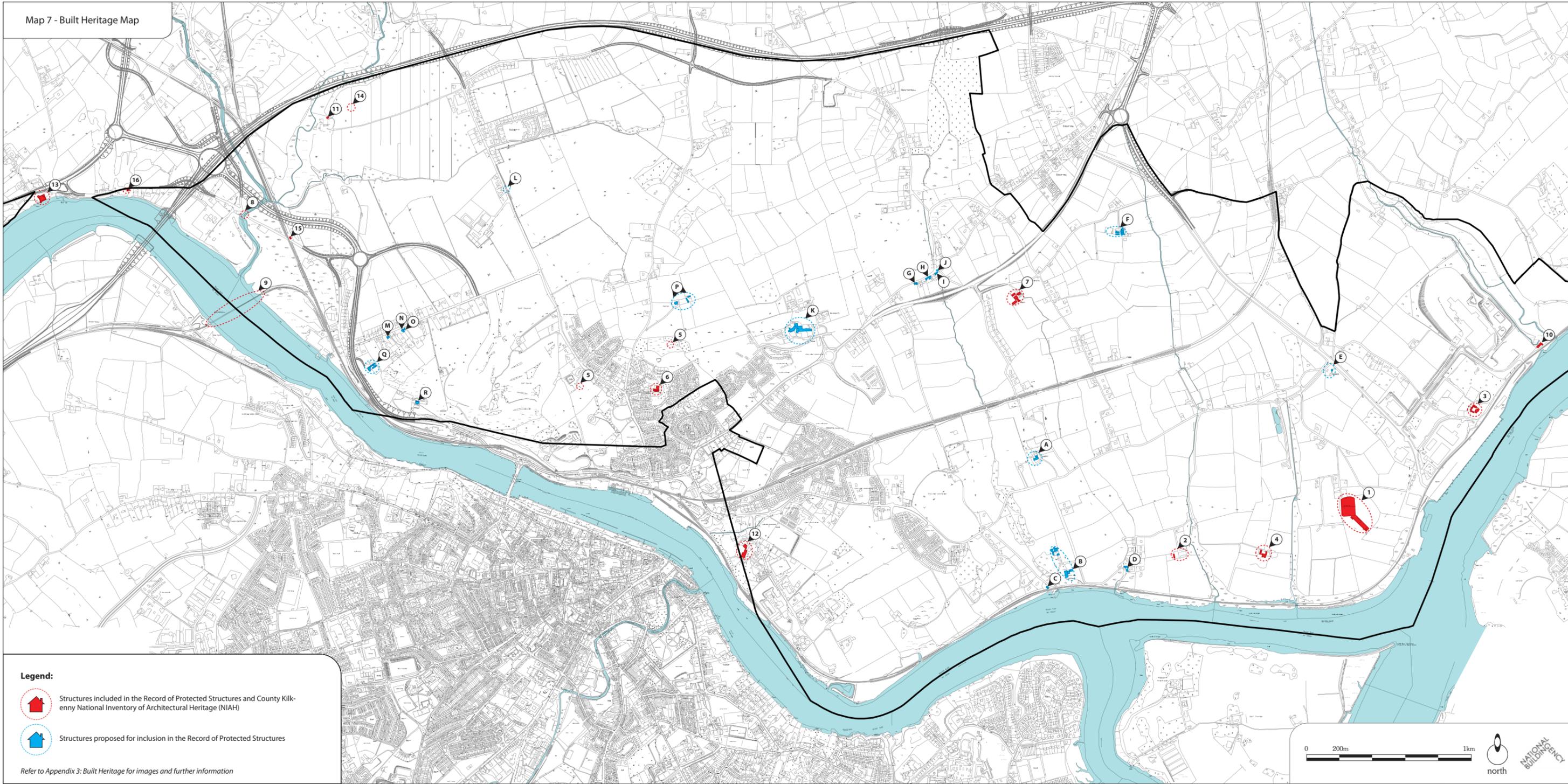
Table 5 outlines structures included in the National Inventory of Architectural Heritage for County Kilkenny. Where a National Inventory of Architectural Heritage (NIAH) survey has been carried out, those structures which have been given a rating of international, national or regional importance in the survey will be recommended for inclusion in the RPS by the Minister for the Environment, Heritage and Local Government. In this context, 3 structures are included in the NIAH for County Kilkenny which are not currently on the RPS.

Table 5: National Inventory of Architectural Heritage

Built Heritage Map ID No.	Structure	Location	NIAH Referece	Rating
14	Turret	Mullinabro	12404315	Regional
15	Worker's House	Newrath	12404323	Regional
16	Thatched Cottage	Grannagh	12404309	Regional

(Please refer to [Appendix 3: Built Heritage](#) and [Map 7, Built Heritage](#)).

Map 7 - Built Heritage Map



Legend:



Structures included in the Record of Protected Structures and County Kilkenny National Inventory of Architectural Heritage (NIAH)



Structures proposed for inclusion in the Record of Protected Structures

Refer to Appendix 3: Built Heritage for images and further information



NATIONAL BUILDING AGENCY

2.3.2.3 Proposed Structures

Table 6 outlines structures which are not on Record of Protected Structures and are not included in the National Inventory of Architectural Heritage for County Kilkenny, but which may warrant protection by way of future inclusion in the RPS:

Table 6: Structures proposed for inclusion in the RPS

Built Heritage Map ID Letter	Structure	Location
A	Larkfield House	Kilmurry
B	Gyles Quay	Rathculliheen
C	Terrace of 2 Houses	Rathculliheen
D	Flour Mill & Mill Cottage	Rathculliheen
E	Gorteens Castle - remains	Gorteens
F	Farmhouse	Kilmurry
G	Two-storey House	Milepost village
H	Terrace of single-storey houses	Milepost village
I	Former Public house / bar	Milepost village
J	Postbox	Milepost village
K	Brothers of Charity complex	Belmount
L	Water Pump	Cloone - Mullinabro
M	Mavis Bank House	Newrath
N	Woodside House	Newrath
O	Glendale House	Newrath
P	House (Mountain View House)	Rockshire
Q	Newrath House	Newrath
R	House (Arts-and-Craft stlye)	Newrath

(Please refer to [Appendix 3: Built Heritage](#) and the [Map 7, Built Heritage](#)).

2.3.3. Protected Structures which have lost their ‘special interest’

The following Protected Structures in the plan area have substantially lost their ‘special interest’ or character:

Grain Mill at Gorteens (D136)
Outbuilding at Mullinabro (C370)

This LAP therefore considers that the inclusion of these structures on the Record of Protected Structures (RPS) is no longer warranted and supports the deletion of these structures from the RPS.

2.3.4 Built Heritage Policies

It is the policy of the Council to:

BHP1 Have regard to ‘Architectural Heritage Protection – Guidelines for Planning Authorities’(DoEHLG, 2004), for the assessment of all proposed works to or within Protected Structures, so as to ensure that such works respect the character and special interest of the structure and adhere to best conservation practice and procedures.

-
- BHP2** Refer all planning applications that would impinge upon any historic structure to the Architectural Heritage Advisory Unit of the DoEHLG, and where considered necessary on the advice of the DoEHLG, prevent development that would inappropriately and irreplaceably damage any such structure or monument.
- BHP3** Ensure that any development, modifications, alterations or extensions affecting the special interest of a Protected Structure, or structure located within the curtilage, setting or adjoining a Protected Structure, are sited and designed appropriately and are not detrimental to the character of the structure, its setting or character.
- BHP4** Encourage and provide advice for appropriate proposals to restore, redevelop or re-use Protected Structures so as to ensure that the structure has a long and sustainable future and does not fall into disrepair through neglect. In respect of such proposed works and those in the vicinity of a protected structure, the Council will encourage pre-planning discussions with the Conservation Officer.
- BHP5** Implement the annual Conservation Grant Scheme for Protected Structures through grant aid by the DoEHLG.
- BHP6** Encourage the retention of original windows, doors, renders, roof coverings, roof profiles and other significant features of historic buildings whether protected or not.
- BHP7** Encourage the retention and protection of ruins, follies and walled gardens that occur within the plan area. Further deterioration of these structures should be avoided through raising awareness of the contribution they make to the character of the area. The re-use of these structures as private, semi-private or public areas of open space will be encouraged. New buildings in the vicinity of these structures will generally be discouraged, unless they are considered to be sensitive in scale and character.
- BHP8** Ensure that Architectural Heritage Impact Assessments (*see Appendix B, Architectural Heritage Protection – Guidelines for Planning Authorities, DoEHLG, 2004*) are prepared as part of any planning applications for the deletion of structures from the RPS and for the demolition of Protected Structures. Such assessments will also be required for more extensive and complex works such as major refurbishment projects.

2.3.5 Built Heritage Objectives (Refer also to [Map 8, Development Objectives](#)).

It is the objective of the Council to:

- BH1** Ensure the protection of all structures identified on the [Map 7, Built Heritage](#).
- BH2** Given the proximity of Belview House to Belview Port, flexibility in the future re-use of this structure and its curtilage is encouraged through the introduction of land use zoning: C3 – Commercial Zoning, which could allow for a local commercial services centre and/or small scale offices at this location.
- BH3** Require that where sites of protected structures are redeveloped, full records of extant remains are created by a qualified Conservation Architect, and deposited with the National Archive and the Irish Architectural Archive. (No Map Reference).

2.4 Archaeological Heritage

2.4.1 Background and Context

Archaeology is a resource, which can be used to gain knowledge of the past and to understand how humans in the past interacted with the environment. The archaeological heritage of an area is therefore of great cultural and scientific importance.

The plan area contains many sites of archaeological interest (See [Map 4, Environmental Parameters](#)). There is one national monument in the plan area - Grannagh castle (KK043-034001), a medieval castle dating from c. 1450. Two of the most noteworthy recorded monuments in the plan area are the remains of castles at Gorteens (SMR KK047-001) and at Kilmurry (SMR KK046-028). Many other significant archaeological features are apparent in the form of ecclesiastical remains, fulacht fia, gibbets, standing stones, holy wells and graveyards. Some of these features occur as monuments, while others are the sites of monuments.

A programme of archaeological excavations (2003 – 2005) was carried out within the plan area as part of the N25 by-pass scheme. Amongst the most significant findings were a Neolithic stone axehead and arrowhead which were unearthed during excavations at Newrath. The Council will ensure that such artifacts are preserved and protected for future generations.

The remains of Gorteens castle (SMR KK047-001) make a strong visual impression on the surrounding landscape and occupy a prominent site at the junction of two roads. The enhancement of the site of Gorteens castle and the late medieval gate house which stands on the site is to be facilitated by the Council before further dilapidation occurs.

For the National Monuments Record and the Sites and Monuments Record, please refer to [Appendix 4: Archaeological Records](#).

2.4.2 Protection of Archaeological sites and monuments in the Plan area

The value of archaeological sites and monuments in the plan area is recognised by the County Council. The Council acknowledges the value of archaeological sites and monuments in the plan area and development applicants are advised to consult archaeological maps (available from the council), and [Map 4, Environmental Parameters](#), within this document, to ascertain whether their development is located in a known area of archaeological potential. If a development has the potential to impact upon the archaeology of an area, the planning application will be referred to the National Monuments Service of the Department of the Environment, Heritage and Local Government (DoEHLG) for their recommendations. Views of other interested bodies will also be taken into account when at the planning application stage.

Where a person is intending to carry out works which may interfere with a monument or site, they must give two months notice to the DoEHLG who will specify what precautions or actions will be required. In enabling assessment of the sites, applicants will be required to define the buffer area or area contiguous with any setting and visual amenity of the site.

Potential sites of archaeological interest may include archaeological remains beneath the ground surface. If such remains be uncovered during development works they must be investigated and recorded in detail. The council will adopt a policy of archaeological monitoring which will be required on developments where the scale and nature of these developments would have a negative impact on previously unknown archaeological features.

2.4.3 Archaeological Heritage Policies

It is the policy of the Council to:

- AP1** Preserve and protect the archaeological heritage of the plan area and safeguard the integrity and setting of recorded sites.
- AP2** Support access to sites of archaeological importance, if appropriate, within the plan area with the cooperation of the various landowners on which sites are located.
- AP3** Support the provision of amenity walkways which would link as much as possible the various archaeological sites within the plan area.
- AP4** Protect the archaeological heritage of the area and safeguard the integrity and setting of recorded sites.
- AP5** Ensure that proposed developments that may, due to their size, location or nature, have implications on the archaeological heritage of the plan area, are subject to an archaeological assessment. Such an assessment will ensure that the development is designed in a way as to avoid or minimise any potential effects on archaeological features. The Council shall consult with the National Monuments Service of the Department of the Environment, Heritage and Local Government (DoEHLG).

2.4.4 Archaeological Heritage Objectives (Refer also to [Map 8, Development Objectives](#)).

It is the objective of the Council to:

- A1** Facilitate the conservation and enhancement of the remains of Gorteens Castle and Kilmurry Castle.

2.5 Residential Development

2.5.1 Residential Strategy and Neighbourhood Centres

This LAP proposes a residential strategy of consolidation and infill, whereby new residential development will occur along side existing. It is the aim of this LAP to ensure that sustainable development patterns are created through the location of business and employment opportunities close to housing, which in turn have easy access to local services and facilities. In this regard, a number of neighbourhood centres are proposed at strategic locations. The role of such centres in the creation of sustainable residential environments is critical. In addition, this LAP proposes mixed-use zones at Newrath and Christendom. These zones will cater for medium to high residential development alongside retail, commercial and office uses.

2.5.2 Existing Housing

The existing land use pattern in the plan area is characterised by a mix of residential types.

Housing Developments

In areas such as Ferrybank, Abbeylands and Belmont, there are a number of low-medium density residential estates, which were developed in the 1950's. Such developments have few shopping facilities, little open space and a lack of social amenities. In recent years, new medium density residential estates have developed alongside these older residential areas especially in Abbeylands, Belmont, Rockshire and Christendom. These new estates are private housing estates, primarily containing semi-detached two-storey houses. Outside of the main residential areas is a housing estate located in the townland of Cloone, which was developed in the 1990's. Although there is more than sufficient open space, the development is quite isolated and has little connectivity with other residential estates in the area.

The quality of housing estates in the plan area varies considerably, with the older estates being of poor quality in terms of layout, landscaping and interconnectivity with adjoining estates. Many of the older estates contain a number of cul-de-sacs, which cut off natural linkages. A number of the newer estates have provided crèches and children's play areas. Significant open space has also been included in these developments. However, retail facilities are presently non-existent in the majority of these residential estates.

Owner occupiers represent the majority of households in the plan area; however there are a high proportion of rental households in the Electoral Division of Kilculliheen, with a third of all households in this area being rental properties. The majority of recent housing development has occurred in Kilculliheen, principally in the areas of Abbeylands, Rathculliheen, Rockshire and Belmont.

Ribbon Development

Housing has developed in a linear fashion along the Newrath Road, continuing onto the Dublin-Waterford road. There is also significant ribbon development along the minor roads in Gorteens, Killaspy, Kilmurry, Rathculliheen, Ballyrobin, Ballynamona and Ballinvoher. This type of development is unsustainable in terms of the provision of essential services such as water, wastewater, electricity and gas, and also puts increasing pressure on local authority resources.

Apartments

Due to a number of factors, such as decreasing family size, the current national trend is for smaller household sizes. It is anticipated that there will be a demand for smaller house types and apartments in the plan area in the future. There are few apartment units on offer in the area at present, therefore increasing the supply of such units should be considered by developers in the future.

2.5.3 Future Provision of Housing

Housing Strategy

The Kilkenny County Development Plan 2008-2014 incorporates a Housing Strategy which sets out Council policy with regard to housing supply, including the supply of social and affordable housing. In addition, the Housing Strategy sets out Council policy with regard to implementing Part V of the Planning and Development Act 2000 and the supply of social/affordable housing in developments on lands zoned for residential or residential and other uses.

The development of residential land will be carefully monitored by the Council to ensure that the overall requirements are being delivered during the lifetime of the LAP and the Housing Strategy will be modified if necessary. In order to achieve these objectives, the quality of layouts, design and architectural treatments are fundamental considerations of the development process.

Provision of Lands for Residential Development

In zoning lands for the future residential uses, this LAP acknowledges that:

- Population growth in the plan area is necessary for Waterford to achieve its critical mass as a designated Gateway.
- The PLUTS states that in the future, two-thirds of the residential growth of Waterford and its environs (including the plan area) will be north of the Suir.
- The Housing Strategy included in the Kilkenny County Development Plan 2008-2014 indicates that 43% of future households in the County will be eligible for social and affordable housing over the period of the plan.

The introductory section of this LAP gave an overview of the overall residential development strategy (See 1.3: A Strategic Vision). This LAP also advocates the need for a variety of housing types and densities in order to cater for different lifestyles, while allowing for an element of choice in the market place.

Residential Zoning Categories

Mixed Use and High to Medium Density

In general, this plan promotes higher densities (40-50+ units per hectare) in the areas of Christendom and Newrath. These areas will form part of the C2: Commercial and Mixed Use zones, with commercial/office, business and residential uses forming the majority of the development and will facilitate the construction of high density residential housing, commercial and community facilities in a sequential manner. The strategically located lands at Newrath also provide the opportunity for a vibrant mixed use zone that will include high density residential development combined with a mix of commercial uses such as a business or retail park. It is proposed that the mix of residential development will be higher at Christendom with at least 50% of development being residential, with 25% of all development at Newrath being residential.

Low to Medium Density

Low to medium density zonings (20-40 units per hectare) have been proposed in the townlands of Rathculliheen and Abbeylands. This zoning reflects the densities which exist in current and on-going housing developments at these locations. A low density zoning of 15-20 units per hectare has been proposed in areas adjacent to existing low density developments. Arcadian Residential (1-5 units per hectare) has been proposed in areas of environmental sensitivity, particularly in elevated locations or areas featuring mature woodland.

Belview Residential Amenity

A zoning of Belview Residential Amenity (BRA) has been proposed to protect existing residences in proximity to Belview Port. This zoning incorporates lands surrounding and adjoining the existing residences as open space and landscape buffers. Although existing residential amenity will be protected, it is important that there is no net increase in residential development in this area over the lifetime of this LAP. (See [Section 2.10.9](#) Future of Belview Port – Appropriate Zonings and Zoning Map).

Zoning of Lands for Residential Development

There is enough land zoned in this LAP to accommodate an additional 7091 persons. This is an average figure; population growth arising from zoned land is therefore dependent on density allocation.

A sequential approach to residential development should be adopted over the lifetime of the LAP plan (i.e. lands closer to existing development should be developed in advance of those further away), unless there is overriding public interest in developing particular sites for social and affordable housing, traveller accommodation etc.

Housing on Lands Zoned for Agriculture

On lands zoned for agriculture within the development boundary of the Ferrybank-Belview LAP, housing will be restricted to the categories outlined in [Section 3.3.2](#) of this plan. Land within the agricultural zone will not be considered for intensive commercial or residential development during the lifetime of this LAP. This is to allow for the strategic expansion of the plan area, and to prevent urban generated development which would interfere with the operation of farming and prejudice the future planning and development of the area.

2.5.4 Social and Affordable Housing

Present Provision of Social and Affordable Housing

Presently some 32 persons have expressed an interest in social and affordable housing in the Ferrybank area. The Part V process of the Planning and Development Act 2000 has provided a number of houses in the area, with 30 Part V units under construction at present.

To date, Waterford City Council provides the majority of social housing in the plan area. Some 223 social units are provided in the area. There is a high concentration of social housing in the older residential areas of Abbeylands, Belmont Heights and Ard Daire.

Waterford City Council does not hold any affordable units in this area, however there are some 991 applicants on their housing list who have indicated the Ferrybank area as one of their preferred areas for re-housing. Waterford has also agreed to provide 38 (2 bed units) at the Crescent, Belmont Road (under the Part V process) to Focus Ireland.

The Council will implement Part V in the plan area in accordance with the Housing Strategy for the County.

2.5.5 Traveller Accommodation

The Council recognises that the traveling community adheres to a distinct lifestyle and culture and will where possible provide suitable accommodation for travellers who are indigenous to the area. There are presently no official halting sites provided for the traveling community in the area, although there are a number of travelling families encamped in the area.

In consultation with the travelling community, their representative organizations and the wider community, the local authority will ensure that suitable traveler accommodation facilities are provided throughout the plan area.

2.5.6 Residential Development Policies

It is the policy of the Council to:

- RP1** Ensure compliance with the housing strategy contained in the Kilkenny County Development Plan 2008-2014.
- RP2** Require 20% of the land zoned for residential use, or for a mixture of residential and other uses, to be made available for the provision of social and affordable housing.
- RP3** Adopt a sequential approach to residential development, whereby lands closer to existing development should be developed in advance of those further away. Such an approach would preserve local facilities such as shops, crèches, schools and public transport.
- RP4** Ensure that there is no net increase in residential activity on all unzoned lands in the plan area so as to allow for future planned and co-ordinated expansion of urban area and the delivery of the necessary associated infrastructure.
- RP5** Encourage the incorporation of the principles of environmental sustainability in the design and location of new residential development.
- RP6** Discourage residential development in environmentally sensitive areas or on agriculturally zoned lands.
- RP7** Promote apartments and higher density development particularly at the mixed use development zones at Christendom and Newrath (C2: Commercial and Mixed Use), at the neighbourhood centres (NC) and along transport corridors.
- RP8** Encourage the provision of a suitable range of housing types and sizes to facilitate the changing demographics of the plan area.
- RP9** Consult with travellers and their representative organisations on the provision of suitable traveller accommodation in halting sites, individual dwellings or group housing schemes in the area.
- RP10** Ensure that services and utilities for new residential developments are provided concurrently with the construction of those dwellings.
- RP11** Promote a high standard of design within new residential developments, and encourage layouts which incorporate the concepts of permeability and legibility.
- RP12** Encourage social inclusion through the development of integrated neighbourhoods catering for the provision of social and affordable units, where applicable.

RP13 Protect the residential amenity of residences in proximity to Belview Port. It should be noted that although existing residential amenity is protected, it is important that there is no net increase in residential development in this area.

2.5.7 Residential Development Objectives (Refer also to [Map 8, Development Objectives](#)).

It is the objective of the Council to:

- R1** Promote and facilitate new neighbourhood centres at the following locations:
- Christendom
 - Newrath
 - Rathculliheen
 - Rockshire

Also see Objective RE1 ([Section 2.2 Retail](#)).

- R2** Liaise with Waterford City Council to improve the residential amenity of major housing estates such as Belmont Heights and Ard Daire, and social housing units in Abbeylands, through enhanced estate management, road improvements, landscaping, tree planting and other improvements including litter control. (No Map Reference).

- R3** Allow a maximum amount of residential development within the Ferrybank-Abbeylands urban village (C1) and the Commercial and Mixed Use zones (C2) as follows:

- C1 Urban Village (10% maximum amount of residential development allowed)
- C2 Christendom (50% maximum amount of residential development allowed)
- C2 Newrath (25% maximum amount of residential development allowed)