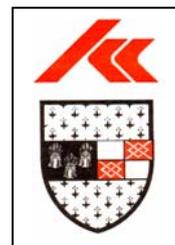


Goresbridge

Local Area Plan



KILKENNY COUNTY COUNCIL
PLANNING DEPARTMENT
17th October, 2005



1	INTRODUCTION	4
1.1	LEGAL BASIS	4
1.2	PLANNING CONTEXT	4
1.3	LOCATIONAL CONTEXT	4
1.4	HISTORICAL DEVELOPMENT	5
1.5	URBAN STRUCTURE	7
1.6	POPULATION	9
1.7	PLANNING HISTORY	10
1.8	DESIGNATIONS	10
1.8.1	RIVER BARROW AND RIVER NORE PROPOSED SAC (CODE No. 2162)	10
1.8.2	RECORD OF PROTECTED STRUCTURES	10
1.9	NATIONAL SPATIAL STRATEGY	10
1.10	PUBLIC CONSULTATION	11
2	POLICIES AND OBJECTIVES	13
2.1	HOUSING AND POPULATION	13
2.1.1	DEVELOPMENT STRATEGY	13
2.1.2	URBAN FORM	14
2.1.3	SOCIAL MIX	15
2.1.4	SERVICED SITES	16
2.1.5	INTEGRATION OF RESIDENTIAL DEVELOPMENTS	16
2.2	INFRASTRUCTURE	17
2.2.1	SEWERAGE NETWORK	17
2.2.2	SURFACE WATER DRAINAGE	18
2.2.3	WATER SUPPLY	18
2.2.4	WASTE	19
2.2.5	TELECOMMUNICATIONS	20
2.3	EMPLOYMENT AND ECONOMY	20
2.3.1	RETAIL	21
2.3.2	TOURISM	22
2.3.2.1	Boating	22
2.3.2.2	Walking	22
2.3.2.3	Swimming	23
2.4	EDUCATION AND TRAINING	23
2.4.1	PRIMARY EDUCATION	23
2.4.2	SECONDARY EDUCATION	24
2.4.3	THIRD LEVEL EDUCATION	24
2.4.4	ADULT EDUCATION	24
2.5	TRANSPORT	24
2.5.1	ROADS	24
2.5.2	FOOTPATHS AND LIGHTING	24
2.5.3	TRAFFIC CALMING	26
2.5.4	TRAFFIC AT THE SCHOOLS	26
2.5.5	LINKAGES WITHIN THE TOWN	26
2.5.6	PUBLIC TRANSPORT	27
2.5.7	PARKING	27

2.6	COMMUNITY FACILITIES – RECREATION	27
2.6.1	OPEN SPACE	27
2.6.2	RECREATION	29
2.7	AMENITY ENHANCEMENT	29
2.7.1	CONSERVATION	29
2.7.2	ARCHAEOLOGY	30
2.7.3	DERELICTION	30
2.7.4	LITTER	30
2.7.5	THE FAIR GREEN	31
2.7.6	SHOPFRONTS	31
2.7.7	PLANTING	32
2.7.8	SAC AND ECOLOGY	32
2.8	COMMUNITY SUPPORTS – SOCIAL SERVICES	33
2.8.1	SERVICES	33
2.8.1.1	Garda Síochána	33
2.8.1.2	Library Service	33
2.8.2	YOUTH	34
2.8.3	ELDERLY	34
2.8.4	HEALTHCARE	34
2.8.5	CHILDCARE	34
3	DEVELOPMENT OBJECTIVES	35
3.1	INTRODUCTION	35
3.2	THE DEVELOPMENT BOUNDARY	35
3.3	LAND USE ZONING	36
3.3.1	RESIDENTIAL	36
3.3.2	LOW DENSITY RESIDENTIAL	36
3.3.3	VILLAGE CENTRE	37
3.3.4	RECREATION, AMENITY AND OPEN SPACE	37
3.3.5	COMMUNITY FACILITIES	37
3.3.6	INDUSTRIAL/WAREHOUSING	38
3.3.7	TRANSITIONAL AREAS	38
3.4	SPECIFIC OBJECTIVES	39
3.4.1	HOUSING AND POPULATION	39
3.4.2	INFRASTRUCTURE	40
3.4.3	EMPLOYMENT AND ECONOMY	41
3.4.4	EDUCATION AND TRAINING	42
3.4.5	TRANSPORT	42
3.4.6	COMMUNITY FACILITIES – RECREATION	43
3.4.7	AMENITY ENHANCEMENT	44
3.4.8	COMMUNITY SUPPORTS – SOCIAL SERVICES	46
3.5	IMPLEMENTATION	46
4	DEVELOPMENT CONTROL	47
4.1	INTRODUCTION	47
4.2	DESIGN GUIDANCE PRINCIPLES	47
4.3	DESIGN ELEMENTS IN GORESBRIDGE	47

4.3.1	BUILDING LINE AND BOUNDARY TREATMENT	48
4.3.2	HEIGHT AND ROOFS	48
4.3.3	MATERIALS	48
4.3.4	PROPORTIONS	49
4.4	NEW RESIDENTIAL DEVELOPMENT	49
4.4.1	BUILDING LAYOUT AND ORIENTATION	50
4.4.2	DENSITY	51
4.4.3	DESIGN	52
4.4.4	ECOLOGY & BIO-DIVERSITY	52
4.4.5	CAR PARKING	53
4.4.6	PUBLIC OPEN SPACE	53
4.4.6.1	The River Walk	55
4.4.6.2	Management plan for Public Open Space	55
4.4.7	PRIVATE OPEN SPACE	55
4.4.8	INTEGRATION OF RESIDENTIAL DEVELOPMENTS	56
4.4.9	SERVICED SITES	56
4.4.10	ROAD AND ESTATE NAMES	56
4.4.11	SERVICES	56
4.4.12	APARTMENTS/DUPLEX STYLE	56
4.4.13	ACCESS FOR PEOPLE WITH DISABILITIES	57
4.5	CAR PARKING AND LOADING	57
4.6	PUBLIC UTILITIES	59
4.7	SHOPFRONTS AND ADVERTISING	59
4.8	THE LIKELY SIGNIFICANT EFFECTS ON THE ENVIRONMENT OF IMPLEMENTING THE PROPOSED GORESBRIDGE LOCAL AREA PLAN	60
4.8.1	DESCRIPTION OF THE PROPOSED LOCAL AREA PLAN	60
4.8.2	IDENTIFICATION OF LIKELY SIGNIFICANT EFFECTS ON THE ENVIRONMENT	60
4.8.2.1	Human beings	60
4.8.2.2	Material Assets	61
4.8.2.3	Flora and fauna	61
4.8.2.4	Archaeology and cultural heritage	62
4.8.2.5	Other possible effects	62
4.8.3	CONSIDERATION OF ALTERNATIVES: COULD DEVELOPMENT TAKE PLACE ELSEWHERE	62

APPENDIX 1 – PROTECTED STRUCTURES

APPENDIX 2 – ECOLOGICAL SURVEY

APPENDIX 3 – LIST OF NATIVE TREES AND SHRUBS

APPENDIX 4 – URBAN DESIGN STUDY

BIBLIOGRAPHY

1 INTRODUCTION

1.1 Legal Basis

As part of Kilkenny County Council's settlement strategy adopted in the County Development Plan 2002 it is the policy of the Council to carry out an extensive programme of Local Area Plans for settlements throughout County Kilkenny. This Local Area Plan for Goresbridge is part of that policy initiative.

The legal basis for this plan is provided by the Planning and Development Act 2000 (Sections 18 and 19). The Act provides for the preparation of Local Area Plans for any part of the functional area of a planning authority. A Local Area Plan must be consistent with the objectives of the County Development Plan.

It must contain a written statement and maps indicating the objectives of the planning authority for the proper planning and sustainable development of the area to which it applies including detail on community facilities and amenities and on standards of design of developments and structures.

In the text of this proposed plan the plan itself maybe referred to as "the Plan" or "this Plan". In this Plan "the Council" or "the Planning Authority" shall mean Kilkenny County Council.

The Local Area Plan will remain in statute for a period of six years from the date of adoption, notwithstanding any review of the County Development Plan. The Planning Authority may amend or revoke a Local Area Plan at any time. The Local Area Plan will cease to have effect in respect of the Goresbridge area where it is inconsistent with the provisions of the County Development Plan as reviewed. A Local Area Plan must be reviewed within six years from the making of the plan.

1.2 Planning Context

It is an objective of the County Development Plan, 2002, (CDP, 2002) Paragraph 7.8.2.1, 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. Goresbridge is a designated centre under the CDP, 2002. It will be a policy of the Council to encourage housing development to locate in the designated towns and villages where infrastructural and social services exist or are planned to be provided.

1.3 Locational Context

Goresbridge is located in the east of the County, on the Carlow-Kilkenny border, on the west bank of the River Barrow in a shallow valley associated with the River. The approach roads from the west and east descend into the town following the lie of the land. Otherwise the town and its environs are relatively flat.

From the hills in the west a small stream rises and flows into Gowran a few miles westwards, before making its way into Goresbridge. This tributary runs immediately to the north of the town before entering the River Barrow.

Goresbridge lies approximately 20 kilometres east of Kilkenny city. It is situated on the R702 which is a Regional road linking Kilkenny to Enniscorthy.

1.4 Historical Development

Goresbridge owes its name to the Gore family, who came to Ireland in the wake of the Williamite wars around 1700, and acquired land in the townland of Barrowmount, on which most of the village of Goresbridge stands today.

Once forfeited by Roman Catholic owners, the arable lands in the parish of Grange Silv  were granted to Arthur Gore by King Charles II. Ralph Gore, son of Sir John Gore, a Knight from Lecum in Hertfordshire, erected the foundation stone of Barrowmount House in 1803. The residence, located to the west of the river, was to become the family seat for future generations.

Well-draining land with the natural resources of limestone and granite, combined with the fruitful River Barrow gave rise to a profitable economy and the development of the cruciform-planned village. Named after the robust masonry river bridge, built in the 1760s by another Ralph Gore, Goresbridge quickly became a market and postal town.¹ Transport infrastructure was improved with the completion and the incorporation into the Grand Canal system in 1794 of the Barrow Navigation. This provided an opportunity for

trade and encouraged industrial production in the area.



Alternatively referred to as Newbridge during the eighteenth and nineteenth centuries, the nine-arch river bridge formed a vital link between Counties Carlow and Kilkenny. Its significance as a strategic crossing point was central to the events of the morning of the 23rd of June 1798.

Gore's Bridge over the River Barrow

While intending to march through the village the Wexford Insurgents were met by the locally-stationed Wexford Militia. While trying to defend the bridge and prevent the

¹Bayly, Rev. Edward, Parochial Survey of Ireland 1814, pp. 417

river's crossing by the rebels, the cavalry were defeated. Twenty eight soldiers were captured while the remainder fled to Kilkenny.² Today a carved granite memorial stands adjacent to the bridge as a reminder of the Battle of Goresbridge.

The economy of Goresbridge was mainly centred on food products. The village was surrounded by a number of corn mills, which used the river for power. Ballyellen Mill, which was on the site of the present Ballyellen Lime works, was erected on the River Barrow in 1789. There was a small malt house attached to the mill which provided malt for breweries in the large centres of population like Dublin and Waterford. There was also a small brewery on the east side of Barrack Street, which would have catered for local demand. There was a salt house and a tannery, which was located on the south side of the river.

By the early decades of the nineteenth century the economy of the town was thriving. A weekly market was held in addition to four fairs a year in the enclosed fair green at the western end of the town. Tillage farming was the main industry, with the production of corn, wheat, potatoes, oats and barley. Evidence of this commercial activity is embodied by the recently converted stone-built grain drying store on the main street. During this time the roads were gravelled with limestone and a Church of Ireland church and a Roman Catholic chapel were built. The busy River Barrow had become part of the navigation between Dublin and Waterford and proffered renowned salmon fishing.



St. George's Church, Goresbridge

The Roman Catholic Church was built in approximately 1813 by the Rev. Lewis Moore, who was the Parish Priest of Graiguenamanagh. Built on the site of an earlier chapel, the Holy Trinity Church was later enhanced in 1933 with the addition of the three porches as a commemoration of the Diamond Sacerdotal Jubilee of the Rev. R. O' Brien, who had established the local national school in 1905. Adjacent to the church, the Brigidine Order established a convent in 1853. The large convent complex became a prominent structure of social and ecclesiastical significance within the town.

St. George's Church was constructed to a typical Gothic Revival design. A survey of 1814 makes reference to an impressive steeple, which was attributed to the prolific architect Sir Francis Johnson. There is no evidence to suggest that this steeple was ever constructed. Instead the church, like many of its contemporaries was built with a three-stage pinnacled entrance tower. A mural burial slab dedicated to Arthur Gore of

² Comerford, Rev. M., Collections Relating to the Diocese of Kildare and Leighlin, 1883, pp.333

Barrowmount, who died in December 1721, was moved to this site when the church at Powerstown fell into disuse.³

As the nineteenth century progressed the population and economy began to decline. By 1884 the weekly market had ceased although the number of fair days rose to eight per annum. The population decreased over the course of the nineteenth century from 634 inhabitants in 1837 to a mere 365 by 1885. Connolly's Red Mills opened in 1912, and this has been the most significant employer in the area through to the present time, producing mainly horse feed.

1.5 Urban Structure

Goresbridge evolved on a cruciform plan to the west of the River Barrow. Having developed largely during the late eighteenth and early nineteenth centuries, the town has kept its domestic and commercial identity, while retaining structural reminders of its history. The town's character can be broken into individual components. These include the River Barrow with its beautiful stone bridge, tow path and moorings; the main thoroughfares with their old terraced houses, shops and outbuildings; the ecclesiastical structures including the churches, former convent and national school; the more recent development of housing estates and the Glanbia food production site; and finally the open spaces, which comprise the former Fair Green and farm land.



The town's development is constrained to the east, by the presence of the River Barrow, and unlike most Irish towns, very little urban development has taken place on the opposite side of the river (in this case County Carlow). This provides a strong sense of arrival on entering the town over Gore's Bridge, from which the town derives its name. The town is relatively well contained to the south too, with little ribbon development on its edges. A more diffused pattern emerges to the west given the

Bridge Street, Goresbridge

residential development on the fringe. The town is reasonably well contained to the north, though the Connolly's Red Mills Factory is a large complex immediately north of

³ Rev. Edward, Parochial Survey of Ireland 1814, pp. 420

the settlement. Overall however, the impression is of a town that is relatively well contained and compact.

The main street, known as Bridge Street, stretches from the former fair green at the west end of the town to the bridge over the Barrow in the east. The roadway gently undulates due to the area's uneven topography and is lined by single, two and three-storied rendered buildings. The majority of the structures are regularly-fenestrated terraced and detached houses, many of which include commercial premises to the ground floor. Although some structures have been modernised to facilitate twenty-first-century needs, the layout and building design is certainly eighteenth and nineteenth century in character. Bridge Street offers a pleasant streetscape. Though the architecture varies in type its overall character is enhanced by common features. One such notable feature is the variety of round-headed door openings with stone or stucco architraves. These decorative entrances are a uniform feature and contribute to the vista along Goresbridge's main thoroughfare.

Barrowmount Road joins the junction of Bridge Street and Barrack Street from the south. The country road boasts one of the most notable features in the area. A granite-faced terrace of single-storey cottages express a formal design and are a reminder of the large estates and demesnes that once covered the country. Built as labourers' accommodation, the attractive single-storey houses are reminiscent of those found not so far away in Gowran. Still inhabited today, the houses enhance the architectural heritage of Goresbridge, contrasting in both height and treatment to the larger structures on Bridge Street. Across the road from the terrace on Barrowmount Road is the enclosed field known as the fair green. Formerly a centre of vibrant activity, today the field provides a natural open space, encouraging biodiversity.



Bounded by a random coursed stone wall with coping and traditional iron gates, the field contributes to the character of the western end of the village.

Barrack Street stretches from the junction with Bridge Street and Barrowmount Road to the Brigidine Convent. The street is notably straight and wide, appearing to have been formally laid out or widened. Most of the structures that punctuate its sides are two stories high and create an unusual width-to-height ratio on the street.

Iron gates at the Fair Green

However two structures that are better proportioned are the Garda Siochána Station and a house that both now occupy the former RIC Barracks as well as the former national school, now used as a health centre.

To the north end of Barrack Street is Chapel Lane, which contains the Roman Catholic Church and the former convent. Built to provide for the community's religious needs, these structures were formally designed. The Holy Trinity Church is still used to celebrate Mass today and has a pleasant design. Its modest scale and simple decoration are appropriate for an early nineteenth-century Catholic Church. The large convent complex to the east of the church is in a very poor condition. Like other mid-nineteenth-century convents, its design incorporates features including segmental-headed openings and pedimented elevations, however it is detracted from by its structural cracks and tired elevations.

Continuing to the north is a winding country road that leads to the local Church of Ireland church known as St. Georges. Like many of its contemporaries the structure is pleasantly sited within a well-kept graveyard, which is bounded by a stone wall with an iron-gate and stile. The church's nave is lit by gothic-style lancets, some of which have been sadly blocked up. Its tower has decorative granite elements to the string courses and is surmounted by finely-carved pinnacles.

As a rural town, open space and farmland contributes greatly to the character of Goresbridge. The landscape provides a pleasant backdrop to the town centre. This is further enhanced by the town's most attractive feature, Gore's Bridge. Built over the Barrow in the mid-eighteenth century, the bridge adds an architecturally-significant dimension to the natural character of the riverscape. The river and its banks are home to wildlife and is an area for leisure and relaxation, which offers enjoyable walks, good angling, moorings for cruising boats and a place to picnic.

The final element which contributes to the character of the town is the centres of industry, which provide employment and keeps Goresbridge economically positive. Hidden to the rear of the main street and Barrowmount Road is Glanbia Agribusiness, which consists of the sale of farm supplies, office accommodation including a central marketing office for Glanbia. Although it takes up a large area, its establishment away from the traditional town centre allows it not to detract from the character of the town. This too can be said for the horse sales centre located to the rear of the structures on the northern side of the main street.

Goresbridge is most notable for its attractive riverscape and impressive eighteenth-century bridge, the terrace of granite-built cottages on Barrowmount Road, the churches and the intact streetscapes. Of particular note is the streetscape of Bridge Street with its wealth of round-headed door openings, decorative surrounds and original, simple fanlights. These features contribute positively to the architectural heritage of Goresbridge and County Kilkenny.

1.6 Population

Goresbridge had a population of 401 recorded at the 2002 Census. The recent trends in population are shown in Table 1 below.

Table 1: Population in Goresbridge between 1981 and 2002

Year	Population
1981	434
1986	415
1991	354
1996	407
2002	401

There was a decrease in the population of 6 people from 1996 to 2002. This contrasts with the percentage increase in population in the county as a whole, of 6.7%.

1.7 Planning History

An examination of recent planning history in the town gives some indication of the development trend. Recent grants of permission include a residential development of 8 houses on Bridge Street – River Court, a new soccer club development with dressing rooms, junior pitch, training pitch and car parking at Goresbridge Lower and 28 new stables at Donohoe’s Horse Sales, Green Street, Goresbridge.

1.8 Designations

1.8.1 River Barrow and River Nore Proposed SAC (Code No. 2162)

Goresbridge is situated on the west bank of the River Barrow, which is part of a candidate Special Area of Conservation, Site Code 002162, River Barrow and River Nore. A full copy of the site synopsis for this SAC is included in Appendix 2 of this plan.

1.8.2 Record of Protected Structures

Goresbridge has 17 protected structures recorded in the Record of Protected Structures in the County Development Plan, 2002. As part of this plan an architectural assessment of the existing buildings in the town has been carried out, and the Record will be amended in accordance with this assessment under a separate statutory process. The existing Record of Protected Structures is shown in Appendix 1.

1.9 National Spatial Strategy

The National Spatial Strategy was published in 2002, and this has set out a strategy for the location of development within the County. This has identified Kilkenny City as a hub, and Waterford City as a gateway⁴. The Regional Planning Guidelines for the South East, published in 2004, set out a strategy for the location of development in the region.

⁴ Gateway – a nationally significant centre, whose location and scale supports the achievement of the type of critical mass necessary to sustain strong levels of job growth
Hub – a town that links the capability of the gateways to other areas

These Planning Guidelines are designed to achieve a better spatial balance of social, economic and physical development throughout the region. The Guidelines are intended to strengthen local authority development plans and address issues such as settlement, transportation, industrial development, community facilities and environmental protection.

In terms of settlement strategies, it is the common aim of all the planning authorities in the south east to:

- Encourage new residential development to locate in existing towns, villages and smaller settlements, where services are already available or can be economically provided, in order to consolidate and strengthen the population base within those settlements and facilitate the maximum economic use of their physical and social infrastructure.
- Retain rural populations and support the sustainable development of rural communities and their services (such as schools, small shops etc.) in order to maintain their vitality.

1.10 Public Consultation

The Planning and Development Act 2000 introduced statutory Local Area Plans and a requirement that planning authorities take whatever steps they considered necessary to consult the public in preparing a Local Area Plan.

The local development group, known as the Goresbridge Development Association, along with BNS Rural Development Ltd, have conducted extensive surveys and research in the local community, and a Development Strategy 2002-2007 has been drawn up. The steps which the Development Association took in developing the strategy included an exploratory phase where by a survey of needs in the area was carried out followed by a series of focus group sessions to develop the strategy in response to the needs identified in the survey. Data collection involved the compilation of a brief history of the area based on written material and interviews with key persons in the area. In order to form a complete socio-economic profile of the area a range of data for Goresbridge DED was collected. A comprehensive questionnaire was designed in consultation with the Development Association and other community members. This questionnaire was distributed to all households in the village and within a 2 mile radius of the village on all approach roads. The results of these questionnaires were analysed and the needs identified formed the baseline and shaped the framework for the development strategy.

The Development Strategy contained much useful, detailed information, which was used to compile a profile of the area, and the views and recommendations which emerged from the research were examined. These points have been considered in full, and have contributed to the drafting of the objectives and policies within this proposed Local Area Plan.

In the preparation of this Plan, given the relatively short time span that had elapsed between the BNS work and the comments of the Goresbridge LAP in June 2004, the consultation took the form of a targeted information exercise.

The information gathered from the BNS study was divided into a total of 8 headings as follows:

Housing and Population
Infrastructure
Employment and Economy
Education and Training
Transport
Community Facilities – Recreation
Amenity Enhancement
Community Supports – Social Services

The next step in the public consultation process was the preparation of an issues paper, which notified the public of the commencement of the Local Area Plan process. This leaflet explained the process, and gave a summary of the results of the issues identified to date. The leaflet encouraged the public to write submissions on any issue. Leaflets were distributed to local residences and local retail outlets.

An issues paper was drawn up and circulated internally and to the relevant statutory bodies and Government agencies.

Each of the headings is discussed in the next section, with the results of the public consultation being used to devise policies and objectives for Goresbridge.

The Goresbridge Development Strategy 2002 – 2007, prepared by the Goresbridge Development Association and BNS Rural Development Ltd, was invaluable in the preparation of this document.

2 POLICIES AND OBJECTIVES

The information gathered was divided under a total of eight headings. Each heading is dealt with below, in a structured format. First, the issues raised in the public consultation are outlined. Second, the existing situation, based on survey, research work and local information gathered, is discussed. These are then used to formulate policies and objectives under each heading.

2.1 Housing and Population

From the public consultation the need for a good supply of private in addition to social and affordable housing, was discussed.

2.1.1 Development Strategy

Goresbridge had a population of 401 recorded at the 2002 Census. The capacity of Goresbridge to accommodate population growth can be examined by assessing the capacity of the services available, such as infrastructural, community and educational services.

With regard to the infrastructural services, at present there is no spare capacity available in either the water supply or sewerage networks.

The development strategy for Goresbridge will provide for the consolidation of the existing built-up area and infill development, proportionate to the existing town, which will be socially cohesive and will support appropriate service expansion. The Council will encourage the planned housing development of serviced lands within the development boundary. Development on any zoned land must be at appropriate densities.

Policy:	To encourage residential/commercial investment into Goresbridge in a manner which will be appropriate to the town as a service centre for the surrounding rural hinterland and at a scale that reflects the character of the existing town and within the provision of the Local Area Plan.
----------------	---

Objective:	To protect the residential amenity of existing dwellings
Objective:	To ensure a high standard in design, layout, provision of open space, landscaping and variation in house type and size in new residential developments
Objective:	To have a good social mix in the village and in new residential developments providing a range of unit types/sizes
Objective:	To encourage the provision of landscaped pedestrian and bicycle links between and within residential areas and the town centre

- | | |
|-------------------|---|
| Objective: | To implement the Housing Strategy contained in appendix A of the County Development Plan 2002 |
| Objective: | To ensure that an adequate amount of land is included in the development boundary of the town to cater for its expansion over the period of the plan |
| Objective: | To encourage planned housing development of serviced lands within the development boundary. The Planning Authority will require that serviced/serviceable lands will be developed in depth and at appropriate densities. The use of degraded or brown field sites will be preferred and utilised where possible in order to improve the environmental character of the town |

2.1.2 Urban Form

Goresbridge displays a good mix of buildings of various heights. Single and two storeys predominate though there are several three storey buildings on Barrack Street and Bridge Street. The continuous building lines, terraced developments and relatively narrow plot patterns along these streets provide a tighter urban grain and reflect a more commercial focus. High Street is more residential in character, with single and two storey dwellings predominating and less consistency in terms of the building lines and building setbacks. A looser building pattern is also reflected on Chapel Street, and determined in part by the larger public/institutional uses on this street with their larger site requirements, including the Church, graveyard, Convent and schools. Bungalows and large infill sites also add to this loose urban character.

Most of the buildings are cement rendered, though there are several fine examples of stone cut buildings. The most noteworthy of these are the neat row of single storey granite cottages on Barrowmount Street, near the junction with Bridge Street. The windows and doors have fine cut stone surrounds with a chamfered edge. Some of these three bay single storey cottages have had their attics converted incorporating dormer windows. These dormers have kept the original fenestration pattern (i.e., they are aligned with the ground floor windows) and have tended to maintain consistency in their proportions and heights, which should be maintained in future conversions. Like most of the traditional buildings in the town, however, the original windows and doors have been replaced with modern materials. Despite this, the terrace retains much of its original character and charm and is set off by a generous footpath to their front.

Barrack Street is of generous width with broad footpaths on both sides and ample provision for on-street car parking. There are some street trees on the west side and there are opportunities to strengthen the row, with additional tree planting. Building heights vary from single storey to three storeys.

The most prominent buildings in the town are the two Churches. The Church of Ireland Church, while removed from the main fabric of the town, is perched on an embankment to the north of the town, giving it a certain prominence.

A number of the finer and larger townhouses frequently display fan light windows over the entrance doors, reflecting the Georgian influence on the town's building fabric. A number of other buildings reveal redbrick chimneys and/or window surrounds that reflect a more Victorian style from a later date.

On entering the town from the north and crossing Bartly's Bridge there is a large prominent site associated with O' Donoghoe's Horse Sales. To the immediate south of the town is the Glanbia agri-business. Both sites interlock with the rear of plots that run from Bridge Street and in their own ways constrain the consolidation of the town.

South of High Street and west of Barrowmount Street, the town's building fabric is distinctively modern, relating to housing estates developed over the past twenty to thirty years.

Objective:	To ensure that infill development is contextually compatible as is outlined in Appendix 4 of this Plan
Objective:	To implement the Derelict Sites Act 1990 in order to ensure the removal of dereliction within the Plan period as resources permit
Objective:	To ensure the maintenance and protection of housing within the town centre, and to encourage continued residential use of upper floors. To encourage the building of new infill development where vacant plots exist
Objective:	To encourage sensitive conversion to residential or tourist accommodation use, of historic structures, whose original use has become redundant.
Objective:	To ensure that the redevelopment of the old convent site lands provides for an architectural treatment that gives a visual stop and a strong sense of closure at the end of Barrack Street.

2.1.3 Social Mix

Apart from housing schemes developed by the local authority over the years, there has been very little private housing development in the town in recent times. Only one multiple scheme of 8 houses has been constructed by the private sector in recent times.

There is a need to encourage more private sector development into the town and to ensure that new developments give a broad range of house type and design in order to try and achieve a balanced social mix.

In order to provide an incentive for private sector development, a number of sites have been designated for low density development on the edge of the built up area that will facilitate development interest expressed in the consultations held in the preparation of this Plan.

The redevelopment opportunity provided by the release of the former secondary school site it is hoped will provide a stimulus for development within the town.

Objective:	To encourage more private sector development into the village
Objective:	To ensure that new developments give a broad range of house types and design to achieve a more balanced social mix.

2.1.4 Serviced sites

It will be an objective of this Plan to provide for serviced sites on the edge of Goresbridge which can allow people to design their own homes on their own sites. This would have the potential to alleviate pressure for ribbon development and urban generated rural housing on the approaches into Goresbridge. Maximum recommended densities for this zoning would be in the range of 2 to 5 per acre, depending on the quality of design and servicing arrangements. Design guidance and servicing arrangements on this is available in Chapter 4.

The applicant for site development will be required to produce a house design brief in consultation with the Council which should be prepared by a qualified architect (RIAI or equivalent). The applicant for site development will also be required to seek permission for “other relevant works” which will include works additional to roads and services – i.e. common landscaping, etc.

For any such development, there should be a continuity of design in terms of scale, compatibility and general harmony. Applicants will also be expected to employ the services of qualified architects (RIAI or equivalent) when applying for individual houses.

Objective:	To zone land for the development of serviced sites for the development of low density dwellings
-------------------	---

2.1.5 Integration of Residential Developments

In assessing any new development in Goresbridge, the Council may have regard to the development potential of adjoining land, and will assess any application, with a view to providing for the development of these lands in an integrated manner. This applies to any land parcel, and relates to all aspects of development, including open space provision, access arrangements and pedestrian and cycle links.

The distinction between any residential schemes should be maintained by the use of design and detailing, to give each its own distinct identity where appropriate.

Objective:	To assess any new development having regard to the development potential of adjoining land
Objective:	To ensure the integration of adjoining residential schemes, where appropriate, in relation to pedestrian and cycleway links, public open space provision and scheme layout

2.2 Infrastructure

For development to proceed within the town, it will be necessary for development proposals to address the effects imposed on existing water services (water supply, foul drainage and storm drainage systems).

The Council will seek to secure the upgrading of the existing water services through agreements with developers and/or landowners as appropriate.

Objective:	To secure the upgrading of all water services through agreements with developers and/or landowners as appropriate
-------------------	---

2.2.1 Sewerage Network

Goresbridge is served by a sewerage scheme with primary treatment only, which was constructed in 1955 and upgraded in 1984. This plant is currently operating over its design capacity.

For development to proceed in the village, it will be necessary for development proposals to address the existing foul and storm drainage networks.

The Council will seek to secure the upgrading of the existing water services through agreements with developers and/or landowners as appropriate.

Policy:	To ensure that the necessary sewerage facilities to serve the needs of all development within the town are provided and to prevent pollution
----------------	--

Objective:	To secure the upgrading of all water services through agreements with developers and/or landowners as appropriate.
Objective:	To maintain and improve sewerage services and to upgrade the treatment system as resources and finances permit.

Objective:	To prohibit the connection to the sewerage system of any proposed development out of phase with the overall development of the town or where the existing services are committed for other development
Objective:	To improve sewerage services and to upgrade the treatment system as resources and finances permit
Objective:	To preserve free from development, the way leaves of all public sewers

2.2.2 Surface Water Drainage

It is essential that surface water be disposed of in a satisfactory manner from new developments. It is an objective of the Council to secure the disposal of surface water associated with developments to avoid increase in the risk of flooding. This objective is to be achieved in keeping with modern good practice and having regard to the characteristics and attributes of each site.

Policy:	To seek positive surface water drainage incorporating discharge flow attenuation for all green field site developments other than those that are isolated and small in scale and unlikely to increase the risk of flooding
----------------	--

This means that all storm water shall be collected in a storm water pipe network with attenuation and disposed of to a watercourse, and shall not be directed to a soakpit. It will be the responsibility of the developer to prove that the pipe network and/or watercourse into which discharge is proposed has an adequate capacity, and will not give rise to flooding off site.

Ground soakage for roof water from houses may be permitted subject to the developer establishing that site is suitable.

The onus is on the developer to establish that the receiving drainage system and/or watercourse can cater for the discharge without increased risk of flooding off site.

It is important that any development that takes place within the area defined as the SAC does not adversely impact on the SAC which includes water quality. Therefore the nature and extent of development considered within the SAC lands will be determined by its likely environmental impact. The Council will consult with the Heritage Service of the DOEHLG and other relevant bodies with regard to any proposed development within the boundaries of the SAC designation.

2.2.3 Water supply

Goresbridge is served by the Gowran-Goresbridge-Paulstown Water Supply Scheme. At present, water supply volumes in the scheme are inadequate to meet any further

development, and any new developments will be required to provide a temporary private water supply, which will be maintained indefinitely until the public water supply is upgraded. Apart from deficiencies in water volumes, satisfaction was expressed with the water supply generally. The public water supply will be upgraded, subject to adequate funding being available, as part of the National Water Services Investment Programme.

Policy:	To provide water in sufficient quantity and quality to serve the needs of the existing and future population, and future commercial development
Objective:	To provide sufficient water to serve all lands zoned for development in this plan as resources and finance permit.
Objective:	To continuously monitor water quality in the area to ensure the maintenance of high water quality standards
Objective:	To preserve free from development the way leaves of all public water mains

2.2.4 Waste

Kilkenny County Council has adopted the South East Regional Authority Waste Management Strategy, and the policy for Kilkenny is set out in the Waste Management Plan for the period 2000-2004.

Waste collection was privatised by the Council in the 1990's and waste is now collected in Goresbridge by private contractors. European Union environmental policy dictates that the 'Polluter pays principle' be applied, which means that the full costs associated with environmentally sound recovery and disposal of waste are charged to the customer.

With regard to recycling, it is Council and regional policy that bottle banks for clear, green and brown glass and aluminium cans are provided at villages throughout the county. There is a bottle bank in Goresbridge at present, located at the graveyard on the Kilkenny road, where glass bottles and drinks cans can be recycled. This is not considered an appropriate location for a bottle bank.

The aim is to have one bottle bank per 1000 head of population by the end of 2005. A kerbside collection for recyclables was introduced in late 2003. These collections cover newspapers, cardboard, magazines, food cans, drink cans and plastic. Glass is still disposed of at the Bottle banks.

The South East Regional Waste Management Plan has an objective to provide a civic amenity site for a full range of household recyclables including hazardous and non-hazardous waste. This will be located in Dunmore, at the existing landfill facility.

The importance of education and awareness in the encouragement of recycling and promoting more sustainable practices is acknowledged by Kilkenny County Council, and

endorsed by the appointment of an Environmental Awareness Officer in 2002. This Officer provides regular dissemination of information through group meetings, leaflets and other promotional materials, and any community can access these services. These services will continue to improve the level of environmental awareness throughout the county.

Policy:	To continue to encourage and facilitate recycling and the minimisation of waste in line with the South East Regional Waste Management Plan objectives
----------------	---

Objective:	To ensure Goresbridge has an adequate solid waste collection system
Objective:	To identify a suitable location for the bottle banks within Goresbridge, in consultation with the local community
Objective:	To continue to work with and encourage the prevention, minimisation, re-use, recycling and safe disposal of waste in line with the South East Regional Waste Management Plan

2.2.5 Telecommunications

Telecommunications have become centrally important to the prospects of any local economy, and their role in the development of Goresbridge was emphasised through the public consultation. Broadband was seen as critical, and the Council should endeavour to support the provision and extension of broadband infrastructure, in conjunction with the Department of Communications, Marine and Natural Resources.

Policy:	To support and encourage the provision of the necessary telecommunications for the existing and future development of Goresbridge
Objective:	To support and encourage the provision of broadband infrastructure in Goresbridge

2.3 Employment and Economy

Two significant employers were identified from the public consultation. In addition it was noted that commuting to Kilkenny plays a significant role in Goresbridge's economy.

The largest employer in Goresbridge is Connolly's Red Mills, employing approximately 180 people. Connolly's main activity is the production of pet food and horse nuts.

The second largest employer is Donohoes, which is a Sport Horses auctioneering business, employing 7 people on a full or part-time basis, and 40 people on a casual basis. There is a need for rural development initiatives which encourage community-led job creation schemes. There are a number of agencies which can assist and facilitate in this, and these should be identified and a partnership established to initiate this. A site has been designated for industrial purposes, to the south of the village, for new light industrial developments. This is as a result of the consultation exercise carried out for the plan.

Objective:	To encourage job/employment creation initiatives
Objective:	To facilitate, or assist in identifying agencies, which can facilitate community-led job creation schemes
Objective:	To have all new industrial developments appropriately landscaped and screened

2.3.1 Retail

The *Retail Planning Guidelines for Planning Authorities* sets out Government policy in relation to shops in small towns and rural areas⁵. The vital role that foodstores and supermarkets play in maintaining the quality and range of shopping in smaller rural town centres and assisting in the anchoring of the surrounding local economy, is recognised. Planning policies should be supportive of local facilities in small towns and villages which provide an effective and valuable service to the local economy.

The facilitation of additional commercial activities to serve future development will be done through appropriate zoning in accordance with the CDP 2002 and the Retail Planning Guidelines, 2000. There will be a clear presumption in favour of centre locations for new developments, i.e. in the town centre zone.

Where it is not possible to provide the form and scale of development that is required on a site within the town centre, then consideration can be given to a site on the edge of the town centre. An edge of centre location is one within easy and convenient walking distance from the town centre, and providing parking facilities that serve the centre as well as the new development, thus enabling one trip to serve several purposes.

Out of centre retail developments will not be allowed if their provision is likely to lead to a reduction in the range of local facilities in towns and villages or affect the diversity of shops or lead to the loss of general food retailing from the centre of smaller towns. Out of centre locations are clearly separate from a town centre but within the urban area, including programmed extensions to the urban area.

⁵ Department of the Environment and Local Government, 2000 *Retail Planning Guidelines for Planning Authorities*

Policy:	To facilitate the expansion of the retail base to serve the needs of the current and future population, in accordance with the policies as laid out by the County Development Plan 2002 and the Retail Planning Guidelines, 2000
Objective:	To encourage and facilitate the preservation and enhancement of Goresbridge as a local service centre

2.3.2 Tourism

The main attraction of Goresbridge from a tourist perspective was identified as the River Barrow, with its potential for boating, fishing, walking, etc. The River Barrow rises in the Slieve Bloom mountains and is approximately 192 kilometres long. The river is navigable from Athy to the sea at Waterford and is linked to the main line of the Grand Canal by the Barrow Line above Athy, which means that the Barrow is linked to the national inland waterways system. The River and land directly adjacent is part of the Barrow/Nore Special Area of Conservation, and any proposed works must have the approval of the Parks and Wildlife Division of the Department of the Environment, Heritage and Local Government as the statutory agency with responsibility for protection of designated sites.

2.3.2.1 Boating

Boating is limited by available draft (quantity and flow of water), especially in periods of low rainfall. It is also limited by clearance under the many bridges (in high water situations) along the stretch. Improvements made to the quay in 1998 improved mooring capacity. While a great deal has been achieved in terms of developing the river area, better facilities, extra mooring capacity and more landscaping would increase the potential for tourism. Waterways Ireland has recently instated a 36metre timber jetty along the west bank of the river, south of the bridge for improved mooring capacity. A site south of the bridge adjacent to the river has been identified and a number of possible uses such as an amenity park or quay development have been suggested.

Policy:	It will be the policy of the Council to facilitate and encourage such development in conjunction with Waterways Ireland, the local development agencies and the local community
----------------	---

2.3.2.2 Walking

From Athy to St. Mullins the former towpath or 'Barrow Track' accompanies the river. This Barrow Track is designated as part of the long distance pathways network of the country. While the Barrow Track does provide excellent walking opportunities, there is also a need for the development of loop walks.

It will be a long-term objective of the Plan to develop a looped walk along the river and through the town. There will be issues relating to land ownership, rights of way etc, which will need to be dealt with as this walk is being developed.

Objective: To facilitate the development of a looped walk along the River Barrow and the Gowran Stream

2.3.2.3 Swimming

The Barrow Navigation by-laws prohibit swimming in the locks, harbours and docks. The traditional swimming area in Goresbridge, upstream on the east side, has been dredged to improve draft for boating in recent times. The 'boat stream' passes through this area and it is no longer suitable for swimming.

The Council will promote the development of a safe designated swimming area on the river.

Future development should preserve the river corridor as a broad linear park for passive recreational use. This would keep the floodplain free from development, and would also benefit wildlife along the river bank. This should serve as a tourism attraction in the town.

Policy: To co-operate in the development of a tourist development strategy for the town and its hinterland in association with Kilkenny Tourism, SERTA, Bord Fáilte, the local Development Association, BNS and Leader, local community groups and business interests
--

Objective: To facilitate and encourage the development of boating facilities in Goresbridge in association with Waterways Ireland and the local community
Objective: To facilitate the development of the river side for tourism and amenity purposes
Objective: To facilitate and encourage the development of loop walks around the Goresbridge area
Objective: To facilitate the provision of a safe designated swimming area in Goresbridge in conjunction with the relevant stakeholders

2.4 Education and Training

The closure of the secondary school in the town was seen as a huge blow to the town. Satisfaction was expressed with the primary school.

2.4.1 Primary Education

Goresbridge is served by one primary school, Goresbridge National School, which is a mixed school, with 138 pupils. There are 5 permanent classrooms, 1 learning support

room and 1 resource teaching room. The school has an assembly room, a hard surfaced court for basketball, and a grass playing area.

2.4.2 Secondary Education

The secondary school in the town is St. Brigid's Secondary school which is open for the academic year of 2004/2005, but will close after that. At present it only has two years of students attending, Junior Certificate and Leaving Certificate students.

2.4.3 Third level Education

The nearest third level institution is located in Carlow, the Carlow Institute of Technology, and this offers a wide range of courses.

2.4.4 Adult Education

There was a need identified for adult training courses in Goresbridge. Ideas for classes included computer classes, literacy classes, community development training, small business development, and language training.

Objective:	To facilitate the development of educational opportunities and facilities to meet the needs of the existing and future population
Objective:	To co-operate with the Department of Education in the provision of an adequate number of school places to serve the needs of the town's population
Objective:	To support the continuation of the FÁS Community Employment Scheme or other equivalent/replacement scheme

2.5 Transport

2.5.1 Roads

The main road running through Goresbridge is the R702, which is the Regional Route linking Kilkenny and Enniscorthy. There is a crossroads in the centre of the town where the R702 intersects with a minor road, called Barrack Street to the north and Barrowmount Street to the south.

2.5.2 Footpaths and Lighting

The priority areas identified for improvements to footpaths and pedestrian facilities are the south side of Chapel Street; west of Cluain Mhuire housing estate, on the south side of the road; on the R702 west of the junction with Chapel Street; on the west side of Green street and on the west side of Bartley's Bridge and on both sides of Gore's Bridge. The priority areas for public lighting included Cluain Mhuire, the corner of Barrack Street, the Boat slip and on the bridge.



View looking east on Chapel Street



View looking east at Gore's Bridge



Junction of Chapel Street and R702



View of Cluain Mhuire from R702

In general, road and footpaths throughout the town are in good condition, although there are some exceptions.

Footpath repairs in Goresbridge are to be included in Special Works for 2005. Appropriate public lighting will be required as part of any new development.

Policy:	To provide quality lighting and footpaths throughout the town that will secure the safe movement of pedestrians, cyclists and drivers alike
----------------	---

Objective:	To require appropriate public lighting as part of any new residential development
-------------------	---

Objective:	To carry out repairs to footpaths in Goresbridge under a Special Works scheme in 2005
-------------------	---

Objective:	To provide for a footpath and public lighting to provide safe pedestrian access from the low density residentially zoned land on
-------------------	--

the Barrowmount Road to the centre of the town. The development of the lands at this location will be dependent on this objective being met.

Objective: To examine and bring forward proposals for the improvement of pedestrian facilities on the bridge in conjunction with Carlow County Council.

2.5.3 Traffic calming

There were a number of issues raised in relation to traffic calming. Speeding was identified as a problem, particularly on approach roads and through the main crossroads, pedestrian access across the bridge was also highlighted as a need.

Speed ramps were installed on Chapel road in 2003 in the vicinity of the schools, and these have been very effective.

Objective: Traffic management proposals for reducing traffic speeds, enhancing pedestrian facilities and improving safety generally within the town will be investigated. These proposals may be carried out subject to the normal statutory procedures and adequate resources being made available.

2.5.4 Traffic at the Schools

The problem of speeding in the vicinity of the schools was addressed with the installation of speed ramps. There is a problem with regard to parking at the primary school, as at present there is no staff car park, and the staff park on the street. There is room within the school grounds to provide for a staff car park and the provision of same should be facilitated by the Council.

Objective: To facilitate and encourage the provision of a staff car park within the grounds of Goresbridge National School provided there is no loss of recreational space for the pupils.

2.5.5 Linkages within the Town

As discussed in Section 2.1.5, in assessing any new development in Goresbridge, the Council may have regard to the development potential of adjoining land. One of the elements of this integration will be the provision of pedestrian and cycle linkages between all new developments, to provide for a pleasant network of routes and walkways interlinking the town.

Objective: To provide for appropriate pedestrian and cycleway linkages between all new and existing developments

2.5.6 Public transport

The lack of public transport servicing the village is an issue in Goresbridge. There is a private bus service that runs twice daily from Graiguenamangh into Kilkenny City via Goresbridge. A Ring-a-link service is also available it runs every second Monday from Goresbridge to Enniscorthy and every other Monday from Goresbridge to New Ross. There is also a Ring-a-link service available every Wednesday and Saturday from Goresbridge to Borris.

Objective:	To facilitate and encourage the expansion of public transport servicing Goresbridge.
-------------------	--

2.5.7 Parking

Parking in Goresbridge is mainly provided on street, and it is adequate for the needs of the town at present.

Policy:	The Council will consider proposals for additional car parking on suitable sites and seek appropriate provision of adequate car parking in any new developments
----------------	---

Objective:	To ensure adequate car parking spaces are provided in all new developments
-------------------	--

Objective:	To provide disabled car parking spaces at appropriate locations throughout the town
-------------------	---

2.6 Community Facilities – Recreation

2.6.1 Open space

There is no formal area of public open space in the town. There are however a number of incidental areas of open space associated with road verges (on Green Street) and the small housing estates. These are generally well landscaped and maintained.

A small pocket park exists beside the Bridge and this provides some seating and picnic benches alongside the river. The Barrow is a significant amenity of the town and a public walkway is provided along the eastern bank. As discussed in Section 2.3.2.2, although the Barrow Track provides some walking opportunities, there is a need for the development of loop walks to fully exploit its potential. Therefore an area of land will be reserved free from development along the banks of the River Barrow and the banks of the Gowran stream and the creation of a linear park will be an objective of this plan.

The carrying out of amenity or maintenance works could have an adverse impact on the quality of the SAC, and therefore prior to any works being carried out it is advisable to consult with the Wildlife service.

Policy:

1. The Planning Authority will not normally permit development which would result in the loss of public or private playing fields, parks, children's play space, amenity open space or land zoned for recreational or open space purposes. An exception may be considered where all of the following requirements are demonstrably met:

a) 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 and accessibility of such provision.

b) Alternative compensatory provision is made which is both accessible to and of equal or greater quality and benefit to the community.

c) The continued use, proper maintenance and enhancement of the amenity/facility can best be achieved by the redevelopment of a small part of the site that will not adversely affect its overall sporting, recreational and/or amenity value of the facility.

d) The site is indicated for an alternative use in the development plan.

2. It is the policy of the Council to provide, maintain and manage a children's play area in Goresbridge within public open spaces or other suitable locations where it is appropriate and as finance and resources permit.

3. The Council will investigate ways of improving the quality and capacity of existing sporting and recreational facilities.

4. The Council will investigate ways of assisting in the provision of new sporting recreational and leisure facilities through initiatives in both the public and private sector

Objective:	To provide quality open space to meet the needs of the existing and future population
Objective:	To ensure that all residential developments address adjoining open space to provide for their passive supervision
Objective:	To protect the banks of the River Barrow and Gowran stream and develop a river walk along them, in conjunction with the relevant statutory bodies, voluntary groups and land owners
Objective:	To protect existing open spaces and recreational uses from encroachment by other uses
Objective:	To facilitate the provision of facilities for the soccer club

2.6.2 Recreation

There are a number of sporting groups in the town. Sports available include hurling, football, camogie, handball, soccer and angling.

Outside the town's boundary on the east side of the river, there is a sports ground that caters for some active open space needs of the town (note that this is in County Carlow, though serves the town).

There are three community buildings in Goresbridge; St. Oliver's old school, St. Enda's old school and the Respond Community Building.

St. Oliver's old school is parish property, and the health centre and Community Employment Scheme operate from here. This building is in need of significant restoration work.

St. Enda's old school is also parish property, and is used extensively for meetings and other social activities. It is in relatively good repair.

The Respond Community Building is the property of the Respond organisation, and is in excellent condition.

Objective:	To facilitate and encourage the provision of a community building to provide for the social and training needs of the local community.
Objective:	To support the provision of appropriate recreational facilities to serve the present and future population of the town

2.7 Amenity Enhancement

A number of issues with regard to amenity enhancement in Goresbridge emerged at the public consultation. A number of positive remarks were made in relation to the amenity value of the river.

Dereliction, poor upkeep and maintenance were identified as some of the most significant problems. Litter was also identified as a serious issue.

Policy:	To protect and enhance the amenity and built environment of Goresbridge and to provide an aesthetically pleasing appearance for both the built and natural environment of the town
----------------	--

2.7.1 Conservation

Goresbridge has 17 structures listed in the County Development Plan, 2002. As part of this plan an architectural assessment of the existing buildings in the town has been carried out, and the Record will be amended in accordance with this assessment under a separate statutory process. The existing Record of Protected Structures is shown in Appendix 1.

It is an objective of the Council to preserve Protected Structures. Alterations to Protected Structures normally require planning permission and should be subject to early consultation with Kilkenny County Council's Conservation Officer. Generally, all repair and maintenance works should be carried out on a 'like for like' basis and in accordance with the Conservation Guidelines published by the Department of the Environment, Heritage & Local Government, 1996. In addition, the Council will assess any application for redevelopment or infill for its contribution to the streetscape. Further guidance on this is available in Chapter 4.

Objective: To seek the conservation and protection of the buildings listed in the Record of Protected Structures.
--

2.7.2 Archaeology

It is Council policy, in considering development proposals which would affect the sites as outlined in Chapter 1, to have regard to the recommendations of the Department of the Environment, Heritage and Local Government concerning archaeological assessment and the monitoring of excavations during construction.

Objective: To have regard to the recommendations of the Department of the Environment, Heritage and Local Government, concerning archaeological assessment and the monitoring of excavations during construction, in considering development proposals which would affect any archaeologically designated sites
--

2.7.3 Dereliction

Dereliction and the maintenance of buildings is an issue in Goresbridge. There are currently 4 identified derelict sites in Goresbridge. Guidelines for the redevelopment of sites are outlined in Chapter 4.

Policy: To encourage and provide for the sensitive refurbishment or redevelopment of derelict sites in the town
Policy: To implement the Derelict Sites Act 1990 in order to ensure the removal of dereliction within the Plan period as resources permit

2.7.4 Litter

Litter was identified as an important issue, and there were problems identified with the bins. The public dustbins are supplied by Kilkenny County Council and are emptied weekly by a private waste collector.

The Litter Management Plan, 2003 – 2006, sets out the Council's policy with regard to tackling the problem of litter over the next couple of years. One of the objectives of this is to provide additional and improved litter bins in strategic locations and to maintain, or to make arrangements for, the maintenance of existing bins.

Objective:	To reassess the provision of additional and improved litter bins along Bridge Street, Barrowmount Street, Barrack Street and Chapel Lane and to maintain, or to make arrangements for, the maintenance of existing bins under the Litter Management Plan, 2003 - 2006
Objective:	To implement the provisions of the Litter Management Plan

2.7.5 The Fair Green

The Fair Green is a significant space in the centre of the town that is currently used for horse grazing. It is bounded by an attractive stone wall and gateposts. These stone walls bounding the Fair Green provide character to the town. Where practical the old stone walls should be retained in new developments. The Fair Green would make an interesting park within the centre of the town. The space could be framed with a single row of two-storey development on its west and south sides, creating an attractive green similar to that of Freshford or Inistioge. The development would frame the space and give it strong sense of enclosure; it would also assist in financing the construction of a quality open space with trees lining its perimeter and the provision of street furniture.

Objective:	To examine the potential of developing a civic square (grassed and tree-lined) on the Fair Green, with the possibility of buildings framing this space on its south and/or west sides
Objective:	To seek the retention of the stone walls bounding the Fair Green

2.7.6 Goresbridge Secondary School

The former secondary school building is a focal site for the town from an urban design perspective. In any redevelopment of the site it is important that the site remains a prominent focal site for Goresbridge.

Objective:	To ensure that in any redevelopment of the school site it remains a prominent focal site for Goresbridge with appropriate architectural treatment.
-------------------	--

2.7.7 Shopfronts

There are a few premises in the town that have altered shopfronts dating from the 1960's or 1970's with stone cladding and/or brick that is not generally in keeping with the character of the building. However, they are not too prominent. Thomas Murphy's pub on Barrack Street is a good example of a simple, attractive, traditional shopfront that makes a positive contribution to the streetscape.

In order to retain the character of the town, it is important to ensure that the scale of shopfront signs and nameplates is neither out of scale with the ground floor façade area of a building nor out of character with the overall composition of the building.

Objective:	To seek, as the opportunity arises, that all utility cables in the town centre be laid underground
Objective:	To control the development of shopfronts and advertising to preserve the character of the town

Objective:	To ensure that the scale of shopfront signs and nameplates is not out of scale with the ground floor façade area of a building nor out of character with the overall composition of the building. See Appendix 1.
-------------------	---

2.7.8 Planting

Appropriate planting can be used to enhance the environment and additional planting would add to the amenity of the town, and would also add to any new developments. Further tree planting along the west side of Barrack Street and the east side of Barrowmount Street should be carried out. Landscaping requirements for new developments are outlined in Chapter 4.

Objective:	To require appropriate planting of semi-mature trees, using native species where appropriate, in any new development and to preserve and augment existing mature trees and hedgerows
Objective:	To encourage further tree planting along the Barrack street and Barrowmount Street to enhance the existing row of street trees on those streets
Objective:	To encourage the appropriate planting of semi-mature trees through the town using native species where appropriate

2.7.9 SAC and Ecology

As described in Section 1.8.1 the River Barrow and River Nore SAC run through the study area, see map 3. It is important that any development that takes place does not adversely impact on the SAC which includes water quality. Therefore the nature and extent of development considered within the SAC lands will be determined by its likely environmental impact. The Council will consult with the Heritage Service of the DoEHLG and other relevant bodies with regard to any proposed development within the boundaries of the SAC designation or any development which may adversely impact on the SAC.

An Ecological Survey of the Goresbridge area was carried out by an Ecologist as part of this plan process. Within the development boundary, in addition to the SAC, an area of interest was identified to the north of the Gowran stream. This area of mixed woodland and scrub is identified on Map 3.

This report is included as Appendix 2 of this Plan.

Objective:	To ensure the protection and/or conservation as appropriate of the designated sites outlined as areas of ecological interest in the plan and to control development which would be inimical to the preservation or conservation of their essential character
-------------------	--

Some tree groups have also been identified as being of amenity significance and the preservation of these will be an objective of this plan. See conservation objectives map.

Objective:	To retain the trees as identified in the zoning objectives map except where their removal is due to the interests of public safety and good design or the trees are in an unhealthy state
-------------------	---

2.8 Community Supports – Social Services

2.8.1 Services

Goresbridge contains a variety of services, including a pharmacy, a Credit Union, a craft shop and six public houses. Its service base should expand to keep pace with development and to maintain its important role in the local rural area.

The Bridgidine community have ceded land to the parish in order to facilitate the development of a parish/community centre in the town.

Objective:	To maintain and enhance the role of Goresbridge as a local market centre for its rural catchment area and as a centre to service the anticipated expansion during the period of the Plan
-------------------	--

Objective:	To facilitate the development of a parish hall/community centre within the town.
-------------------	--

2.8.1.1 Garda Síochána

Goresbridge has one resident Garda, and the Garda Barracks is located on Barrack Street.

2.8.1.2 Library Service

At the public consultation, the need for a permanent library service was mentioned. The Mobile Library Service serves Goresbridge regularly, and there are no plans to provide a permanent library in Goresbridge at present.

Objective:	To support the development of library services in a suitable venue in co-operation with the community
-------------------	---

2.8.2 Youth

The public consultation identified year round facilities and activities suitable for all interests and age levels as a need in Goresbridge.

Objective:	To support the development of youth services in co-operation with the local community and relevant agencies
-------------------	---

2.8.3 Elderly

A number of issues in relation to services for the elderly were raised. Day care services are no longer organised in Goresbridge due to the lack of support. The elderly need transport to services. The Rural Transport Initiative provides a Ring-a-link service in the area and it runs every second Monday from Goresbridge to Enniscorthy and every other Monday from Goresbridge to New Ross. There is also a Ring-a-link service available every Wednesday and Saturday from Goresbridge to Borris.

Objective:	To facilitate and support the expansion of the range of facilities catering for the elderly population in conjunction with the community, the SEHB and the Carers' Association
-------------------	--

2.8.4 Healthcare

As set out in Section 7.15 of the County Development Plan 2002, 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. There is a Health Centre in Goresbridge, located in St. Oliver's old school, and a satisfactory health service is provided there. Some issues raised by the community included a chiropody service, the expansion of the public health nurse service and the need for a better dental service.

Objective:	To co-operate with the Health Executive in the provision of health services for the town
-------------------	--

2.8.5 Childcare

According to the Guidelines for Planning Authorities on Childcare Facilities, "Government policy on childcare is to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community"⁶. Section 3.5.1. of the County Development Plan sets out the policies of Kilkenny County Council in relation to childcare provision. Kilkenny County Childcare committee which is a sub group of the Kilkenny County Development Board have also published a Childcare Strategy 2002-2006, to "inform the development and delivery of quality services for children in the County"⁷ between 2002 and 2006.

⁶ Department of the Environment and Local Government, 2001, p. 3 *Childcare Facilities – Guidelines for Planning Authorities*, Stationery Office

⁷ Kilkenny County Childcare Committee, 2002 *Childcare Development Plan 2002 - 2006*

There is a private play school in the area, but there is no full day-care service available. The provision of quality childcare services will be facilitated and encouraged by the Council, in suitable locations. Regard will also be given to the Guidelines for Best Practice in the Design of Childcare Facilities issued by the Department of Justice, Equality and Law Reform.

Objective:	To facilitate and encourage the provision of an adequate range of quality childcare facilities in appropriate locations
-------------------	---

3 DEVELOPMENT OBJECTIVES

3.1 Introduction

This section of the Proposed Plan sets out specific objectives for the development of Goresbridge. Some of the objectives can be carried out directly by the County Council, but for other objectives, for which the Council is not directly responsible, the Council will have a facilitative role.

Achievement of the objectives for which the Council is directly responsible, will, in many cases be dependent upon adequate finance being made available to the Council from the Department of the Environment and Local Government and other sources. For many of the other objectives, a co-ordinated approach is needed by both the Council and local community. The Council, through its Planning Department and Community and Enterprise Department, intend to facilitate and build the capacity in the community to follow these objectives through.

Where possible, specific objectives are illustrated on the maps accompanying this plan. However some objectives are not site specific and therefore cannot be illustrated.

3.2 The Development Boundary

The development boundary for the town has been designated taking into consideration the following factors:

- The need to provide a compact and accessible town in accordance with the principles of sustainable development
- The existing built environment and road structure
- Potential population growth and demand for housing
- The need to offer location choice and housing mix
- Proximity to existing and potential community and commercial facilities and the need to encourage sustainable growth
- Linkages (transport) to other larger settlements
- The level of provision of existing infrastructure
- Existing planning permissions

- The availability of land and the need to attract private investment into the town

3.3 Land Use Zoning

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. The land use zoning objectives are detailed below and are shown on the Land Use zoning and specific objectives map. It is the intention of the Planning Authority that the zoning of particular areas for a particular use shall not in itself exclude other uses in that area provided they are compatible with the dominant use.

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.

3.3.1 Residential

Objective: To protect and improve residential amenities and to provide for new residential development appropriate to the scale and character of Goresbridge.

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, hotel, restaurant, and 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 crèche.

3.3.2 Low density residential

Objective: To provide for low density residential development appropriate to the scale and character of Goresbridge.

The maximum residential density to be permitted here shall be 5 dwellings to the acre depending on servicing arrangements. These sites may need to reflect a rural character where appropriate.

Permissible Uses: Dwellings, open spaces

Open for Consideration: Places of worship, community centres, halting sites, public service installations, playgroup or crèche, Nursing home, Bed and breakfast establishments and guesthouses, lock up garages, retail shop of local convenience, hotel, public house, 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 crèche.

3.3.3 Village Centre

Objective: To provide for the development and improvement of appropriate town centre uses and allow for the development of Goresbridge as a focus for local services, sustaining and strengthening its role as a population centre.

The purpose of this zone is to protect and enhance the centre of Goresbridge and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a town. It will be an objective of the Council to encourage the development of backlands. Generally two storey buildings will be preferred.

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: workshop or light industry

3.3.4 Recreation, Amenity and Open Space

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

Permissible Uses: Open space

Open for Consideration: Sports clubs, recreational buildings, stands, pavilions, agricultural uses, public service installations.

3.3.5 Community Facilities

Objective: To protect, provide and improve community facilities.

Permissible Uses: Educational, religious and cultural facilities, public buildings, crèches, 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, Town Centre 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.

3.3.6 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/crèche.

3.3.7 Agriculture

Objective: To conserve and protect agricultural land from interference from non-agricultural uses. To prevent 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, halting site, private open space, other uses not contrary to the proper planning and sustainable 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 boundary then the use of such land will be deemed to be primarily agricultural.

3.3.8 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.

3.4 Specific Objectives

As a result of the discussion under each of the eight headings as outlined in Section 2, certain objectives have been formulated. The objectives under each heading are set out below, in table form, in addition to the expected time frame for their realisation and the agencies responsible for their implementation.

3.4.1 Housing and Population

Specific Objective	Map Ref	Action By	Funding and Support Services	Time scale
To protect the residential amenity of existing dwellings	H1	Local Authority through the development control process	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan
To ensure a high standard in design, layout, provision of open space, landscaping and variation in house type and size in new residential developments	H2	Developers, Landowners and Local Authority	Developers, Landowners and Local Authority through development control process	Ongoing from adoption of plan
To have an appropriate social mix in new residential developments reflecting demand and providing a range of unit types/sizes	H3	Developers, landowners and local authority	Developers, landowners and Local Authority through development control process	Ongoing from adoption of plan
To encourage the provision of landscaped pedestrian and bicycle links between and within residential areas and the town centre	H4	Developers, landowners and local authority	Developers, landowners and local authority	Ongoing from adoption of plan
To implement the Housing Strategy contained in appendix A of the County Development Plan 2002	H5	Local Authority	N/A	Ongoing from adoption of plan
To ensure that an adequate amount of land is included in the development boundary of the town to cater for its expansion over the period of the plan	H6	Local Authority	N/A	Ongoing from adoption of plan
To encourage planned housing development of serviced lands within the development boundary. The Planning Authority will require that serviced/serviceable lands will be developed in depth and at appropriate densities. The use of degraded or brown field sites will be preferred and utilised where possible in order to improve the environmental character of the town	H7	Developers, Landowners and local authority	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan
To ensure that infill development is	H8	Developers,	Developers,	Ongoing

contextually compatible as is outlined in Appendix 4 of this Plan		landowners and local authority	landowners and local authority	from adoption of plan
To use our powers under the Derelict Sites Act to redevelop derelict sites as opportunities arise.	H9	Local authority, landowners	Local authority	Ongoing from adoption of plan
To ensure the maintenance and preservation of housing within the town centre, and to encourage continued residential use of upper floors. To encourage the building of new infill development where vacant plots exist	H10	Developers, landowners and local authority	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan
To encourage sensitive conversion to residential or tourist accommodation use of historic structures whose original use has become redundant	H11	Local authority and developers, community organisations, DoEHLG	Local authority and developers, community organisations, DoEHLG	Ongoing from adoption of plan
To zone an area of land for the development of serviced sites for the development of low density dwellings	H12	Local authority	Landowners and developers	Ongoing from adoption of plan
To assess any new development having regard to the development potential of adjoining land	H13	Local authority	Landowners and developers	Ongoing from adoption of plan
To ensure the integration of adjoining residential schemes, where appropriate, in relation to pedestrian and cycleway links, public open space provision and scheme layout	H14	Local authority, landowners and developers	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan
To ensure that the redevelopment of the old convent site lands provides for an architectural treatment that gives a visual stop and a strong sense of enclosure at the end of Barrack Street.	H15	Local authority, landowners and developers	Developers, landowners and local authority through the development control process	Ongoing from the adoption of plan

3.4.2 Infrastructure

Specific Objective	Map Ref	Action By	Funding and Support services	Time scale
To secure the upgrading of all water services through agreements with developers and/or landowners as appropriate.	I1	Local Authority	Local Authority & DoEHLG	Ongoing from adoption of plan
To maintain and improve sewerage services and to upgrade the treatment system as resources and finances permit.	I2	Local Authority	Local Authority & DoEHLG	Ongoing from adoption of plan
To prohibit the connection to the sewerage system of any proposed	I3	Local authority through the	Local authority	Ongoing form

development out of phase with the overall development of the village or where the existing services are committed for other development		development control process		adoption of plan
To preserve free from development the way leaves of all public sewers	I4	Local authority through the development control process	Local authority, developers, landowners	Ongoing from adoption of plan
To seek the positive disposal of storm water in all developments	I5	Local authority, developers through the development control process	Developers	Ongoing from adoption of plan
To provide sufficient water to serve all lands zoned for development in this plan	I6	Local authority	Local authority, DoEHLG	Ongoing from adoption of plan
To continuously monitor water quality in the area to ensure the maintenance of high water quality standards	I7	Local authority	Local authority	Ongoing from adoption of plan
To preserve free from development the way leaves of all public water mains	I8	Local authority through the development control process	Local authority, developers, landowners	Ongoing from adoption of plan
To ensure Goresbridge has an adequate solid waste collection system	I9	Local authority	Local authority, private waste collectors	Ongoing from adoption of plan
To continue to work with and encourage the prevention, minimisation, re-use, recycling and safe disposal of waste in line with the South East Regional Waste Management Plan	I10	Local authority, Tidy Towns, residents' associations, local community	Local authority, DoEHLG, local community	Ongoing from adoption of plan

3.4.3 Employment and Economy

Specific Objective	Map Ref	Action By	Funding and Support services	Time scale
To encourage job/employment creation initiatives on appropriately zoned and serviced land	E1	Local Authority, BNS, Enterprise Ireland, IDA, Landowners, developers	Local authority, BNS, Enterprise Ireland, IDA, landowners and developers	Ongoing from adoption of plan
To facilitate, or assist in identifying agencies which can facilitate, community-led job creation schemes	E2	Local authority, BNS, Enterprise Ireland, IDA, Landowners and developers	Local Authority, BNS, Enterprise Ireland, IDA, landowners and developers	Ongoing from adoption of plan
To have all new industrial developments appropriately landscaped and screened	E3	Local authority in conjunction with developers	Developers	Ongoing from adoption of plan

To facilitate the development of a looped walk along the River Barrow and the Gowran Stream	E4	Local authority, landowners and developers	Local authority, landowners and developers	Ongoing from adoption of plan
To encourage the upgrading and expansion of existing retail outlets and the development of new outlets in the town centre to serve local need	E5	Local authority, landowners and developers	Local authority, landowners and developers	Ongoing from adoption of plan
To facilitate and encourage the development of facilities catering for tourists in Goresbridge	E6	Kilkenny Tourism, SERTA, Local authority, local community, developers	Kilkenny Tourism, SERTA, Local authority, local community	Ongoing from adoption of plan

3.4.4 Education and Training

Specific Objective	Map Ref	Action By	Funding and Support services	Time scale
To facilitate the development of educational opportunities and facilities to meet the needs of the existing and future population	E & T1	Local authority, school, in conjunction with Department of Education	Department of Education	Ongoing from adoption of plan
To co-operate with the Department of Education in the provision of an adequate number of school places to serve the needs of the village's population	E & T2	Local authority, school, in conjunction with the Department of Education	Department of Education	Ongoing from adoption of plan
To support the continuation of the FAS Community Employment Scheme or other equivalent/replacement scheme	E & T3	FAS, Department of Enterprise, Trade and Employment	FAS, Department of Enterprise, Trade and Employment	Ongoing from adoption of plan

3.4.5 Transport

Specific Objective	Map Ref	Action By	Funding and Support services	Time scale
To require appropriate public lighting as part of any new residential development	T1	Local authority through development control process	Developers	Ongoing from adoption of plan
To carry out repairs to footpaths in Goresbridge under a Special Works scheme.	T2	Local authority	Local authority, landowners, Tidy towns, Development Association	Medium term
To prepare a Traffic Calming scheme for Goresbridge within the period of this plan	T3	Local authority	Local authority, local community	Medium term
To provide for appropriate pedestrian and cycleway linkages between all	T4	Local authority, developers through	Local authority and developers	Ongoing from

new and existing developments		development control process		adoption of plan
To facilitate and encourage the expansion of public transport servicing Goresbridge.	T5	Local authority and bus operators	Bus operators	Medium term
To ensure adequate car parking spaces are provided in all new developments	T6	Local authority	Local authority, local community	Ongoing from adoption of plan
To provide disabled car parking spaces at appropriate locations throughout the town	T7	Local authority	Local authority	Ongoing from adoption of plan
To provide for a footpath and public lighting to provide safe pedestrian access from the low density residentially zoned land on the Barrowmount road to the centre of the town. The development of the lands at this location will be dependent on this objective being met.	T8	Local authority, developers through development control process	Local authority and developers	Ongoing from adoption of plan
To examine and bring forward proposals for the improvement of pedestrian facilities on the bridge in conjunction with Carlow County Council.	T9	Local Authorities	Local Authorities	Medium Term
Traffic management proposals for reducing traffic speeds, enhancing pedestrian facilities and improving safety generally within the town will be investigated. These proposals may be carried out subject to the normal statutory procedures and adequate resources being made available.	T10	Local authority	Local authority	Medium Term

3.4.6 Community Facilities – Recreation

Specific Objective	Map Ref	Action By	Funding and Support services	Time scale
To provide quality open space to meet the needs of the existing and future population	R1	Local authority, landowners and Developers	Local authority and Developers	Ongoing from adoption of plan
To ensure that all residential developments address adjoining open space to provide for their passive supervision	R2	Local authority, developers through development control process	Local authority and developers	Ongoing from adoption of plan
To protect the banks of the River Barrow and develop a river walk along it, in conjunction with the relevant statutory bodies and voluntary groups	R3	Local authority, Tidy Towns, Residents' associations, development Associations	Local authority, Tidy Towns, Residents' associations, development Associations	Ongoing from adoption of plan

To protect existing open spaces and recreational uses from encroachment by other uses	R4	Local authority, local organisations, local community	Local authority	Ongoing from adoption of plan
To facilitate the provision of facilities for the soccer club	R5	Local authority, development association	Local authority, soccer club	Long term
To ensure the maximisation of the Community Centre as a facility for the community	R6	Local authority, local community	Local community	Ongoing from adoption of plan

3.4.7 Amenity Enhancement

Specific Objective	Map Ref	Action By	Funding and Support services	Time scale
To seek the conservation and protection of the buildings listed in the Record of Protected Structures	A1	Local Authority, DoEHLG, Landowners	Local authority, DoEHLG, landowners	Ongoing from adoption of plan
To encourage and provide for the sensitive refurbishment or redevelopment of derelict sites in the town	A2	Local Authority, DoEHLG, Landowners, developers	Local Authority, DoEHLG, Landowners, developers	Ongoing from adoption of plan
New development should be appropriate in form and use to its corner, infill or backland location.	A3	Local Authority, DoEHLG, Landowners, developers	Local Authority, DoEHLG, Landowners, developers	Ongoing from adoption of plan
New development should relate closely to the established character of the town, respecting the disciplines of established building form, massing, height, alignment, orientation and window proportions. Further guidance in this regard is contained in Appendix 4 of this plan	A4	Local Authority, DoEHLG, Landowners, developers	Local Authority, DoEHLG, Landowners, developers	Ongoing from adoption of plan
To have regard to the recommendations of the Department of the Environment, Heritage and Local Government, concerning archaeological assessment and the monitoring of excavations during construction, in considering development proposals which would affect any archaeologically designated sites	A5	Local authority, developers, DoEHLG	DoEHLG	Ongoing from adoption of plan
To reassess the provision of additional and improved litter bins in strategic locations and to maintain, or to make arrangements for, the maintenance of existing bins	A6	Local authority, Tidy Towns, Residents' associations, Development Association	Local Authority, Tidy Towns, Residents' associations, Development Association	Ongoing from adoption of plan
To examine the potential of	A7	Local authority	Local Authority,	Ongoing

Goresbridge Local Area Plan 2005

developing a civic square (grassed and tree-lined) on the Fair Green, with the possibility of buildings framing this space on its south and/or west sides		through development control process	Landowners, developers	from adoption of plan
To implement the provisions of the Litter Management Plan	A8	Local authority, Tidy Towns, Residents' associations, Development Association	Local authority, Tidy Towns, Residents' associations, Development Association	Ongoing from adoption of plan
To seek the retention of the stone walls bounding the Fair Green	A10	Local Authority Developer.		Ongoing through development control
To ensure that in any redevelopment of the school site it remains a prominent focal site for Goresbridge with appropriate architectural treatment.	A11	Local Authority Developer / Designer		Ongoing through development control
To seek, as the opportunity arises, that all utility cables in the town centre be laid underground	A12	Local authority, service providers	Local Authority, service providers	Medium term
To preserve the character of the town, with control of shopfronts and advertising	A13	Local authority through development control process	Local authority, developers, shop owners, businesses	Ongoing from adoption of plan
To ensure that the scale of shopfront signs and nameplates is not out of scale with the ground floor façade area of a building nor out of character with the overall composition of the building	A14	Local authority through development control process	Local authority, shop owners, businesses	Ongoing from adoption of plan
To require appropriate planting of semi-mature trees in any new development and to preserve and augment existing mature trees and hedgerows	A15	Local authority, developers	Local authority, Tidy Towns, Residents' associations, Development Associations	Ongoing from adoption of plan
To encourage further tree planting along the perimeter of the Fair Green so as to accentuate the space further and add to its visual amenity	A16	Local authority, developers, Tidy towns, development association	Local authority, developers, Tidy Towns, Development association	Medium term
To encourage further tree planting along the Barrack Street and Barrowmount Street to enhance the existing row of trees on those streets	A17	Local authority, developers, Tidy towns, development association	Local authority, developers, Tidy Towns, Development association	Medium term
To ensure the protection and/or conservation as appropriate of the non designated sites outlined as areas of ecological interest in the plan and to control development which would be inimical to the preservation or conservation of their essential	A18	Local authority, landowners, developers	Kilkenny tourism, SERTA, An Bord Fáilte, BNS	Ongoing from adoption of plan

character

To retain the trees as identified in the zoning objectives map except where their removal is due to the interests of public safety and good design or the trees are in an unhealthy state	A19	Local authority, developers, landowners, Tidy Towns, Development Association	Local authority	Ongoing from adoption of plan
---	-----	--	-----------------	-------------------------------

3.4.8 Community Supports – Social Services

Specific Objective	Map Ref	Action By	Funding and support services	Time scale
To maintain the role of Goresbridge as a local market centre for its rural catchment area and to enhance its role as a centre to service its anticipated expansion during the period of the Plan	S1	Local authority, local retailers	Local authority, local retailers	Ongoing from adoption of plan
To facilitate and support the expansion of the range of facilities catering for the elderly population	S2	Local authority, HSE, developers	Local authority, HSE	Long term
To co-operate with the Health Services Executive in the provision of any health care services for the town	S3	Local authority, HSE	HSE	Ongoing from adoption of plan
To facilitate the development of a parish hall/community centre within the town.	S4	Local Authority, developers	Local Authority, developers	Long term

3.5 Implementation

The realisation of these objectives over a period of time, will it is felt, be of significant benefit to the town, ensuring its orderly development and improvement.

The achievement of the objectives will be dependent on the availability of finance and the inclusion of the objectives in the work programmes of the County Council and the responsible agencies. The local community, through local associations such as Residents Associations and Tidy Towns, can play a huge role in contributing to the achievement of some of the objectives above. Kilkenny County Council's policy will be to facilitate and aid local organisations in this capacity.

This is intended to be an integrated plan, and the progression of formulating objectives from issues identified in the public consultation is the first step in enabling an integrated approach to implementation. Kilkenny County Council intends to fully co-operate with other development and community agencies, such as the County Development Board and Barrow Nore Suir Development to secure the implementation of this plan. The work carried out by BNS Rural Development Ltd and the Goresbridge Development Association in the preparation of the Goresbridge Development Strategy, 2002 – 2007, has been invaluable in the preparation of this plan.

4 DEVELOPMENT CONTROL

4.1 Introduction

The purpose of this section of the Proposed Plan is to ensure a high standard of design, layout and function for all new development, to conserve what is good in the existing built and natural environment, and to protect the amenities of the town.

In general, the development standards as outlined in Chapter 10 of the County Development Plan, 2002 will be adhered to in Goresbridge with the following stipulations attached.

4.2 Design Guidance Principles

The aim for new development should be to enhance the traditional character of the town streetscape. This section of the plan, combined with Appendix 4, Urban Design Guidelines on Future Development, is aimed at giving landowners, developers and their architects a clear view as to how the design of new development should be considered. It will also be used by the Planning Authority when judging planning applications in the town.

When designing for new building, consideration should be given to the existing building fabric, for it is the existing pattern and appearance of these buildings, related to the unique history and morphology of a place that makes one village or town different from the next. The building fabric therefore is a reflection of the character of a place and if we permit this character to be eroded, either through dereliction, decay and/or demolition and replacement with insensitive new build, then we erode the uniqueness of the place.

Therefore, where possible, consideration should always be given to building conservation. Where conservation is not possible, as in cases where there is already a gap in the streetscape, or where a conservation architect or other specialist in the area considers a building as structurally unsound or prohibitively expensive to merit conservation, then consideration will need to be given to designing a new building. Detailed design guidance on new development is given in Appendix 4.

4.3 Design Elements in Goresbridge

Streetscape refers to the look of a particular road, regarding the arrangement and design of plots, buildings and materials, roads and footpaths, street furniture, open spaces and planting. Attractive and coherent streetscapes happen when all of these features reinforce and work with one another.

4.3.1 Building line and Boundary Treatment

In some sections of the street, the building line and building heights will be consistent and almost perfectly straight. In such cases, new infill development will be expected to conform to the established building line. Typically however, the building line will be almost continuous, but will also be continuously deflecting, with subtle twists and turns. New infill development should respect this pattern and acknowledge it in its design. When a new infill opportunity spans across two traditional plots (as a result of plot amalgamation), the new design should consider introducing a deflection. Many examples exist in Kilkenny's towns and villages where an individual building façade introduces a deflection in its building line – typically on bends within the street. New infill development should avoid disrupting established building lines, as it reduces the sense of enclosure and composition of the streetscape.

Traditionally, a set-back in building lines was reserved only for important civic buildings, such as Churches, public libraries and other institutional buildings, and occasionally important town houses.

There are a number of stone walls in the town, on the approach roads to the town centre, on Gore's bridge and bounding the Fair Green. These stone walls should be retained in new developments.

4.3.2 Height and roofs

The town displays a good mix of buildings of various heights. Single and two storeys predominate though there are several three storey buildings on Barrack Street and Bridge Street.

The number of storeys is not a good judge of building heights. This is a very important principle of the Irish streetscape, as reflected in Kilkenny's towns and villages. This feature and the chimneys introduce a strong rhythm in the streetscape and should be acknowledged in new designs. This diversity does not disrupt the harmony of the streetscape because of the consistency in the other elements. The variety of rooflines conveys a feeling of diversity, but unity is provided by their common domestic scale and common characteristics.

Roofs are mainly of a traditional pitch, made of slate.

4.3.3 Materials

Most of the buildings in Goresbridge are cement rendered, though there are several fine examples of stone cut buildings. The converted warehouse on Bridge street uses both granite and limestone. There is a neat row of single storey granite cottages on Barrowmount street, near the junction with Bridge street. The windows and doors have fine cut stone surrounds with a chamfered edge. Some of these three bay, single storey cottages have had their attics converted incorporating dormer windows. These dormers have kept the original fenestration pattern (i.e., they are aligned with the ground floor windows) and have tended to maintain consistency in their proportions and heights,

which should be maintained in future conversions. Like most of the traditional buildings in the town, however, the original windows and doors have been replaced with modern materials. Despite this, the terrace retains much of its original character and charm and is set off by a generous footpath to their front.

Along Bridge Street, though the architecture varies in type, its overall character is enhanced with by common features. One such notable feature is the variety of round-headed door openings with stone or stucco architraves.

A number of the finer and larger townhouses frequently display fan light windows over the entrance doors, reflecting the Georgian influence on the town's building fabric. A number of other buildings reveal redbrick chimneys and/or window surrounds that reflect a more Victorian style from a later date. There is also some other examples of architectural detailing, such as a classical doorway with pilasters.

4.3.4 Proportions

A typical street consists of a series of vertically proportioned units linked together. In Goresbridge most of the vernacular buildings have simple, symmetrical proportions.

Large developments should be subdivided into a series of bays, especially at ground floor level, to be more in keeping with the pattern of the existing street frontage. Traditionally, plots in towns and villages are relatively long and narrow, reflecting medieval burgage plots. This is reflected in the facades of buildings and their narrow widths along the street front. Development that extends over more than one historic plot should address the plot through design, with variations in façade composition that echo the historical plot pattern (See Appendix 4).

Long horizontal lines look out of place and should be avoided; a fascia which extends across several bays should be broken up by pilasters or other vertical divisions. Strong emphasis at fascia level to form a distinct divide between ground and upper storeys is an important feature of streetscapes and should be included in any new development.

4.4 New Residential Development

The aim for greenfield sites on the edge of the existing built up area should be for the extension of spaces which are in harmony with the town character, and schemes should mainly be urban in form as opposed to suburban.

Where land is being developed for housing the following will be required to be incorporated:

- *All new buildings should be in harmony with existing old buildings in terms of architectural style and should reflect the style and materials of the older character of buildings within the town.*

- *The pattern of existing forms within the area where development is to be located should be used as a stimulus for creative adaptation so that it will fit more appropriately with the overall character of the town.*
- *Careful consideration shall be given to the design of components (such as doors, windows and the height, pitch and ridges of roofs) which should have regard to those already present in the vicinity of the site. This is particularly important with regard to the redevelopment and alterations to existing buildings which should strictly reflect the original building's characteristics in proportions of windows to walls and in the design of the roof.*

New development shall seek to:

- *Reflect the local development patterns*
- *Avoid substantial repetition of one house type*
- *Respect the local characteristics and context of the site*
- *Respond to typical setting and garden forms of the town. For the sites zoned low density residential it is more important that these sites reflect a rural character on the edge of the town*
- *Refer to local buildings and variety of proportions and design.*
- *Refer to local distinctive details and materials*
- *Provide adequate privacy for individual houses, flats etc*
- *Provide adequate provision for car parking, open space, landscaping and planting*
- *integrate with existing development and the preservation of features on site*

4.4.1 Building Layout and Orientation

It is intended to create a coherent and environmentally comfortable public realm throughout Goresbridge. Accordingly, proposed layouts shall optimise solar orientation to both adjoining buildings and outdoor spaces. Layouts shall also have careful regard to prevailing wind direction with a view to reducing wind speeds in outdoor areas.

It is an aim to discourage the enclosure and isolation of individual housing estates and to promote the physical and social connectivity in a permeable network of streets and public spaces. Layouts shall promote this connectivity between phases of development. Large residential areas shall be broken into small functional and visual groups, which fulfil a social and aesthetic need for identity.

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.

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.

Passive supervision of the Public Realm is the most consistent and effective means of preventing anti-social behaviour. All public open spaces (hard and soft landscaped) shall be overlooked by adjoining accommodations to ensure passive surveillance. Back-land spaces, rear access lanes, blind corners and long side-garden walls shall be avoided so as to minimise the risk of anti-social activity.

Layouts, which give priority to the pedestrian and cyclists, 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.

Where large residential schemes are proposed, they 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. New development designs should avoid monotonous repetition by inclusion of subtle variation.

4.4.2 Density

There is no set maximum or minimum density recommended. A high standard of architectural design and layout will be required in residential developments. The Council will seek to ensure that new developments have individuality and a sense of place which is generated by the interaction between the physical characteristics and features of the site and its surroundings and the layout, landscaping and design of the new housing. It is the policy of the 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 the town centre, 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. This states (Par. 3.6.2) that on serviced lands in towns or villages not served by quality public

transport, increased densities would be acceptable if they contributed to the enhancement of town or village form such as by reinforcing street patterns or assisting in the re-development of backlands.

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.

4.4.3 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 in the supply, design and layout of residential development.

The design of dwellings should bear a relationship to the existing fabric of the settlement of Goresbridge. 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.

New development must recognise and be sympathetic to the existing town and help to renew the specific architectural traditions of the area as outlined above.

4.4.4 Ecology & Bio-diversity

Design layouts should aim to enhance and protect the biodiversity resources of the town. This can be achieved through the following:

- i. Retain and enhance existing vegetation including trees, shrubs and hedgerows, wherever possible and incorporate into the development. Under the Wildlife (Amendment) Act, 2000, it is prohibited, with certain exemptions, to remove or cut hedgerows during the bird breeding season of March 1st to 31st August.
- ii. Networks of wildlife sites are more ecologically valuable than isolated wildlife areas. Where possible create linking corridors of habitats.
- iii. Where possible, use native species. Trees and shrubs that grow naturally in the surrounding countryside are often the best choice for the town. A list of native trees and shrubs, with planting guidelines is contained in Appendix 3.

- iv. Where possible, use plants of local provenance (i.e. grown locally rather than imported)
- v. Tree and shrub species with berries are important for wintering birds
- vi. Trees and shrubs which support a high biomass of insects in summer are important for breeding birds
- vii. Where appropriate avoid the culverting of watercourses and provide new water areas.
- viii. Where possible, set aside maintenance free areas and avoid or limit the use of herbicides and pesticides

4.4.5 Car Parking

Car parking shall be carefully designed to integrate successfully into its location in terms of layout, surface treatment and screen planting. New development will normally be required by the Planning Authority to provide adequate off-street car parking facilities.

Communal car parking arrangements will also be acceptable in residential developments. For security reasons, car parking should always be overlooked by housing. There should not be an excessive amount of car parking grouped together. The visual impact of large areas of car parking can be reduced by the judicious use of screen planting, low walls and the use of textured or coloured paving for car parking bays.

4.4.6 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 open space, the area of roads, grass margins, roundabouts, footpaths, left over area, backlands, and visibility splays shall not be taken into account.

The Council will normally expect all open space provision to take account of the following principles:

- Open space should be provided in a comprehensive and linked way, designed as an integral part of the development.
- Areas should be of a demonstrated recreational or amenity value. Small dysfunctional open spaces should be avoided.
- Wherever possible, the majority of open space should be multi-functional. Areas for informal amenity and children's play should be combined.
- Areas should be easily and safely accessible from all dwellings which the space is designed to serve
- The design, location and appearance of open space areas should have regard to the amenities of nearby dwellings, for example, areas where children may play should normally be overlooked by the fronts of nearby dwellings to provide for maximum surveillance and overlooking
- Public open space areas should not be located so close to adjoining dwellings so as to cause undue noise or nuisance to existing or proposed residents

- Attractive natural features should be protected and incorporated into open space areas. Tree planting should normally form an integral part of such open space areas.

To ensure implementation of open space provision the Council will attach appropriate planning conditions to permissions, and where necessary will enter into agreements with developers. These will provide for the laying out and landscaping of open space areas in accordance with a detailed scheme to be agreed with the Council.

Reduced provisions may only be acceptable in urban locations where there are more sustainable patterns of development and maximum use can be made of urban land or redevelopment schemes where open space is already available. With relatively high densities such as flats, townhouses or apartments, good quality landscaped open space should be provided.

Open space provision for smaller residential developments and schemes catering for special needs such as accommodation for the elderly will be considered more flexibly on its merits and having regard to the requirements of likely future residents.

Adequate areas of open space should be an integral part of any new residential development to meet the needs generated by that development. The overall standard of 2.4 hectares per 1000 population will normally be applied in assessing proposals for open space for children's play and informal amenity. In developments which are adjacent to and provide for easy access to significant areas of existing public open space a lesser standard of provision may be acceptable. This relaxation will only be considered where the developer pays a financial contribution towards the improvement of the existing public open space so as to improve its quality and carrying capacity.

It is an objective of the Council to secure a high quality of design, layout and landscaping in all new residential developments consistent with the Residential Density Guidelines.

Integrated, pleasant, attractive and landscaped open space should form an intrinsic element of new residential development. The precise location, type and design of open space should be negotiated with developers according to the specific characteristics of the development, the sites and its context. All open spaces proposed by developers should be designed and set out by suitably qualified landscape architects or similar design professionals so as to ensure a high standard and consistency with good design and layout practice.

Developers should consider providing a variety of open spaces. Both formal and informal semi-natural areas should be provided, such as wetlands, woodlands, meadows, green corridors as well as formal gardens and seating areas. These elements work best as part of a structure to the provision of open space. Planting schemes should include native species, where possible. A list of native tree and shrub species, and planting guidelines, is contained in Appendix 3. Existing trees and hedgerows should be retained wherever possible and incorporated into the development.

4.4.6.1 The River Walk

The provision of an area of public open space – linear park - along the banks of the River Barrow and Gowran stream is an objective of this plan. The development control process will be utilised to secure the implementation of this objective.

This park will be an attractive feature in the town, linking some residential areas with the town centre. Safe and convenient access points should be provided to access this river walk.

It is an objective of the Plan to prepare an Amenity Scheme for this area during the period of this Plan. Allowance should be made for a number of walks of varying lengths. A segregated cycle path should also be incorporated. Any residential development bordering this linear park shall orient the maximum number of dwellings towards it, to allow for passive supervision.

Any residential development bordering the linear park shall be designed to interact with the open space. The use of low walls and hedging should be stipulated, as high boundary walls can create a discouraging environment and pose a security risk. Tree planting should be undertaken, to provide a pleasant leafy environment, which provides weather protection, but does not provide opportunity for concealment. In addition, only low sparse shrubs and flowers should be planted. A playground could also be provided at a suitable location in the park. In order to protect and enhance the existing ecological value of this area, where possible, emphasis will be given to the use of measures which enhance the value of the area, including the use of native trees and shrubs in the park design.

4.4.6.2 Management plan for Public Open Space

Developers will be required to make suitable provision for the future management and maintenance of open space required under this policy, where spaces and facilities are not taken in charge by the Council. This would be achieved either through management companies or agreements with the planning authority.

4.4.7 Private Open Space

An adequate amount of private open space should be provided within the curtilage of each dwelling. In general the requirement will be 60 to 75 sq.m minimum for 3/4/5 bed roomed houses in order to ensure that most household activities are accommodated and at the same offers visual delight, receive some sunshine and encourage plant growth. A standard of 22 metres 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.

4.4.8 Integration of Residential Developments

In assessing any new development in Goresbridge, the Council may have regard to the development potential of adjoining land and will assess any application, with a view to providing for the development of these lands in an integrated manner.

This applies to any land parcel, and relates to all aspects of development including open space provision, access arrangements and pedestrian and cycle links. The distinction between residential schemes should be maintained by the use of design and detailing, to give each its own distinct identity.

4.4.9 Serviced sites

Two sites have been designated in the town for the development of serviced sites. This site would provide for the development of sites for individuals seeking to build their own homes on large plots, and should provide for a range of house types and sizes. Maximum recommended densities for this zoning would be in the range of two to five to the acre, depending on the quality of design. The applicant for site development will be required to produce a house design brief in consultation with the Council which should be prepared by a qualified architect (RIAI or equivalent). The applicant for site development will also be required to seek permission for “other relevant works” which will include works additional to roads and services – i.e. common landscaping, etc.

For any such development, there should be a continuity of design in terms of scale, compatibility and general harmony. Applicants will also be expected to employ the services of qualified architects (RIAI or equivalent) when applying for individual houses.

4.4.10 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.

4.4.11 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.

4.4.12 Apartments/Duplex Style

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

Apartment Type	Minimum Floor Area
One Bed	46 m ²
Two Bed	65 m ²
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.

4.4.13 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.

4.5 Car 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 in a manner that reduces its visual impact to a minimum such as behind the building line and the use of screening.

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.

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, 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.

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.

Car Parking Standards for Various Land Uses

<i>Land Use</i>	<i>Parking Spaces per Unit</i>
Dwelling House (Residential areas)	A minimum of 1 car space per dwelling unit 0.25 per dwelling for visitor parking
Flat or Bed-sitter	1.25 spaces per unit
Schools	1 space for every classroom plus 4 additional spaces
Churches, theatres, Public halls	1 car space per 10 seats.
Hotels, hostels and guesthouses	1 car space per bedroom
Hotel function rooms	1 space per 10 sq. metres
Public houses, inc. hotel bar	1 car space for every 5 sq. m of bar and lounge floor area.
Shopping centres,	5 car spaces for every 93 m ² of gross floor area.

supermarkets, department stores	
Shops	1 car space per 10sq. metres
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.

In implementing the car parking standards, the Council will reserve the right to alter the requirements having regard to each particular development.

4.6 Public Utilities

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

4.7 Shopfronts and Advertising

The over-riding principle for the design of shopfronts and the design and placement of advertisements and signs should be restraint. Chapter 10 of the County Development Plan lays down specified standards, which will be adhered to in Goresbridge.

4.8 The Likely Significant Effects on the Environment of Implementing the Proposed Goresbridge Local Area Plan

The Planning and Development Act 2000 requires that a Local Area Plan shall include information on the likely significant effects on the environment of implementing the plan.

4.8.1 Description of the Proposed Local Area Plan

The Local Area Plan lands comprise approximately 5.525 hectares (13.65 acres) of undeveloped residential zoned lands and 3.35 hectares (8.3 acres) of low density residential zoned lands, and additional hectares (acres) of mixed use development.

4.8.2 Identification of likely significant effects on the environment

The likely significant effects on the environment of implementing the proposed Goresbridge Local Area Plan are categorised as follows:

- Human beings (includes population, economic and social activity)
- Material assets (includes infrastructure)
- Flora and fauna
- Archaeology and cultural heritage
- Landscape

Information on each likely significant effect together with proposed mitigation measures is outlined below.

4.8.2.1 Human beings

Environmental baseline: The population of Goresbridge was recorded as 401 at the 2002 Census. The lands identified for development are all contiguous to the existing built up area of Goresbridge and are within walking distance of the centre. There is limited employment associated with the current agricultural use of much of the zoned lands.

Likely significant effects:

- Development of additional residential units
- Population increase
- Greater demand for retailing, services, leisure and community facilities and amenities
- Increased demand for transport and travel

Proposed mitigation measures:

- Objectives to ensure the provision of adequate supporting services, facilities and amenities in association with new residential development.
- Objectives for the provision of an adequate traffic management system to cater for increased traffic.
- Objectives for high quality architectural design, layout and landscape treatment of all buildings and spaces.
- Objectives for the development of public transport initiatives

4.8.2.2 Material Assets

Traffic:

Environmental baseline: There are two main roads existing in Goresbridge at present – the R702, which is the Regional Route linking Kilkenny and Enniscorthy, and a minor road, called Barrack street to the north and Barrowmount street to the south.

.

Likely significant effects:

- The development of additional lands will increase the amount of local traffic

Proposed mitigation measures:

- Provision of an integrated network of walking and cycling routes
- Traffic calming – pedestrian crossings, footpath provision

Water Supply:

Environmental baseline: Goresbridge is served by the Goresbridge Water supply scheme. This scheme is at capacity.

Likely significant effects:

- Increased demand for water supply

Proposed mitigation measures:

- New water sources will be accessed and utilised to serve the area
- New developments will be required to provide a temporary private water supply, which will be maintained indefinitely until the public water supply is upgraded, or will only be permitted subject to adequate capacity in water supply being available
- The public water supply will be upgraded, subject to adequate funding being available, as part of the National Water Services Investment Programme.

Foul and Surface Water Drainage:

Environmental baseline: The development of additional lands will lead to an increase in the demand for foul water and surface water drainage. Goresbridge is currently served by a primary sewerage treatment system, which is modular.

Likely significant effects:

Infrastructure will be improved through additional development

Proposed mitigation measures:

Improved foul drainage facilities to cater for new housing developments

4.8.2.3 Flora and fauna

Environmental baseline: Consultants carried out a Flora & Fauna study in order to survey and compile an inventory of the flora and fauna of the area.

Likely significant effects:

The principal effect will be the loss of habitat and biodiversity arising from developments on previously agricultural /rural lands.

Proposed mitigation measures:

- Identification of the significant areas of interest for flora and fauna.
- Objectives for the preservation of these areas through the zoning objectives of the plan.
- Much of any new development will occur on lands which are considered less important in terms of flora and fauna diversity.

4.8.2.4 Archaeology and cultural heritage

Environmental baseline:

There are a number of protected structures in the town. Consultants carried out an Urban Design Study and an Architectural Assessment of the town in order to compile a profile of the architectural character of the area.

Likely significant effects:

- Possible impact on sites of archaeological interest.
- Possible degradation of buildings of architectural interest.

Proposed mitigation measures:

- Policies and objectives to protect the archaeological heritage
- Architectural Conservation Area proposed for the area around the Square
- Archaeological assessment prior to the commencement of development, where required.
- The inclusion in the List of protected structures of the buildings of architectural and historic interest

4.8.2.5 Other possible effects

Other possible effects on the environment include those on air, water soils and climate. These are considered to be less significant in the context of the Local Area Plan than those outlined above.

4.8.3 Consideration of Alternatives: Could Development Take Place Elsewhere

The development of Goresbridge will have a significant impact as a result of the change of use of areas from agricultural and fallow use to residential, employment and social uses. It is a policy of the Council to encourage development within such designated towns and villages where the infrastructure and services exist. Development in such settlements constitutes a more efficient use of existing resources.

The development of land locally must however be seen in the context of providing for local development demands, and ensuring that realistic alternatives exist to the development of one off houses in the country side. The development of lands locally and in a centralised location is a more sustainable type of development than the development of many individual houses in an uncoordinated manner.

Goresbridge Local Area Plan

LEGEND

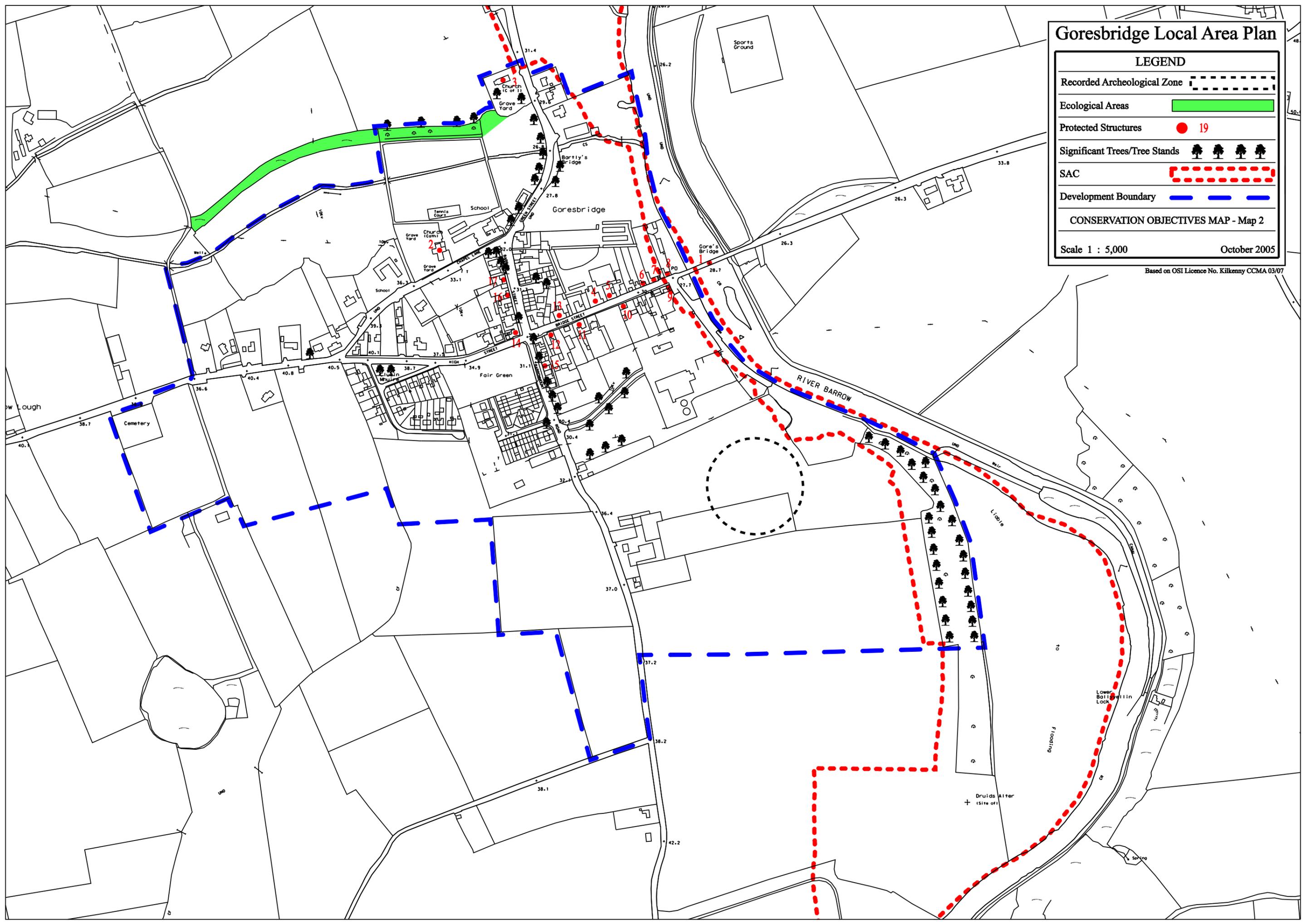
- Recorded Archeological Zone 
- Ecological Areas 
- Protected Structures  19
- Significant Trees/Tree Stands 
- SAC 
- Development Boundary 

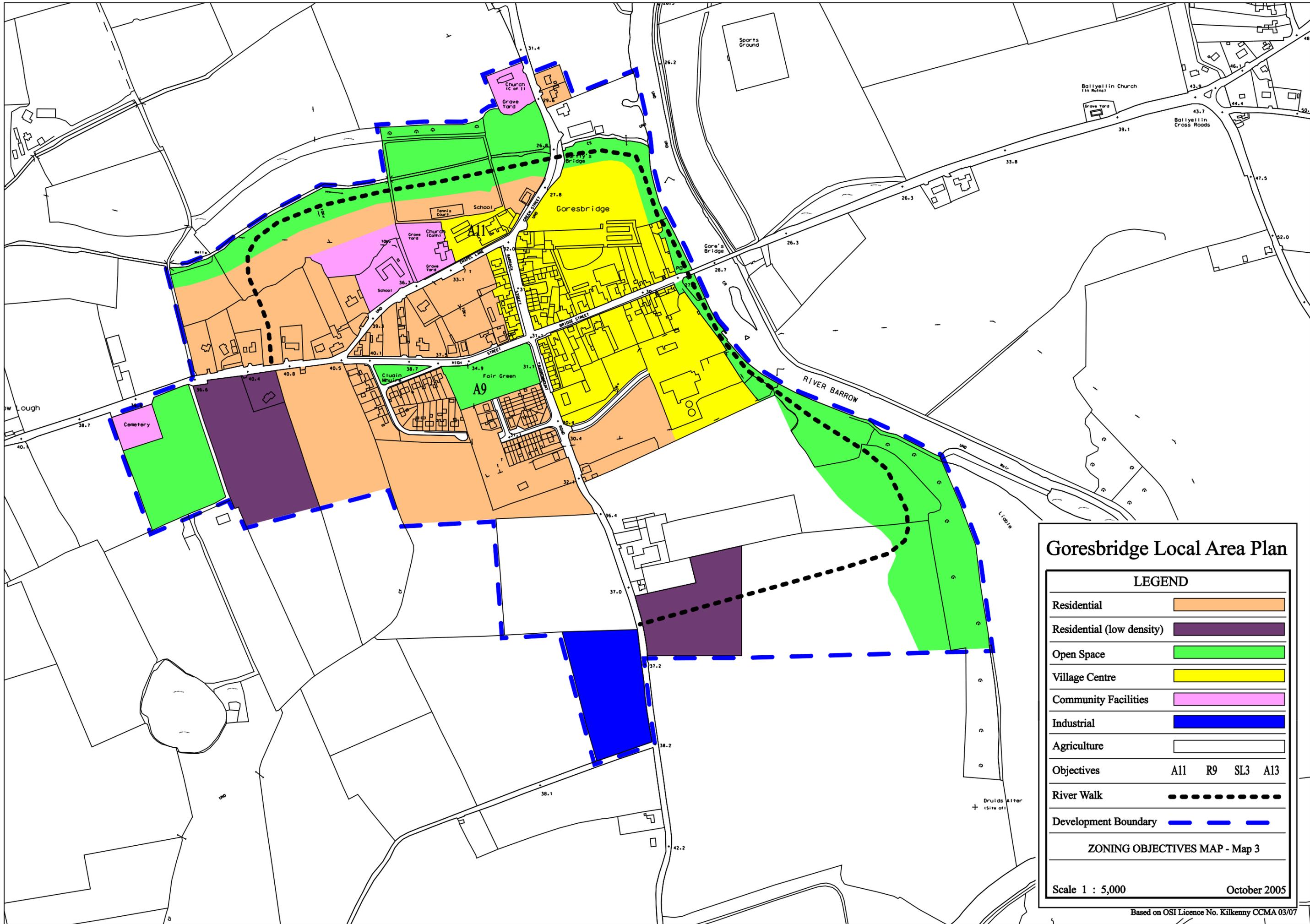
CONSERVATION OBJECTIVES MAP - Map 2

Scale 1 : 5,000

October 2005

Based on OSI Licence No. Kilkenny CCMA 03/07





Goresbridge Local Area Plan

LEGEND

Residential	
Residential (low density)	
Open Space	
Village Centre	
Community Facilities	
Industrial	
Agriculture	
Objectives	A11 R9 SL3 A13
River Walk	
Development Boundary	

ZONING OBJECTIVES MAP - Map 3

Scale 1 : 5,000

October 2005

Based on OSI Licence No. Kilkenny CCMA 03/07

APPENDIX 1–PROTECTED STRUCTURES

Existing Protected Structures in Goresbridge

Protected Structure	Description	Location	Map Ref. No.	RPS No.
Bridge	Built by the Gore Family of Barrowmount – has 9 arches with slight rise in centre. Granite piers and round-headed arch rings with voussirs. Limestone steps to northern elevation on the west bank.		1	C92
Catholic church	Holy Trinity Church. Cruciform with west bellcote	Chapel Street	2	C93
Church of Ireland church	St. George's church. First fruits type	Green Street	3	C94
House	Donohoe – 4 bay, 2 storey gable ended yellow house	North side of Bridge street	4	C95
Warehouse – now apartments	4 bay, 3 storey former grain drying warehouse, built c. 1830.	North side of Bridge Street	5	C96
House	End of terrace, 3 bay, 2 storey rendered house. Pitched slate roof with red brick chimneystacks, terracotta ridge tiles.	North side of Bridge Street	6	C97
House	Semi-detached 4 bay, 2 storey house with good blocked architrave doorcase and good railings	North side of Bridge Street	7	C98
House	End of terrace, 4 bay, 2 storey house. Round headed painted stone door surround with keystone, replacement fanlight and glazed timber door.	North side of Bridge street	8	C99
2 Houses	3 bay, 2 storeys houses with good simple round headed door openings with architrave surrounds with keystones	South side of Bridge street	9	C100
House	Simple 4 bay, 2 storey house. Round headed door opening with architrave surround.	South side of Bridge street	10	C101
Maher's public house	Detached 3 bay 2 storey house built c. 1880 with timber pubfront. Segmental headed door opening with timber panelled door, timber pilasters, stucco architrave and spoked timber fanlight.	South side of Bridge street	11	C102

House	The Fishing lodge. Detached 3 bay 3 storey house, built c. 1820. Pitched tiled roof with rendered chimneystacks and cast-iron rainwater goods. Former shopfront to façade with timber pilasters. Segmental-headed architrave surround with spoked timber fanlight and glazed aluminium door.	South side of Bridge street	12	C103
Public house	Formerly known as Carroll's, now the Barrow Breeze.	Bridge street	13	C104
Thomas Murphy's Pub	Corner sited end of terrace 6 bay 2 storey house, built c. 1870, with shopfront to ground floor. Hipped tiled roof with red brick chimneystacks and cast-iron rainwater goods. Ruled and lined render to walls with rendered quoins.	Barrack street	14	C105
Estate workers' cottages	Terrace of 10 3 bay single storey with attic cottages, built c. 1810.	East side of Barrowmount road	15	C106
Garda Barracks	Detached 4 bay, 3 storey former RIC barracks, built c.1780, now in use as a Garda station and house. Roughcast rendered walls. Round headed door openings with granite pilaster surrounds, granite steps and replacement glazed timber doors.	West side of Barrack street	16	C107
House	Simple rendered 4 bay, 2 storey house with a stucco block-and-start style surround	West side of Barrack street	17	C108

APPENDIX 2–ECOLOGICAL SURVEY

**Flora and Fauna Report
Goresbridge Local Area Plan
For
Kilkenny County Council**

January 2004

Prepared by White Young Green Environmental Limited,

Bracken Business Park,

Bracken Road,

Sandyford Industrial Estate, Dublin 18

1. INTRODUCTION

The aim of the current survey was to examine the ecological value of the study area and to assess the likely significant impacts of implementing the proposed Goresbridge Local Area Plan. The assessment comprised a desk study and field survey.

The desk study comprised the following elements:

- Identification of all designated sites of nature conservation interest within the study area.
- Consultation with the Heritage Division, Dept. of Environment, Heritage and Local Government.
- Consultation with the Southern Regional Fisheries Board.
- Assessment of fisheries/aquatic value of adjacent surface water bodies.
- Review of Ordnance Survey maps and aerial photos where available.
- Review of relevant reports and literature for the areas.

The field survey comprised of a habitat assessment of the study area. The habitat assessment was conducted in general accordance with Phase 1 Habitat Survey Methodology (JNCC, 1993) and habitats were identified according to Fossit (2000). Plant identification follows Webb *et al.* (1996) and Rose (1981). The site visit was conducted on January 13th and 15th 2004. The weather varied from cold and sunny with slight winds to heavy rain.

1.1 Survey Constraints

As this study was conducted in January, a full description of the flora and fauna within the study area is not available. Nevertheless, it is possible to assess the habitats within the study area in terms of their relative importance.

2. DESCRIPTION OF STUDY AREA

Goresbridge is situated on the West bank of the River Barrow, approximately 20km east of Kilkenny. The Gowran River bissects the study area, flowing in an easterly direction, merging with the River Barrow north of Gore's Bridge. The R702 runs in an east-west direction through the town.

3. DESIGNATED AREAS OF NATURE CONSERVATION

A review of the Heritage Divisions datasets indicates that the study area includes part of the River Barrow and River Nore Special Area of Conservation (SAC) (site code: 002162). A full copy of the site synopsis for this SAC is contained in Appendix A.

4. CONSULTATION

The Heritage Division, Dept. of Environment Heritage and Local Government, was consulted with respect to the Local Area Plan implementation (21st November 2003). The local conservation ranger highlighted the presence of Whooper Swans (*Cygnus cygnus*) within the River Barrow and River Nore SAC at Goresbridge (Local Conservation Ranger, *pers. comm.*).

The Southern Regional Fisheries Board (SRFB) was consulted with respect to the Local Area Plan (21st November 2003). Though the Barrow and Gowran rivers are not designated as a

Salmonid Rivers, the SRFB points out that salmonids are ubiquitous throughout their fisheries region. In terms of environmental quality, Salmonids require a very high quality. With regards to the Local Area Plan, the three principle issues of concern are:

- That water quality not be adversely impacted as a consequence of development,
- That development is carried out so as not in any way to constitute a threat or barrier to the free movement of fish and fish life,
- That, in terms of water quantity, river flows and levels are maintained so as to ensure that all currently wetted areas remain so, that there is adequate dilution for such effluent and waste water discharges as are made.

The SRFB further state that the sewage treatment facilities in Goresbridge are inadequate. A full copy of the written correspondence received from the SRFB is contained in Appendix B.

5. HABITAT ASSESSMENT

An assessment of the habitats within the study area indicates that the predominant habitat occurring is Improved Agricultural Grassland (GA1). Arable Crops (BC1) is also common. Additionally, Mixed Broadleaved/Conifer Woodland (WD2), Scrub (WS1), Eroding/Upland Rivers (FW1), Depositing/Lowland Rivers (FW2) and Drainage Ditches (FW4) all occur within the study area. These habitats are presented on Figure 1. Note that hedgerows were not recorded for the purposes of this study although they are widespread throughout the study area and are important as wildlife corridors.

Improved Agricultural Grassland (GA1) is the dominant habitat type throughout the study area. Generally this habitat type is dominated by perennial rye-grass (*Lolium perenne*) with white clover (*Trifolium repens*) frequent to abundant. Other herbs and grasses can occur but to a lesser extent. Large flocks of fieldfare (*Turdus pilaris*) and redwing (*Turdus iliacus*) were recorded in a grazed pasture on the edge of the study area. Fields classified as Arable Crops (BC1) include recently ploughed areas, fodder beet, harvested cereal and young cereals.

Two areas of ecological significance were identified within the study area:

1. The River Barrow and River Nore SAC (002162), and
2. Mixed Woodland/Scrub Area.

5.1 River Barrow and River Nore SAC (002162)

This designation consists of the freshwater stretches of the Barrow/Nore River catchments as far upstream as the Slieve Bloom Mountains, and also includes the tidal elements and estuary as far downstream as Creadun Head in Waterford. Within the study area, this site is composed of four habitat types. Improved Agricultural Grassland, Depositing/Lowland Rivers, Eroding/Upland Rivers and Drainage Ditches

The Improved Agricultural Grassland (GA1) habitat is a more or less homogenous sward dominated by perennial rye-grass (*Lolium perenne*), with creeping bent (*Agrostis stolonifera*) occurring occasionally to frequently. This area is inundated in places, particularly along the river edge, and alongside drains. Herbaceous species recorded occasionally include: white clover (*Trifolium repens*), red deadnettle (*Lamium purpureum*), daisy (*Bellis perennis*), nettle (*Urtica dioica*), chickweed (*Stellaria media*), dock (*Rumex obtusifolius*) and thistles (*Cirsium* sp.).

This area is currently under sheep grazing. Whooper Swans (*Cygnus cygnus*) (7), mute swans (*Cygnus olor*) (2) and mallard (*Anas platyrhynchos*) (5) were recorded on this habitat type.

The Barrow is classified as Depositing/Lowland Rivers (FW2). The river was in spate at the time of the survey and was fast flowing with muddy water. The approximate width is 20m. A few occasional willow (*Salix* sp.) occur along the waters edge.

Two streams of the category Eroding/Upland Rivers (FW1) coincides with this site. The Gowran bisects the study area. The other stream bounds the study area to the northeast. These waters are fast flowing, ranging in width from 4 to 6m with muddy water. They were in spate at the time of the survey.

A number of Drainage Ditches (FW4) occurs within this site, adding to the overall species diversity. These are generally slow flowing and range from 3-5m wide. A few drains appear to be temporarily watered with flora species typical of the adjacent grassland occurring in them. Other drains contain aquatic vegetation with water-cress (*Nasturtium officinale*) occurring abundantly. Other species occurring occasionally include common duckweed (*Lemna minor*), *Apium nodiflorum* and *Phalaris arundinacea*. Species typical of terrestrial habitats such as nettles (*Urtica dioica*) and meadow and creeping buttercups (*Ranunculus acris* and *R. repens*) also occur. Where forming part of a field boundary, these ditches are bounded on one side by a line of trees or hedgerow. Alder (*Alnus glutinosa*), ash (*Fraxinus excelsior*) and hawthorn (*Crataegus monogyna*) are the most frequently occurring tree species, with bramble (*Rubus fruticosus*) and dog rose (*Rosa canina*) the most common scrubby species.

This site, protected under the EU Habitats Directive, is of national ecological importance. Furthermore, it is a suitable habitat for the Annex I (EU Birds Directive) species, the whooper swan. This species is an amber listed species of medium conservation concern.

5.2 Mixed Woodland/Scrub Area

This linear site begins south of St. Mary's Church, and continues westwards until the study area boundary. It comprises of a linear mixed conifer and broadleaved woodland which grades into scrub moving westwards.

The Mixed Broadleaved/Conifer Woodland (WD2) is an old plantation, probably once associated with the adjacent church. Remnant walks with old stone stairways and walls are obvious in parts of the woodland. Several exotic species are noted in the canopy, in the understorey and amongst the ground flora.

The woodland comprises an equal mix of mature broadleaves and conifers, reaching heights of up to 20m. The canopy is quite closed. The dominant conifer component is Scot's Pine (*Pinus sylvestris*), with Douglas Fir (*Pseudotsuga menziesii*) occurring occasionally. The broadleaves comprise a very mixed species composition, with oak (*Quercus robur*) and horse-chestnut (*Aesculus hippocastanum*) providing the best examples of mature trees. Ash (*Fraxinus excelsior*), beech (*Fagus sylvatica*) and sycamore (*Acer pseudoplatanus*) also occur frequently.

Elder (*Sambuca nigra*) is abundant in the understorey with hawthorn (*Crataegus monogyna*) occurring frequently. Ash and sycamore saplings are also frequent. A single yew (*Taxus*

baccata) bush and a mature holly tree (*Ilex aquilifolium*) were also noted. Privet (*Ligustrum* sp.) saplings are frequent. The ground is largely covered with litter. However, several species were noted, including ivy (*Hedera helix*), cow-parsley (*Anthriscus sylvestris*), snowdrop (*Galanthus nivalis*), herb-robert (*Geranium robertianum*), bramble and Hart's-tongue fern (*Phyllitis scolopendrium*). Of especial note is sweet violet (*Viola odorata*), in bloom at the time of survey, which occurs abundantly in places. This species is generally rather rare, but judging by the frequent occurrence of exotics in the woodland, it was probably introduced here or is a garden escape.

Woodpigeon (*Columba palumbus*) and blackbird (*Turdus merula*) were noted frequently within the woodland.

The Scrub (WS1) habitat to the west of the mixed woodland contains an occasional mature Scot's Pine. The area, however, is dominated by understorey species of the adjacent woodland with elder, hawthorn and blackthorn (*Prunus spinosa*) prevalent. Gorse (*Ulex europaeus*) and bramble occur frequently. This area is not fenced and is subject to trampling and grazing by livestock. The ground vegetation reflects this with *Ranunculus* sp. abundant and red deadnettle (*Lamium purpureum*) and creeping cinquefoil (*Potentilla reptans*) occurring occasionally.

Both the woodland and scrub offer good cover for scrub-nesting birds. Though no evidence was noted, these areas are most likely used by local foxes and badgers. Furthermore, the mature trees have good bat potential. In the context of the surrounding agricultural landscape, this area is of high local ecological value.

6. FISHERIES AND WATER QUALITY

According to data obtained from the EPA website, water quality results for the Gowran River at Bartly's Bridge show a recent decline in water quality, with results indicating unpolluted waters in 1993, and moderately polluted waters in 2000. Approximately 3km upstream of this site, results indicate an improvement in water quality from the years 1997 (moderately polluted) and 2000 (unpolluted). In relation to the Barrow, the results for 2000 for approximately 6.5km upstream (Fenniscourt Lock) and 10km downstream (Clashganny Lock) of the study area indicate unpolluted waters.

Though neither the Gowran or Barrow are designated Salmonid Rivers, they are important for salmonids (SRFB, *Pers. Comm.*).

7. OVERALL EVALUATION

The primary habitat type within the study area is improved agricultural grassland. However, two areas of ecological significance have been identified:

- River Barrow and River Nore Special Area of Conservation (SAC).
- Mixed Woodland and Scrub area.

Though the Barrow and its tributaries are not designated salmonid rivers, they are important waterbodies for salmonids and as such, appropriate measures need to be undertaken to promote their protection.

8. POTENTIAL IMPACTS AND RECOMMENDATIONS

8.1 Potential Impacts

Impacts on ecology arising from the implementation of the local area plan can be broadly categorised into 3 headings:

1. Direct habitat loss
2. Indirect habitat changes
3. Habitat fragmentation

- Habitat loss

This involves the removal/destruction of a habitat.

- Indirect habitat changes

This includes any changes brought about by alteration of drainage and discharges to surface water. The alteration of drainage can result in significant habitat changes to adjacent wetland habitats and the streams themselves. Furthermore, construction has the potential impacts of discharges to adversely impact on water quality of surface waters which will have knock-on effects on associated flora and fauna. For instance, discharges of cement, which has a very high pH value, or the washings of tools and equipment can result in dramatic increases in pH of receiving waters, with lethal effects on fish and fish life.

- Habitat Fragmentation

This involves the break up of a habitat by a development, resulting in one or more, smaller habitat areas. A reduction in the size of a habitat may cause a decline in species numbers, where the habitat area becomes too small to support viable populations. Particularly susceptible are those species such as birds and mammals with large ranges, and also short-lived species such as migratory insects and annual plants which need to re-invade each year.

These impacts are relevant to all uncultivated habitats within the study area but should be regarded as significant where the two mentioned ecological areas are concerned.

8.2 Recommendations

It is recommended that the potential impacts listed above be avoided where the two areas identified as being of ecological interest, namely the area designated as part of the River Barrow and River Nore SAC and the Mixed Woodland/Scrub area, are concerned. Furthermore, it is recommended that the Mixed Woodland/Scrub Area be fenced or existing fencing be improved. This should allow the ground flora and understorey to develop.

Throughout the study area, tree and scrub cover should be maintained where possible. Cutting of hedgerows and site clearance should ideally take place outside the bird-nesting period which starts on March 1st and ends 31st of August.

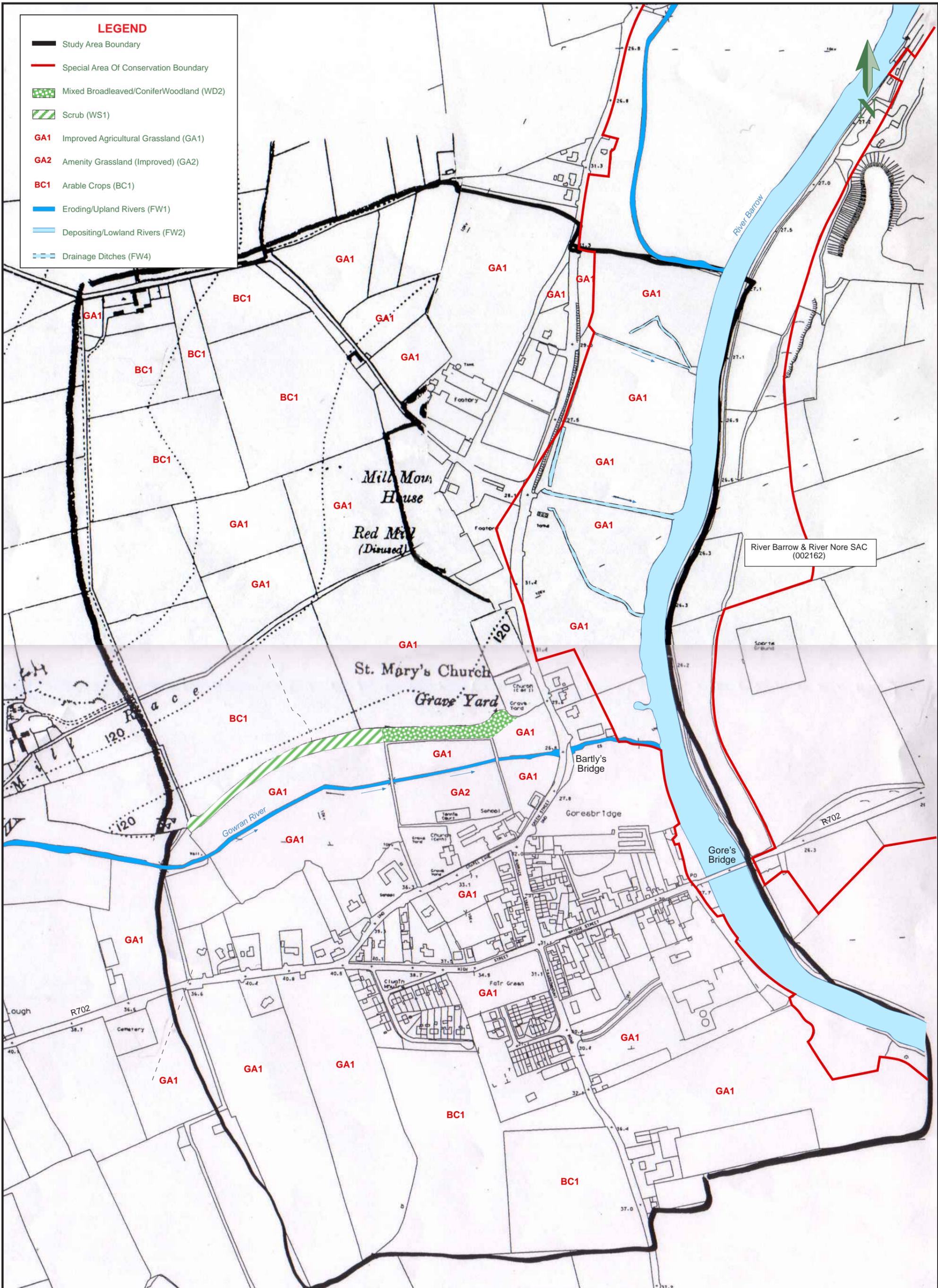
Native trees should be used in new planting schemes. Tree species planted should reflect the local species composition.

The SRFB suggest that the Local Area Plan recommend that developers make contact with the Regional Fisheries Board when carrying out any works on or adjacent to rivers. Issues of particular importance are as follows:

- It is an offence to interfere with the bed, bank or soil of any river, regardless of size, during the annual close season. This is to afford protection to adult spawning fish and to the young of such fish.
- People conducting construction works adjacent to waters should be made aware of the high pH of cement. Discharges of cement, or washings of tools and equipment in waters can result in the dramatic increase of the pH of the receiving waters, with lethal effects on fish and fish life.
- The Fisheries Board should be consulted where works such as the laying of pipelines across, including under the river bed level, are being carried out. Developers should be aware that no construction should be carried out which, particularly during low flow situations, might interfere with the free movement of fish and fish life.

LEGEND

-  Study Area Boundary
-  Special Area Of Conservation Boundary
-  Mixed Broadleaved/Conifer Woodland (WD2)
-  Scrub (WS1)
-  GA1 Improved Agricultural Grassland (GA1)
-  GA2 Amenity Grassland (Improved) (GA2)
-  BC1 Arable Crops (BC1)
-  Eroding/Upland Rivers (FW1)
-  Depositing/Lowland Rivers (FW2)
-  Drainage Ditches (FW4)



River Barrow & River Nore SAC (002162)

**Kilkenny Local Area Plans
Goresbridge - Habitat Map**

Figure No. 1

Job No. C002763 Date: March 2004
Finalised By - L.D



SITE SYNOPSIS

**SITE NAME: RIVER BARROW AND RIVER NORE SITE CODE:
002162**

This site consists of the freshwater stretches of the Barrow/Nore River catchments as far upstream as the Slieve Bloom Mountains and it also includes the tidal elements and estuary as far downstream as Creadun Head in Waterford. The site passes through eight counties – Offaly, Kildare, Laois, Carlow, Kilkenny, Tipperary, Wexford and Waterford. Major towns along the edge of the site include Mountmellick, Portarlinton, Monasterevin, Stradbally, Athy, Carlow, Leighlinbridge, Graiguenamanagh, New Ross, Inistioge, Thomastown, Callan, Bennettsbridge, Kilkenny and Durrow. The larger of the many tributaries include the Lerr, Fushoge, Mountain, Aughavaud, Owenass, Boherbaun and Stradbally Rivers of the Barrow and the Delour, Dinin, Erkina, Owveg, Munster, Arrigle and King’s Rivers on the Nore. Both rivers rise in the Old Red Sandstone of the Slieve Bloom Mountains before passing through a band of Carboniferous shales and sandstones. The Nore, for a large part of its course, traverses limestone plains and then Old Red Sandstone for a short stretch below Thomastown. Before joining the Barrow it runs over intrusive rocks poor in silica. The upper reaches of the Barrow also runs through limestone. The middle reaches and many of the eastern tributaries, sourced in the Blackstairs Mountains, run through Leinster Granite. The southern end, like the Nore runs over intrusive rocks poor in silica. Waterford Harbour is a deep valley excavated by glacial floodwaters when the sea level was lower than today. The coast shelves quite rapidly along much of the shore.

The site is a candidate SAC selected for alluvial wet woodlands and petrifying springs, priority habitats on Annex I of the E.U. Habitats Directive. The site is also selected as a candidate SAC for old oak woodlands, floating river vegetation, estuary, tidal mudflats, *Salicornia* mudflats, Atlantic salt meadows, Mediterranean salt meadows, dry heath and eutrophic tall herbs, all habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive - Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater Pearl Mussel, Nore Freshwater Pearl Mussel, Crayfish, Twaite Shad, Atlantic Salmon, Otter, *Vertigo moulinsiana* and the plant Killarney Fern.

Good examples of Alluvial Forest are seen at Rathsnagadan, Murphy’s of the River, in Abbeyleix estate and along other shorter stretches of both the tidal and freshwater elements of the site. Typical species seen include Almond Willow (*Salix triandra*), White Willow (*S. alba*), Grey Willow (*S. cinerea*), Crack Willow (*S. fragilis*), Osier (*S. viminalis*), with Iris (*Iris pseudacorus*), Hemlock Water-dropwort (*Oenanthe crocata*), Angelica (*Angelica sylvestris*), Thin-spiked Wood-sedge (*Carex strigosa*), Pendulous Sedge (*C. pendula*), Meadowsweet (*Filipendula ulmaria*), Valerian (*Valeriana officinalis*) and the Red Data Book species Nettle-leaved Bellflower (*Campanula trachelium*). Three rare invertebrates have been recorded in this habitat at Murphy’s of the River. These are: *Neoascia obliqua* (Diptera: Syrphidae), *Tetanocera freyi* (Diptera: Sciomyzidae) and *Dictya umbrarum* (Diptera: Sciomyzidae).

A good example of petrifying springs with tufa formations occurs at Dysart Wood along the Nore. This is a rare habitat in Ireland and one listed with priority status on Annex I of the EU Habitats Directive. These hard water springs are characterised by lime encrustations, often associated with small waterfalls. A rich bryophyte flora is typical of the habitat and two diagnostic species, *Cratoneuron commutatum* var. *commutatum* and *Eucladium verticillatum*, have been recorded.

The best examples of old Oak woodlands are seen in the ancient Park Hill woodland in the estate at Abbeyleix; at Kyleadohir, on the Delour, Forest Wood House, Kylecorragh and Brownstown Woods on the Nore; and at Cloghristic Wood, Drummond Wood and Borris Demesne on the Barrow, though other patches occur throughout the site. Abbeyleix Woods is a large tract of mixed deciduous woodland which is one of the only remaining true ancient woodlands in Ireland. Historical records show that Park Hill has been continuously wooded since the sixteenth century and has the most complete written record of any woodland in the country. It supports a variety of woodland habitats and an exceptional diversity of species including 22 native trees, 44 bryophytes and 92 lichens. It also contains eight indicator species of ancient woodlands. Park Hill is also the site of two rare plants, Nettle-leaved Bellflower and the moss *Leucodon sciuroides*. It has a typical bird fauna including Jay, Long-eared Owl and Raven. A rare invertebrate, *Mitostoma chrysomelas*, occurs in Abbeyleix and only two other sites in the country. Two flies *Chrysogaster virescens* and *Hybomitra muhlfeldi* also occur. The rare Myxomycete fungus, *Licea minima* has been recorded from woodland at Abbeyleix.

Oak woodland covers parts of the valley side south of Woodstock and is well developed at Brownsford where the Nore takes several sharp bends. The steep valley side is covered by Oak (*Quercus* spp.), Holly (*Ilex aquifolium*), Hazel (*Corylus avellana*) and Birch (*Betula pubescens*) with some Beech (*Fagus sylvatica*) and Ash (*Fraxinus excelsior*). All the trees are regenerating through a cover of Bramble (*Rubus fruticosus* agg.), Foxglove (*Digitalis purpurea*) Wood Rush (*Luzula sylvatica*) and Broad Buckler-fern (*Dryopteris dilatata*).

On the steeply sloping banks of the River Nore about 5 km west of New Ross, in County Kilkenny, Kylecorragh Woods form a prominent feature in the landscape. This is an excellent example of a relatively undisturbed, relict Oak woodland with a very good tree canopy. The wood is quite damp and there is a rich and varied ground flora. At Brownstown a small, mature Oak-dominant woodland occurs on a steep slope. There is younger woodland to the north and east of it. Regeneration throughout is evident. The understorey is similar to the woods at Brownsford. The ground flora of this woodland is developed on acidic, brown earth type soil and comprises a thick carpet of Bilberry (*Vaccinium myrtillus*), Heather (*Calluna vulgaris*), Hard Fern (*Blechnum spicant*), Cow-wheat (*Melampyrum* spp.) and Bracken (*Pteridium aquilinum*).

Borris Demesne contains a very good example of a semi-natural broad-leaved woodland in very good condition. There is quite a high degree of natural regeneration of Oak and Ash through the woodland. At the northern end of the estate Oak species predominate. Drummond Wood, also on the Barrow, consists of three blocks of deciduous woods situated on steep slopes above the river. The deciduous trees are mostly Oak species. The woods have a well established understorey of

Holly (*Ilex aquifolium*), and the herb layer is varied, with Brambles abundant. Whitebeam (*Sorbus devoniensis*) has also been recorded.

Eutrophic tall herb vegetation occurs in association with the various areas of alluvial forest and elsewhere where the flood-plain of the river is intact. Characteristic species of the habitat include Meadowsweet (*Filipendula ulmaria*), Purple Loosestrife (*Lythrum salicaria*), Marsh Ragwort (*Senecio aquaticus*), Ground Ivy (*Glechoma hederacea*) and Hedge Bindweed (*Calystegia sepium*). Indian Balsam (*Impatiens glandulifera*), an introduced and invasive species, is abundant in places.

Floating River Vegetation is well represented in the Barrow and in the many tributaries of the site. In the Barrow the species found include Water Starworts (*Callitriche* spp.), Canadian Pondweed (*Elodea canadensis*), Bulbous Rush (*Juncus bulbosus*), Milfoil (*Myriophyllum* spp.), *Potamogeton x nitens*, Broad-leaved Pondweed (*P. natans*), Fennel Pondweed (*P. pectinatus*), Perfoliated Pondweed (*P. perfoliatus*) and Crowfoots (*Ranunculus* spp.). The water quality of the Barrow has improved since the vegetation survey was carried out (EPA, 1996).

Dry Heath at the site occurs in pockets along the steep valley sides of the rivers especially in the Barrow Valley and along the Barrow tributaries where they occur in the foothills of the Blackstairs Mountains. The dry heath vegetation along the slopes of the river bank consists of Bracken (*Pteridium aquilinum*) and Gorse (*Ulex europaeus*) species with patches of acidic grassland vegetation. Additional typical species include Heath Bedstraw (*Galium saxatile*), Foxglove (*Digitalis purpurea*), Common Sorrel (*Rumex acetosa*) and Bent Grass (*Agrostis stolonifera*). On the steep slopes above New Ross the Red Data Book species Greater Broomrape (*Orobanche rapum-genistae*) has been recorded. Where rocky outcrops are shown on the maps Bilberry (*Vaccinium myrtillus*) and Wood Rush (*Luzula sylvatica*) are present. At Ballyhack a small area of dry heath is interspersed with patches of lowland dry grassland. These support a number of Clover species including the legally protected Clustered Clover (*Trifolium glomeratum*) - a species known from only one other site in Ireland. This grassland community is especially well developed on the west side of the mud-capped walls by the road. On the east of the cliffs a group of rock-dwelling species occur, i.e. English Stonecrop (*Sedum anglicum*), Sheep's-bit (*Jasione montana*) and Wild Madder (*Rubia peregrina*). These rocks also support good lichen and moss assemblages with *Ramalina subfarinacea* and *Hedwigia ciliata*.

Dry Heath at the site generally grades into wet woodland or wet swamp vegetation lower down the slopes on the river bank. Close to the Blackstairs Mountains, in the foothills associated with the Aughnabrisky, Aughavaud and Mountain Rivers there are small patches of wet heath dominated by Purple Moor-grass (*Molinia caerulea*) with Heather (*Calluna vulgaris*), Tormentil (*Potentilla erecta*), Carnation Sedge (*Carex panicea*) and Bell Heather (*Erica cinerea*).

Saltmeadows occur at the southern section of the site in old meadows where the embankment has been breached, along the tidal stretches of in-flowing rivers below Stokestown House, in a narrow band on the channel side of Common Reed (*Phragmites*) beds and in narrow fragmented strips along the open shoreline. In the larger areas of salt meadow, notably at Carrickcloney, Ballinlaw Ferry and Rochestown on the west bank; Fisherstown, Alderton and Great Island to Dunbrody

on the east bank, the Atlantic and Mediterranean sub types are generally intermixed. At the upper edge of the salt meadow in the narrow ecotonal areas bordering the grasslands where there is significant percolation of salt water, the legally protected species Borrer's Saltmarsh-grass (*Puccinellia fasciculata*) and Meadow Barley (*Hordeum secalinum*) (Flora Protection Order, 1987) are found. The very rare Divided Sedge (*Carex divisa*) is also found. Sea Rush (*Juncus maritimus*) is also present. Other plants recorded and associated with salt meadows include Sea Aster (*Aster tripolium*), Sea Thrift (*Armeria maritima*), Sea Couch (*Elymus pycnanthus*), Spear-leaved Orache (*Atriplex prostrata*), Lesser Sea-spurrey (*Spergularia marina*), Sea Arrowgrass (*Triglochin maritima*) and Sea Plantain (*Plantago maritima*).

Salicornia and other annuals colonising mud and sand are found in the creeks of the saltmarshes and at the seaward edges of them. The habitat also occurs in small amounts on some stretches of the shore free of stones.

The estuary and the other Habitats Directive Annex I habitats within it form a large component of the site. Extensive areas of intertidal flats, comprised of substrates ranging from fine, silty mud to coarse sand with pebbles/stones are present. Good quality intertidal sand and mudflats have developed on a linear shelf on the western side of Waterford Harbour, extending for over 6 km from north to south between Passage East and Creadaun Head, and in places are over 1 km wide. The sediments are mostly firm sands, though grade into muddy sands towards the upper shore. They have a typical macro-invertebrate fauna, characterised by polychaetes and bivalves. Common species include *Arenicola marina*, *Nephtys hombergii*, *Scoloplos armiger*, *Lanice conchilega* and *Cerastoderma edule*.

The western shore of the harbour is generally stony and backed by low cliffs of glacial drift. At Woodstown there is a sandy beach, now much influenced by recreation pressure and erosion. Behind it a lagoonal marsh has been impounded which runs westwards from Gaultiere Lodge along the course of a slow stream. An extensive reedbed occurs here. At the edges is a tall fen dominated by sedges (*Carex* spp.), Meadowsweet, Willowherb (*Epilobium* spp.) and rushes (*Juncus* spp.). Wet woodland also occurs. This area supports populations of typical waterbirds including Mallard, Snipe, Sedge Warbler and Water Rail.

The dunes which fringe the strand at Duncannon are dominated by Marram grass (*Ammophila arenaria*) towards the sea. Other species present include Wild Sage (*Salvia verbenaca*), a rare Red Data Book species. The rocks around Duncannon ford have a rich flora of seaweeds typical of a moderately exposed shore and the cliffs themselves support a number of coastal species on ledges, including Thrift (*Armeria maritima*), Rock Samphire (*Crithmum maritimum*) and Buck's-horn Plantain (*Plantago coronopus*).

Other habitats which occur throughout the site include wet grassland, marsh, reed swamp, improved grassland, arable land, quarries, coniferous plantations, deciduous woodland, scrub and ponds.

Seventeen Red Data Book plant species have been recorded within the site, most in the recent past. These are Killarney Fern (*Trichomanes speciosum*), Divided Sedge (*Carex divisa*), Clustered Clover (*Trifolium glomeratum*), Basil Thyme (*Acinos*

arvensis), Hemp nettle (*Galeopsis angustifolia*), Borrer's Saltmarsh Grass (*Puccinellia fasciculata*), Meadow Barley (*Hordeum secalinum*), Opposite-leaved Pondweed (*Groenlandia densa*), Autumn Crocus (*Colchicum autumnale*), Wild Sage (*Salvia verbenaca*), Nettle-leaved Bellflower (*Campanula trachelium*), Saw-wort (*Serratula tinctoria*), Bird Cherry (*Prunus padus*), Blue Fleabane (*Erigeron acer*), Fly Orchid (*Ophrys insectifera*), Broomrape (*Orobanche hederæ*) and Greater Broomrape (*Orobanche rapum-genistae*). Of these the first nine are protected under the Flora Protection Order 1999. Divided Sedge (*Carex divisa*) was thought to be extinct but has been found in a few locations in the site since 1990. In addition plants which do not have a very wide distribution in the country are found in the site including Thin-spiked Wood-sedge (*Carex strigosa*), Field Garlic (*Allium oleraceum*) and Summer Snowflake (*Leucojum aestivum*). Six rare lichens, indicators of ancient woodland, are found including *Lobaria laetevirens* and *L. pulmonaria*. The rare moss *Leucodon sciuroides* also occurs.

The site is very important for the presence of a number of EU Habitats Directive Annex II animal species including Freshwater Pearl Mussel (*Margaritifera margaritifera* and *M. m. durrovensis*), Freshwater Crayfish (*Austropotamobius pallipes*), Salmon (*Salmo salar*), Twaite Shad (*Alosa fallax fallax*), three Lamprey species - Sea (*Petromyzon marinus*), Brook (*Lampetra planeri*) and River (*Lampetra fluviatilis*), the marsh snail *Vertigo moulinsiana* and Otter (*Lutra lutra*). This is the only site in the world for the hard water form of the Pearl Mussel *M. m. durrovensis* and one of only a handful of spawning grounds in the country for Twaite Shad. The freshwater stretches of the River Nore main channel is a designated salmonid river. The Barrow/Nore is mainly a grilse fishery though spring salmon fishing is good in the vicinity of Thomastown and Inistioge on the Nore. The upper stretches of the Barrow and Nore, particularly the Owenass River, are very important for spawning.

The site supports many other important animal species. Those which are listed in the Irish Red Data Book include Daubenton's Bat (*Myotis daubentoni*), Badger (*Meles meles*), Irish Hare (*Lepus timidus hibernicus*) and Frog (*Rana temporaria*). The rare Red Data Book fish species Smelt (*Osmerus eperlanus*) occurs in estuarine stretches of the site. In addition to the Freshwater Pearl Mussel, the site also supports two other freshwater Mussel species, *Anodonta anatina* and *A. cygnea*.

The site is of ornithological importance for a number of E.U. Birds Directive Annex I species including Greenland White-fronted Goose, Whooper Swan, Bewick's Swan, Bar-tailed Godwit, Peregrine and Kingfisher. Nationally important numbers of Golden Plover and Bar-tailed Godwit are found during the winter. Wintering flocks of migratory birds are seen in Shanahoe Marsh and the Curragh and Goul Marsh, both in Co. Laois and also along the Barrow Estuary in Waterford Harbour. There is also an extensive autumnal roosting site in the reedbeds of the Barrow Estuary used by Swallows before they leave the country.

Landuse at the site consists mainly of agricultural activities – many intensive, principally grazing and silage production. Slurry is spread over much of this area. Arable crops are also grown. The spreading of slurry and fertiliser poses a threat to the water quality of the salmonid river and to the populations of Habitats Directive Annex II animal species within the site. Many of the woodlands along the rivers belong to old estates and support many non-native species. Little active woodland

management occurs. Fishing is a main tourist attraction along stretches of the main rivers and their tributaries and there are a number of Angler Associations, some with a number of beats. Fishing stands and styles have been erected in places. Both commercial and leisure fishing takes place on the rivers. There is net fishing in the estuary and a mussel bed also. Other recreational activities such as boating, golfing and walking, particularly along the Barrow towpath are also popular. There is a golf course on the banks of the Nore at Mount Juliet and GAA pitches on the banks at Inistioge and Thomastown. There are active and disused sand and gravel pits throughout the site. Several industrial developments, which discharge into the river, border the site. New Ross is an important shipping port. Shipping to and from Waterford and Belview ports also passes through the estuary.

The main threats to the site and current damaging activities include high inputs of nutrients into the river system from agricultural run-off and several sewage plants, overgrazing within the woodland areas, and invasion by non-native species, for example Cherry Laurel and Rhododendron (*Rhododendron ponticum*). The water quality of the site remains vulnerable. Good quality water is necessary to maintain the populations of the Annex II animal species listed above. Good quality is dependent on controlling fertilisation of the grasslands, particularly along the Nore. It also requires that sewage be properly treated before discharge. Drainage activities in the catchment can lead to flash floods which can damage the many Annex II species present. Capital and maintenance dredging within the lower reaches of the system pose a threat to migrating fish species such as lamprey and shad. Land reclamation also poses a threat to the salt meadows and the populations of legally protected species therein.

Overall, the site is of considerable conservation significance for the occurrence of good examples of habitats and of populations of plant and animal species that are listed on Annexes I and II of the E.U. Habitats Directive respectively. Furthermore it is of high conservation value for the populations of bird species that use it. The occurrence of several Red Data Book plant species including three rare plants in the salt meadows and the population of the hard water form of the Pearl Mussel which is limited to a 10 km stretch of the Nore, add further interest to this site.

APPENDIX 3–LIST OF NATIVE TREES AND SHRUBS

Choosing the right species of tree and shrub is very important in urban areas where there are restrictions on space. Where possible, always use native species. Below is a list of the trees and shrubs native to Ireland, and advice on the locations to which they are suited.

Common name	Latin name	Height (max)	Suitable for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, containers, raised beds etc.	Guide to planting: see key below
Alder	<i>Alnus glutinosa</i>	22m	Yes	No	Yes	ADPS
Alder buckthorn	<i>Frangula alnus</i>	6m	Yes	No	Yes	D
Arbutus (strawberry tree)	<i>Arbutus unedo</i>	8m	Yes	No	Yes	Not frost hardy
Ash	<i>Fraxinus excelsior</i>	28m	Yes	No	No	ADIPS
Aspen	<i>Populus tremula</i>	24m	Yes	No	No	DPSV Not close to buildings or any services
Bird cherry	<i>Prunus padus</i>	14m	Yes	Yes	Yes	P
Bramble	<i>Rubus fruticosus</i>	2m	No	No	No	C/H note: tends to be invasive
Broom	<i>Cytisus scoparius</i>	2m	Yes	No	Yes	*
Burnet rose	<i>Rosa pimpinellifolia</i>	2m	Yes	No	Yes, but vigorous	C/H
Common (or European) gorse	<i>Ulex europeaus</i>	2.5m	Yes	No	In a rural setting	HV
Crab apple	<i>Malus sylvestris</i>	6m	Yes	No	No	AHIP
Dog rose	<i>Rosa canina</i>	2m	Yes	No	Yes. Vigorous	C/H
Downy birch	<i>Betula pubescens</i>	18m	Yes	Yes	Yes	ADIP
Elder	<i>Sambucus nigra</i>	6m	In hedge	No	No	V
Guelder rose	<i>Viburnum opulus</i>	4.5m	Yes	No	No	DH
Hawthorn	<i>Crataegus monogyna</i>	9m	Yes	Yes	Yes	AHIPS

Common name	Latin name	Height (max)	Suitable for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, containers, raised beds etc.	Guide to see planting: key below
Hazel	<i>Corylus avellana</i>	6m	Yes	No	No	AHS
Holly	<i>Ilex aquifolium</i>	15m	Yes	Yes	Yes	AHPS
Honeysuckle	<i>Lonicera periclymenum</i>	climber	Yes	On walls	No	C
Ivy	<i>Hedera helix</i>	climber	Yes	Yes	Yes	C
Juniper	<i>Juniperus communis</i>	6m	Yes	No	No	S
Pedunculate oak	<i>Quercus robur</i>	30m	Yes	No	No	AI only suitable for large spaces
Privet	<i>Ligustrum vulgare</i>	3m	Yes	Yes	Yes	No
Purging buckthorn	<i>Rhamnus cathartica</i>	4.5m	No	No	No	AHPV
Rowan or mountain ash	<i>Sorbus aucuparia</i>	9m	Yes	Yes	Yes	ADHIP
Scots pine	<i>Pinus sylvestris</i>	24m	Yes	No	No	AI
Sessile oak	<i>Quercus petraea</i>	30m	Yes	No	No	AI only suitable for large spaces
Silver birch	<i>Betula pendula</i>	18m	Yes	Yes	Yes	ADIP
Sloe, blackthorn	<i>Prunus spinosa</i>	3m	Yes	No	No	AHPV
Spindle	<i>Euonymus europaeus</i>	7.5m	Yes	No	No	H
Western (or mountain) gorse	<i>Ulex gallii</i>	1.5m	Yes	No	Yes	*
Whitebeam spp.	<i>Sorbus aria/S. anglica/S. devoniensis /S. hibernica/S. latifolia/S. rupicola</i>	12m	Yes	Yes	Yes	IPS
Wild cherry	<i>Prunus avium</i>	15m	Yes	Yes	Yes	AHI
Willow spp.	<i>Salix spp.</i>	6m	Some	No	No	V Not suitable near buildings or services
Wych elm	<i>Ulmus glabr</i>	30m	Yes		No	PS
Yew	<i>Taxus baccata</i>	14m	Yes	No	Yes	AIPS

- A – Grows in a wide variety of soils
- C – Climber
- H – Suitable for hedging
- I – Suitable as an individual tree
- D – Tolerates or prefers damp conditions
- P – Tolerates smoke or pollution
- S – Tolerates shade
- V – Invasive
- * - Tolerates dry conditions

APPENDIX 4—URBAN DESIGN STUDY

and

Urban Design Guidelines for Future Development

Prepared for
Kilkenny County Council

By

National Building Agency
'Hatherton'
Richmond Avenue South
Milltown
Dublin 6
Tel. 01 497 9654
Fax. 01 497 2540
Web. www.nba.ie
E-mail. info@nba.ie

NATIONAL
BUILDING
AGENCY

March 2004

Urban Design Study for Goresbridge

1. Character of the Landscape Setting

Goresbridge is situated on the west bank of the River Barrow in a shallow valley associated with the River. The approach roads from the west and east descend into the town following the lie of the land. Otherwise the town and its immediate environs are relatively flat.

From the hills in the west a small stream rises and flows into Gowran a few miles westwards, before making its way to Goresbridge. This tributary runs immediately to the north of the town before entering the River Barrow.

2. Pattern and Shape of the Settlement

The town is centred on a crossroads that approximate a north-south, east-west axis. The streets that run to the north (Barrack Street) and the west (High Street) are connected by a diagonal street, which is known as Chapel Street, which has derived its name from the Church along this street. These three streets form a triangular urban block, with significant infill development opportunities.

The town's development is constrained to the east, by the presence of the River Barrow, and unlike most Irish towns, very little urban development has taken place on the opposite side of the river (in this case County Carlow). This provides a strong sense of arrival on entering the town over Gore's Bridge, from which the town derives its name. The town is relatively well contained to the south too, with little ribbon development on its edges. The town is thus reasonably well contained, though a more diffused pattern emerges to the west given the residential development on the fringe. The town is reasonably well contained to the north, though the Connolly's Red Mills Factory is a large complex immediately north of the settlement. Overall however, the impression is of a town that is relatively well contained and compact.

3. Buildings and Spaces in the Town

The town displays a good mix of buildings of various heights. Single and two storeys predominate though there are several three storey buildings on Barrack Street and Bridge Street. The continuous building lines, terraced developments and relatively narrow plot patterns along these streets provide a tighter urban grain and reflect a more commercial focus. High Street is more residential in character, with single and two storey dwellings predominating and less consistency in terms of the building lines and building setbacks. A looser building pattern is also reflected on Chapel Street, and determined in part by the larger public/institutional uses on this street with their larger site requirements, including the Church, graveyard, Convent and schools. Bungalows and large infill sites also add to this loose urban character.

Most of the buildings are cement rendered, though there are several fine examples of stone cut buildings. The most noteworthy of these are the neat row of single storey granite cottages on Barrowmount Street, near the junction with Bridge Street. The windows and doors have fine cut stone surrounds with a chamfered edge. Some of these three bay single storey cottages, have had their attics converted incorporating dormer windows. These dormers have kept the original fenestration pattern (i.e., they are aligned with the ground floor windows) and have tended to maintain consistency in their proportions and heights, which should be maintained in future conversions. Like most of the traditional buildings in the town, however, the original windows and doors have been replaced with modern materials. Despite this, the terrace retains much of its original character and charm and is set off by a generous footpath to their front.

Barrack Street is of generous width with broad footpaths on either side and ample provision for on-street car parking. There are some street trees on the west side and there are opportunities

to strengthen the row, with additional tree planting. Building heights vary from single storey to three storeys.

The most prominent buildings in the town are the two Churches. The Church of Ireland Church, while removed from the main fabric of the town, is perched on an embankment to the north of the town, giving it a certain prominence.

A number of the finer and larger townhouses frequently display fan light windows over the entrance doors, reflecting the Georgian influence on the town's building fabric. A number of other buildings reveal redbrick chimneys and/or window surrounds that reflect a more Victorian style from a later date.

On entering the town from the north and crossing Bartly's Bridge there is a large prominent site associated with the Goresbridge Cattle Mart. To the immediate south of the town is the Glanbia agri-business. Both sites interlock with the rear of plots that run from Bridge Street and in their own way, constrain the consolidation of the town.

South of High Street and west of Barrowmount Street, the town's building fabric is distinctively modern, relating to housing estates developed over the past twenty to thirty years.

4. The Nature of Open Spaces

There is no formal area of public open space in the town. There are however a number of incidental areas of open space associated with road verges (on Green Street) and the small housing estates. These are generally well landscaped and maintained.

A small pocket park exists beside the Bridge and this provides some seating and picnic benches alongside the river. The Barrow is a significant amenity of the town and a public walkway is provided along the eastern bank.

Outside the town's boundary on the east side of the river, there is a sports ground that caters for some active open space needs of the town (note that this is in County Carlow, though serves the town).

The Fair Green is a significant space in the centre of the town that is currently used for horse grazing. It is bound by an attractive stone wall and gateposts. The Fair Green would make an interesting park within the centre of the town. The space could be framed with a single row of two-storey development on its west and south sides, creating an attractive green similar to that of Freshford or Inistioge. The development would frame the space and give it strong sense of enclosure; it would also assist in financing the construction of a quality open space with trees lining its perimeter and the provision of street furniture.

Should the backlands of Chapel Street be developed or the site of the Goresbridge Cattle Mart, then there are possibilities to develop a linear park along the stream in the vicinity and along the west bank of the River Barrow (Refer to the Urban Design Map).

5. Roads and Traffic

The town is situated on a regional route (R702) in a predominantly rural and agricultural area. Within the town, Chapel Street generates a certain amount of traffic associated with the school situated here and the Church. Speed ramps have been provided in the vicinity of the Primary School.

Road and footpath conditions are good. The surface of the R702 is excellent, having recently been resurfaced.

Footpaths are found on every street in Goresbridge, though are lacking in the following areas:

- the south side of Chapel Street;
- west of the Cluain Mhuire housing estate, on its south side;
- on the R702, west of the junction with Chapel Street;
- on the west side of Green Street and on both sides north of Bartly's Bridge; and,
- on Gore's Bridge, due to its relatively narrow width.

Car parking is provided on-street in the town and this appears to be adequate to serve the needs of the town.

6. Other Design Considerations

6.1 Street Furniture

There is a notable absence of street furniture in Goresbridge, with the exception of some planters in front of the stone cottages on Barrowmount Street. In front of one of these cottages there is a modest stone bench, formed by two upright stones and a narrow horizontal slab. Only one litter bin was noted, on Barrack Street, near the junction with Chapel Street. It is in good condition.

6.2 Infill Development

On Barrack Street there is a good example of an infill housing scheme, that maintains the street frontage and provides a courtyard effect to the rear, with adequate car parking and simple and effective landscaping. In other examples of housing schemes on Bridge Street and also on Barrowmount Street, the gable ends of houses front onto the street in a much less effective manner. Such sites should be designed with individual buildings that specifically 'turn the corner' and are orientated to both streets that they front onto (See Appendix A for Design Guidelines for Future Infill Development).

6.3 Historical Features

Other notable features that provide character to the town, include the stone walls, typically found on the approach roads to the town centre, on Gore's Bridge and bounding the Fair Green. Where practical the old stone walls should be retained in new developments.

6.4 Signage

The town does not have a strong commercial presence and therefore commercial signage is not overly dominant and generally tends to be neat. However, in a few exceptions, there is a proliferation of smaller commercial signs giving a somewhat cluttered impression of premises.

6.5 Shopfronts

There are a few premises in the town that have altered shopfronts dating from the 1960's or 1970's with stone cladding and/or brick that is not generally in keeping with the original character of the building. However, they are not too prominent. On the other hand, Thomas Murphy's pub on Barrack Street contains a simple, attractive, traditional shopfront that makes a positive contribution to the streetscape.

6.6 Landscaping

A number of street trees align the west side of Barrack Street and the east side of Barrowmount Street. Consideration should be given to 'infill planting' and extending the row of street trees in

these areas. Young beech trees or beech hedging is noted on a portion of Green Street and on High Street in front of Cluain Mhuire.

7. Design Principles Based on Distinctive Local Character

- Consider additional tree planting on Barrack Street and Barrowmount Street to enhance the existing row of street trees on those streets.
 - Examine the potential of developing a civic square (grassed and tree-lined) on the Fair Green, with the possibility of buildings framing this space on its south and west sides.
 - Ensure the protection of stream courses and their incorporation into a series of linear parks. Where feasible, ensure that developments are orientated to overlook these new open spaces.
 - Ensure the continuation of existing building lines or the establishment of new building lines in accordance with the guidelines indicated on the Urban Design Map.
 - Encourage all focal sites and focal buildings to adopt good quality architectural designs. These sites are identified on the Urban Design Map.
 - Protect, reinstate and/or repair old stone walls in those areas identified on the Urban Design Map, while allowing for necessary access to serve future development proposals.
 - Ensure that with any new infill development on the south side of Chapel Lane that a footpath is provided to County Council standards
 - Provide additional litter bins along Bridge Street, Barrowmount Street, Barrack Street and Chapel Lane.
 - Encourage the comprehensive development of backlands (sites to the rear of plots) and ensure that developers have regard to the possible need to provide access to these areas in any future development scheme.
 - Promote the comprehensive redevelopment of infill and brownfield sites in the urban block delineated by Chapel Street, High Street and Barrack Street.
-

Goresbridge Urban Design Study

Photographs to Accompany Text



Photo 1: View along High Street towards Bridge Street, with gradual descent to River Barrow.



Photo 2: View of Small Stream to the north of the town – a tributary to the Barrow.



Photo 3: Approach to Goresbridge along the R702 – the landscape is reasonably level.



Photo 4: Approaching the town over Gore's Bridge – a strong sense of arrival is achieved on crossing the bridge.



Photo 5: Streetscape view of Bridge Street typified by rather uniform building lines, terraced developments and a tight urban grain (reflecting narrow plot widths). Note variation in building heights.



Photo 6: View along Barrack Street – note variation in scale and height of buildings.



Plate 7: Chapel Street – characterized by public/institutional buildings, undeveloped sites and variations in building setbacks. The urban design quality of the street is not as well developed as other streets in the town. Note lack of footpath, to left of photo.



Photo: View of attractive stone cottages on Barrowmount Street.



Photo: Barrack Street is distinguished by a broadness – with ample space for on-street car parking and street trees.



Photo: The Church of Ireland sits on an embankment north of the town.



Photo (Far left): Attractive Doorway with fanlight over door and stone surround.

Photo (Near left): Architectural detailing, such as this doorway with classical motif as expressed in the pilasters, adds interest to individual buildings.



Photo: The most significant amenity of Goresbridge – the River Barrow, with pocket park, seating and picnic benches.



Photo: The Fairgreen – an under-utilised resource in the centre of the town, with great potential for development into a civic space – a park that would act as a focal point in the centre of the town, framed by an attractive terraced development.



Photo: Street furniture is limited in the town. Litter bins are sparsely provided, though are generally well maintained.



Photo: Simple traditional elements of the street, such as this stone bench provide added interest to the streetscape.



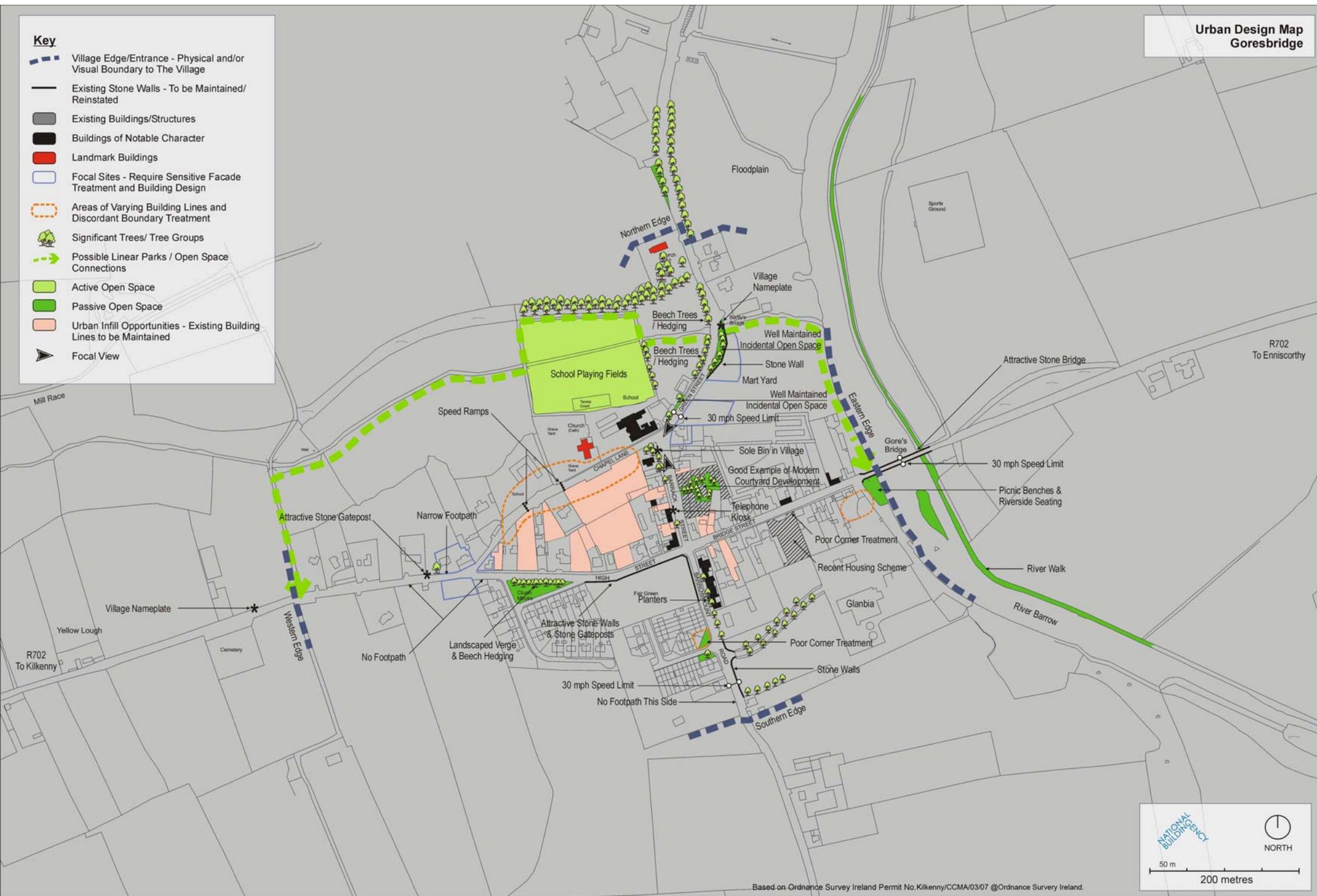
Photo: A focal site is a site that is the focal point of a prominent vista or view along a particular street. They are frequently found on corner sites and road junctions. The treatment of such sites is critical to good streetscape design and a visitor's first impression of a place. Buildings should be individually designed to respond to the characteristics of its site. In the first example, the building is discreet but its role is underplayed, whereas in the second example, the building has a greater townscape presence; note also how its façade responds to both streets it fronts onto.

Photo: Attractive traditional shopfront, well proportioned, with appropriately scaled nameplate and lettering. Note also how additional brand signage is limited and thereby complements rather than detracts from the premises. Traditional timber sash windows are also in keeping with the character of the structure.

Photo: While most of the buildings in Goresbridge are cement rendered, there are some fine examples of stone construction using granite (i.e., the cottages on Barrowmount Street) and limestone. In this example both materials are used. The use of granite reflects the proximity to the Leinster Mountains.

Key

-  Village Edge/Entrance - Physical and/or Visual Boundary to The Village
-  Existing Stone Walls - To be Maintained/Reinstated
-  Existing Buildings/Structures
-  Buildings of Notable Character
-  Landmark Buildings
-  Focal Sites - Require Sensitive Facade Treatment and Building Design
-  Areas of Varying Building Lines and Discordant Boundary Treatment
-  Significant Trees/ Tree Groups
-  Possible Linear Parks / Open Space Connections
-  Active Open Space
-  Passive Open Space
-  Urban Infill Opportunities - Existing Building Lines to be Maintained
-  Focal View



NATIONAL BUILDING AGENCY

NORTH

50 m

200 metres

Appendix A

Urban Design Guidelines on Future Development

1. Introduction

These guidelines are aimed at enhancing the traditional character of the village streetscape. They are aimed at giving landowners, developers and their architects a clear view as to how the design of a new infill development should be considered. It will also be used by the Planning Authority when judging subsequent planning applications.

The Planning Authority also acknowledges that many planning applications are not submitted by individuals with professional qualifications in architecture and/or design. These guidelines will therefore also assist applicants, including their designers, in drawing attention to some of the more important issues of design and layout.

2. The Importance of Good Design

Good design can enhance the attractiveness and quality of a place, making it a place that people like to visit, work and live in. It therefore has many benefits for the entire community.

When designing for a new infill building, consideration should always be given to the existing building fabric, for it is the existing pattern and appearance of these buildings, related to the unique history and morphology of a place, that makes one village or town different from the next. The building fabric therefore is a reflection of the character of a place and if we permit this character to be eroded, either through dereliction, decay and/or demolition and replacement with insensitive new build, then we erode the uniqueness of the place.

Therefore, where possible, consideration should always be given to building conservation. Where conservation is not possible, as in cases where there is already a gap in the streetscape, or where a conservation architect or other specialist in the area considers a building as structurally unsound or prohibitively expensive to merit conservation, then consideration will need to be given to designing a new building.

3. Basic Considerations in Designing New Infill Development

The insertion of a new building into an older area, requires a very careful and sensitive approach. However, good a new building is, there must be proper attention given to its effect on its surroundings, in particular, the manner in which it relates to its adjacent buildings in the streetscape. In this regard, it is important that the building is 'contextually compatible' - this requires an examination of the context in terms of historical plot width, building height, established building lines, fenestration pattern, roof profile, materials, local features or other distinctive elements.

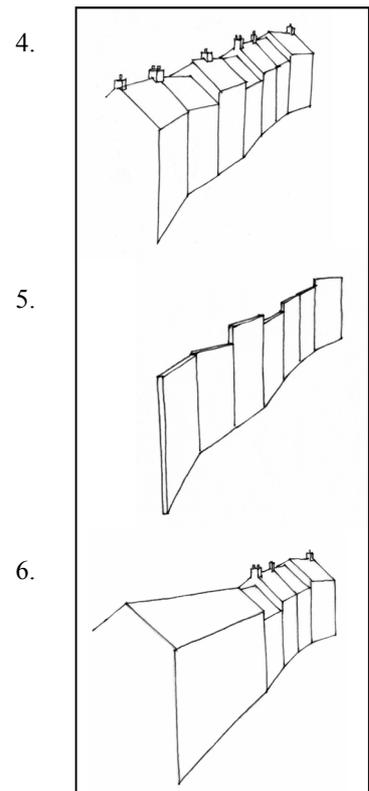
In order for a building to be contextually compatible, however, it does not mean that it has to follow each of these characteristics in a slavish manner, this would only result in pastiche - a mimic of the past. Rather the architect or designer should view these elements of context and select components in the design of the new infill development. For example, the new building might adhere to the established building height, building line and plot width, but might introduce some new materials or fenestration pattern, which nonetheless respect context (see Sketch 1).



Respecting Plot Widths

Traditionally, plots in towns and villages are relatively long and narrow, reflecting Medieval burgage plots. This is reflected in the facades of buildings and their narrow widths along the street front (See Sketches 1, 2 & 3).

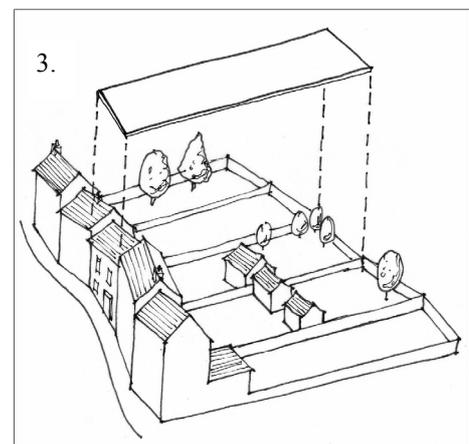
New infill development that extends over more than one historic plot, should address the plot through design, with variations in facade composition that echo the historical plot pattern (Sketch 2).



Building Lines and Building Heights

Sketches 4 & 5 (Above): Note how the building lines meander and deflect. Note also how building heights tend to vary with a limited range. These are important principles of the Irish streetscape as reflected in Kilkenny's villages.

Plot Amalgamation - Sketch 6: While the scale of the building is generally consistent with what was there before, plot amalgamation, demolition and new build, have erased the traditional character and resulted in an unsatisfactory composition in the streetscape.





Building Lines and Building Heights

Sketch 8: In some sections of the street, the building line and building heights will be consistent and almost perfectly straight.

In such cases, new infill development will be expected to conform with the established building line.



Sketch 9: Typically, however, the building line will be almost continuous, but will also be continuously deflecting, with subtle twists and turns.

New infill development should respect this pattern and acknowledge it in its design. Where a new infill opportunity spans across two traditional plots (as a result of plot amalgamation), the new design should consider re-introducing a deflection.

Many examples exist in Kilkenny's towns and villages where an individual building façade introduces a deflection in its building line - typically on bends within the street.

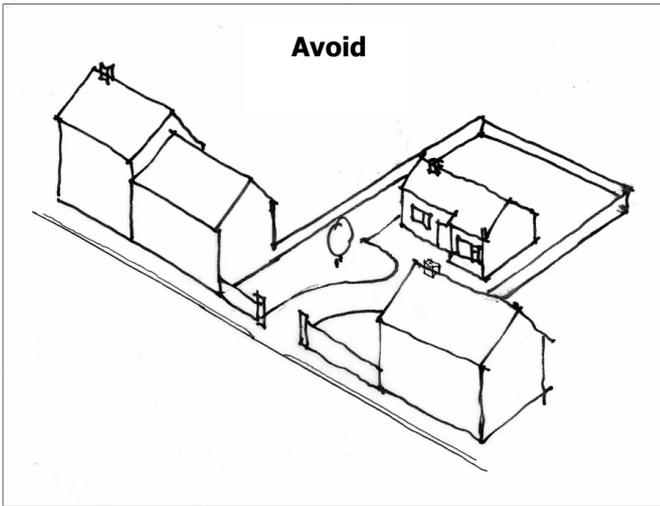


Note also how building heights are not perfectly straight but continually step up and down within a limited range. This feature and the chimneys introduce a strong rhythm in the streetscape and should be acknowledged in new infill designs.

Sketch 10: New infill development should avoid disrupting established building lines, as in this example, as it reduces the sense of enclosure and composition of the streetscape.

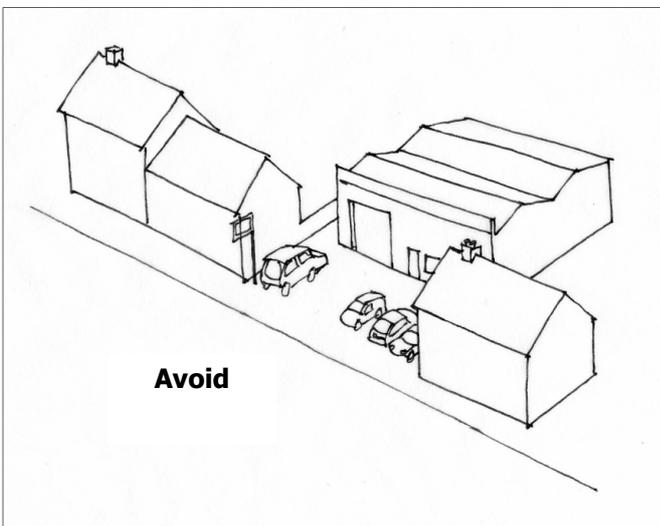


Sketch 11: Traditionally a set-back in building lines was only reserved for important civic buildings, such as Churches, public libraries and other institutional buildings, and occasionally important town houses.

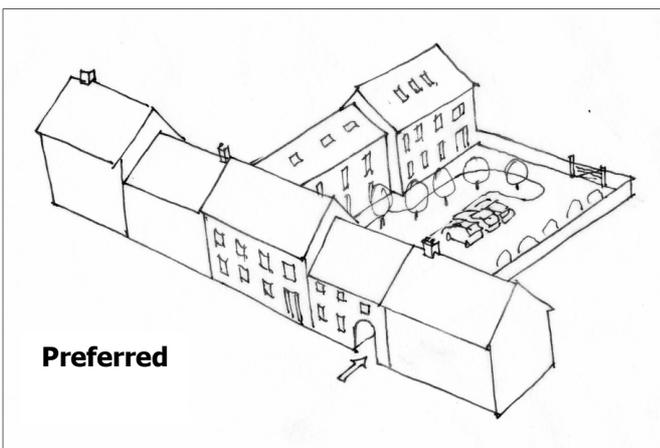


Building Lines and Building Set-Backs

Sketch 12 - Avoid this condition - suburban style development in the town or village centre with a disruption of traditional building line.



Sketch 13: Avoid this Condition - disruption of building line associated with large commercial development.



Sketch 14: Preferred option for infill development - building line re-established and backlands opened up for more comprehensive development, such as residential townhouses, apartments and/or offices.



Building Height:

Sketch 15:

The number of storeys is not a good judge of building height. Note in this example, all of the buildings are two storeys high, yet considerable variation in height occurs.

Though the scale and mass of the larger building on the left may appear out of character, it maintains traditional building line and façade composition, namely the vertical emphasis of the window, and therefore sits comfortably in the streetscape.



Fenestration Patterns

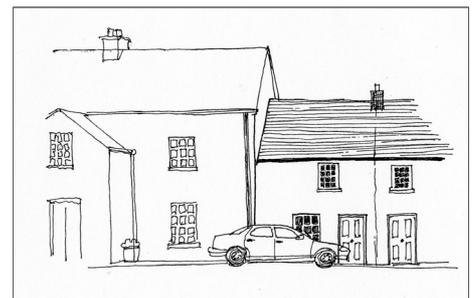
Sketch 16:

In the above example (Sketch 15) windows maintain the traditional vertical emphasis.

In this example (Sketch 16), the ground floor windows have been inappropriately altered, with a more horizontal emphasis and the pattern and symmetry is lost. This condition should be avoided in the design of new infill development.

Sketch 17:

Note that while fenestration patterns are generally balanced and symmetrical this is not always the case, as in the example shown below.



Solid to Void Ratio.

Sketch 18:

The solid to void ratio refers to the relationship between the voids (i.e., the window and door openings) to the solid (i.e., proportion of a building façade that comprises a blank or solid wall). A balance should be achieved between the two.



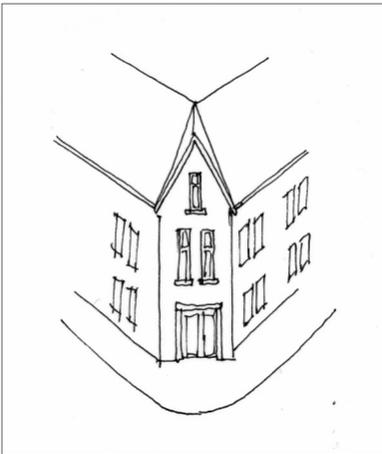
The Treatment of Corners.

Sketches 19 & 20:

Corner sites generally tend to hold more prominent positions in the Irish streetscape and therefore they deserve slightly more elaborate treatments.

This can be achieved by simply stepping up the height on corner sites, or introducing simple design features such as splayed corners (emphasizing entrances - see Sketch 20), curved facades, or appropriately designed turrets.

A prerequisite for the design of any corner building is that they should be orientated to overlook both streets that they are positioned on, as this not only increases natural surveillance of the street, but also enhances the image of the building as viewed from the public realm - the street.



BIBLIOGRAPHY

Carrigan, Reverend William, 1905 *The History and Antiquities of the Diocese of Ossory*, Dublin: Sealy, Bryers and Walker

Department of the Environment and Local Government, 2002 *The National Spatial Strategy 2002 – 2020*, Stationery Office

Department of the Environment and Local Government, 2001, *Childcare Facilities – Guidelines for Planning Authorities*, Stationery Office

Department of the Environment and Local Government, 2000 *Retail Planning Guidelines for Planning Authorities*, Stationery Office

Department of the Environment and Local Government, 1999 *Residential Density Guidelines for Planning Authorities*, Stationery Office

Department of the Environment and Local Government, 1998 *Recommendations for Site Development Works for Housing Areas*

Department of Environment & Local Government, 1996 *Conservation Guidelines*

Department of Justice, Equality and Law Reform, 2002 *We like this place – Guidelines for Best Practice in the Design of Childcare Facilities*

Kilkenny County Council, 2002 *County Development Plan*

Kilkenny County Childcare Committee, 2002 *Childcare Development Plan 2002 - 2006*

Kilkenny County Development Board, 2002 *County Kilkenny Rural Transport Audit – Rural Transport Audit Report and Needs Assessment*
