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# **1 INTRODUCTION**

## **1.1 Legal Basis**

As part of Kilkenny County Council's County Development Plan 2002 it is an objective of the Council to carry out an Action Area Plan for the Environs of New Ross. This Local Area Plan fulfils this objective.

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. 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 Environs of New Ross area where it is inconsistent with the provisions of the County Development Plan as reviewed. A Local Area Plan must be reviewed at least six years from the making of the previous Local Area Plan.

## **1.2 Locational Context**

New Ross is strategically situated just south of the confluence of the Rivers Barrow and Nore, at an important communications point at the only road river crossing point (O'Hanrahan Bridge) between the confluence and the sea. The town therefore acts as a gateway to Kilkenny, Carlow and Waterford Counties and to the Midlands and West of Ireland from Rosslare Port. It is 37km from Wexford Town and 24 km from Waterford City.

New Ross is an important transport node, the two main routes passing through the town being the N25 coastal route from Rosslare to Cork via Waterford (part of the Trans European Network) and from Waterford via Enniscorthy to Dublin and from Waterford via Kilkenny to the Midlands and West of Ireland.

The town is located below a gorge on the Wexford side of the River Barrow. The lands of Rosbercon in the Western environs rise from the River Barrow and from the Waterford

Road to the south. The area to the south and east of the Waterford Road (Lower Raheen) is low lying and flat.

Most industrial development within the Kilkenny Environs of New Ross has taken place in this area, with some residential development mainly on the slopes to the north overlooking the town.

### **1.3 Historical Development**

New Ross has enjoyed a varied and colourful history since the middle ages. Established by the Norman Earl of Pembroke, William Marshall, on the tidal estuary of the Barrow, the town began to develop as a port in the early thirteenth century. The deep water level afforded access to large vessels and provided an alternative to the port at Waterford. The resulting effect was that the town began to grow and thrive as a commercial centre. The new success of the town inspired a series of concessions, which were granted and later revoked by the monarchy. In 1215 King John gave permission for ships to come directly to New Ross provided that it did not compromise the trade of Waterford. This grant was revoked four years later in 1219 and approaching ships were commanded to dock at Waterford. A further concession was made in 1227, once more allowing vessels to proceed directly to New Ross. However, further prohibitions were made by Henry III in 1230 and in 1266 and by Edward I in 1275, which once more forced ships to dock and unload at Waterford rather than New Ross.<sup>1</sup> In spite of this, New Ross had become the busiest port in Ireland by the late thirteenth century.

New Ross established itself as an international port and facilitated trade with Britain, France, Flanders and Spain. Imported products included wine, salt and iron, while hides, wool, oats and grain made up a large percentage of the exported goods. By the fourteenth century restrictions were further relaxed by Edward II and later by Edward III, enhancing the growth of the town as an economic centre. This positive position attracted a great variety of trades and craftsmen who inhabited the town. A series of thirteenth and fourteenth-century charters granted the town dwellers or burgesses special rights and privileges.

As the second millennium progressed New Ross was the centre of historic events and developments. In 1394 the town was burnt by Art MacMurrough-Kavanagh and later in 1517 it was attacked by a fleet fitted out at Waterford, but saved by its citizens who succeeded in buying off the attackers. New Ross suffered in the 1590s and again in 1636 when it was burnt. In 1643 the town resisted the Ormond siege but it was taken by Cromwell in 1649. By the late seventeenth century the town had declined somewhat and was no longer playing the central role as it had done during the medieval period.

During the Rebellion of 1798 a battle took place in New Ross on June 5th. The poorly armed rebels captured most of the town and drove out the defending soldiers. The

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<sup>1</sup> Bradley, John, and King, Heather, Urban Archaeology Survey Part XI County Wexford. A Report Commissioned by OPW.

soldiers returned later in the day and recaptured the town. Over 2,000 people died during the battle and most of the thatched buildings were burned.<sup>2</sup>

As a port, New Ross became an important emigration point and played a significant role in Ireland's history. Many thousands left Ireland with the hope of improving their lives in countries including the United States of America, Canada, Britain and Australia. The exodus of Ireland's people is remembered through the replica famine ship, *Dunbrody*. The original vessel was constructed in 1845 in Quebec by an Irishman from Co. Derry, Thomas Hamilton Oliver for William Graves of New Ross and Reuben Deaves of Cork. Once completed, she transported passengers between Ireland and North and South America until c.1870. The replica ship, *Dunbrody*, is docked at New Ross, where it was constructed by local craftsmen and incorporates displays on the ship's history and the story of emigration.

One of New Ross's most celebrated emigrants was the great-grandfather of John F. Kennedy, former President of the United States of America. President Kennedy paid tribute to his heritage in 1963 by visiting his ancestral home.

The settlement of Rosbercon preceded the establishment of the walled Norman town of New Ross on the east bank in the 12th Century. The residential core from that time has been mainly on the east bank in Wexford within the functional area of New Ross Town Council.

## **1.4 Urban Structure**

There is an industrial character and a distinct rural character to the Environs of New Ross. The rural character which plays a supporting role to the adjacent port town comprises of farmsteads and detached houses. The quiet locality is largely residential.



The terrain undulates within the Environs, rising acutely from the river before continuing unevenly to the west. Being largely subdivided into fields, the area boasts numerous hedgerows and trees that encourage wildlife.

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<sup>2</sup> New Ross Chamber of Commerce Website



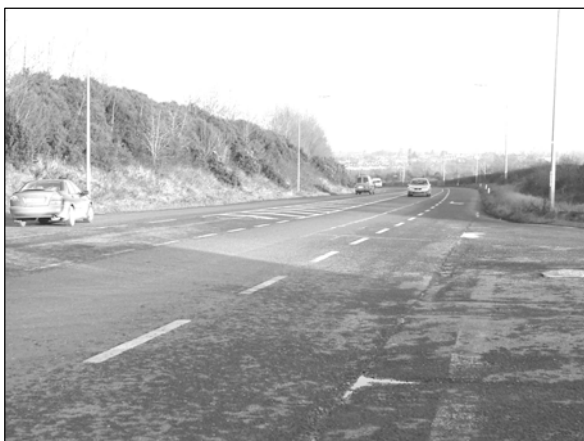
Being sparsely populated the architectural character is modern and modest, but elements of the past can be seen. A notable feature within the area is boundary walls. Built to courses of thin blocks and surmounted by soldier-coursed coping, the walls utilise locally-quarried stone which splits into narrow layers. One such example is seen in the townland of Raheen and is representative of local stoneworking.



An industrial centre has developed on the western bank of the River Barrow and contrasts greatly to the relaxed rural character experienced in the rest of the locality. Its timber and coal yards, warehouses and machines bustle with commerce and contribute to the economy of the adjacent town of New Ross. The industrial centre is accessed from the N25 which carries traffic in and out of the town. This main road,

which is subject to heavy use, differs to the quiet nature of the Environs' older routes and lanes.

The visual character of the area sharply contrasts between industrial and residential/agricultural areas. The extensive portal and industrial sections are in many cases poorly screened and have no on-site landscaping. Many of the structures, some of which are very large, are in poor condition. The residential areas are rural in character, having in some parts good views over the Barrow and New Ross Town.



The principal issues relating to the urban structure of New Ross Environs are the need for proper screening and segregation between industrial and residential agricultural areas, the need for well planned in-depth housing layouts for the residential area on completion of servicing and the need for a well-landscaped and attractive roadside environment adjacent to the N25 National Primary Route. Residential

development is mainly in the form of linear development along the four radial routes leading west from the Bridge. The need to ensure that radial routes from towns are not subject to the elongation of the existing linear development will continue to be a consideration in assessing development proposals.

Many of the existing industrial and port uses in the New Ross environs are going through periods of transition and rationalisation. As this process takes place lands which have in the past been intensively used for industrial and port related uses may come forward for redevelopment.

## **1.5 Population**

The Environs of New Ross had a population of 115 recorded at the 2002 Census. The recent trends in population in the town of New Ross are shown in Table 1 below. The town comprises the administrative area of New Ross Town Council, and two separate Environs, within Co. Wexford and Co. Kilkenny.

**Table 1: Population in New Ross between 1981 and 2002**

<b>Year</b>	<b>New Ross Town Council</b>	<b>New Ross Environs (b) (Co. Wexford)</b>	<b>New Ross Environs (a) (Co. Kilkenny)</b>	<b>Total New Ross</b>
1981	5386	807	94	6,287
1986	5343	873	141	6,357
1991	5018	912	149	6,079
1996	5,012	995	140	6,147
2002	4,810	1,612	115	6,537

Source: Census of Population 1981 - 2002

As can be seen, although the population in New Ross as a whole increased over the period 1996-2002, the population of the Environs of New Ross within County Kilkenny decreased by 25 people.



## **1.6 Planning History**

An examination of recent planning history in the area gives some indication of the development trend. Recent grants of permission include a residential development of 17 dwellings, and for a number of light industrial units and warehousing south of the N25.

## **1.7 Designations**

### **1.7.1 River Barrow and River Nore Proposed SAC (Code No. 2162)**

The Environs of New Ross is situated on the River Barrow and as such 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 A.

### **1.7.2 Archaeology**

The Records of Monuments and Places (RMP) of County Kilkenny identifies archaeological sites throughout the county. These recorded monuments are protected under the National Monuments (Amendment) Act 1994. The maps (i.e. the sites and Monuments record for County Kilkenny) showing the archaeological sites throughout County Kilkenny are subject to updating. The RMP is not an exhaustive list of all archaeology in existence. The RMP for County Kilkenny is available for inspection at the Planning Department in County Hall.

### **1.7.3 Record of Protected Structures**

The Environs of New Ross has no protected structures recorded in the County Development Plan, 2002, Record of Protected Structures. As part of this plan an architectural assessment of the existing buildings in the area has been carried out, and the Record will be amended in accordance with this assessment under a separate statutory process.

## **1.8 National Spatial Strategy**

The National Spatial Strategy was published in 2003, and this has set out a strategy for the location of development in the region. This has identified Kilkenny City as a hub, and Waterford City as a gateway<sup>3</sup>.

The Strategy states that “towns such as Clonmel and Carrick-on-Suir in South Tipperary, Dungarvan and Tramore in Waterford, Carlow town, New Ross and Enniscorthy in Wexford provide good bases for population and services which will attract investment and employment activities additional to those that need to be located in or near a gateway”<sup>4</sup>.

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<sup>3</sup> 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

<sup>4</sup> P.83, National Spatial Strategy

## **1.9 South East Regional Planning Guidelines**

The Regional Planning Guidelines identifies six Larger Towns, with populations in excess of 5,000 people; Enniscorthy, Tramore, New Ross, Carrick-on-Suir, Gorey and Tipperary. New Ross, Carrick-on-Suir and Tipperary Town have been targeted for growth having regard to their strategic locations, capacity for growth and potential to deliver on the core objectives of critical mass and balanced regional development.

According to the Guidelines, New Ross is ideally placed to support the strengthening of critical mass within the catchment of the Regional Gateway. Development at these locations should in each instance have regard to their existing character and they should seek to support the role of the Gateway, Hubs and County towns rather than try to compete with them for growth.

## **1.10 New Ross UDC Development Plan**

The New Ross Town Councils Development Plan 2004 and the consultation exercise associated with the production of that plan has been used extensively in the preparation of this local area plan.

The New Ross town Councils development plan contains the strategies and specific policies and objectives for the town and environs of New Ross within County Wexford.

The planning authority has liaised with Wexford County Council and New Ross Town Council in the preparation of this Local Area Plan and is committed to full co operation and co-ordination with both Wexford County Council and New Ross Town Council with regard to the implementation monitoring and review of the policies and objectives contained in both the New Ross Development Plan 2004 and this local area plan.

## **1.11 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 first step undertaken in the public consultation process was the preparation of an information leaflet, which notified the public of the date and time of a consultation meeting. This leaflet also contained an explanation of the Local Area Plan process and some background information. Leaflets were distributed to local retail outlets and to local residences. In addition, the meeting was advertised on the Council website and in the local press.

A public consultation meeting was held on the 29<sup>th</sup> March 2004 in the Rosbercon Parochial Hall, which was very well attended. This meeting was held in order to obtain local knowledge to assist in compiling a profile of the area, and to learn the views of the

participants, which would be an input into the preparation of the Local Area plans. The entire group was divided into six smaller groups, to discuss a number of topics with the aid of a facilitator. Each group dealt with four headings from the following list:

**Housing and Population**

**Infrastructure**

**Employment and Economy**

**Education and Training**

**Transport**

**Community Facilities – Recreation**

**Amenity Enhancement**

**Community Supports – Social Services**

Much useful, detailed information was provided at the meeting, which was used to compile a profile of the area, and the views and recommendations raised by the participants in relation to each topic were recorded. These points have been considered in full, and have contributed to the drafting of the objectives and policies within this proposed Local Area Plan.

Following this meeting, a leaflet was drawn up outlining the issues raised and the next steps in the Local Area Plan process. This was circulated to the attendants of the meeting, and copies were also made available in local retail outlets.

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 the Environs of New Ross.

Consultations were also held with New Ross UDC through two joint meetings of the UDC and the Electoral Area Committees of the Thomastown and Piltown electoral areas, plus through the officials of both New Ross UDC and Kilkenny County Council.

## 2 POLICIES AND OBJECTIVES

A total of eight headings were discussed at the public consultation meeting. Each heading is dealt with below, in a structured format. First, the issues raised by the participants at 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

During the public consultation phase of the plan there were a number of different issues which arose in relation to housing and population. These can be summarised as follows:

- That New Ross was attractive as a satellite of Waterford City
- That improvements to infrastructure were needed in parallel with new development.
- That there should be a good mix of housing and that housing schemes should not be too large.
- That modern development could create an identity for the area.

#### 2.1.1 Development Strategy

The development strategy for New Ross Environs is influenced by the overall strategy for New Ross town as contained in the New Ross Development Plan 2004, The National Spatial Strategy, the Regional Planning Guidelines and the availability of services.

**The National Spatial Strategy** was published in 2003, and this has set out a strategy for the location of development in the region. This has identified Kilkenny City as a hub, and Waterford City as a gateway<sup>5</sup>.

The Strategy states that “towns such as Clonmel and Carrick-on-Suir in South Tipperary, Dungarvan and Tramore in Waterford, Carlow town, **New Ross** and Enniscorthy in Wexford provide good bases for population and services which will attract investment and employment activities additional to those that need to be located in or near a gateway”<sup>6</sup>.

**The Regional Planning Guidelines** identifies six Larger Towns, with populations in excess of 5,000 people Enniscorthy, Tramore, **New Ross**, Carrick-on-Suir, Gorey and Tipperary. According to the Guidelines, New Ross is ideally placed to support the strengthening of critical mass within the catchment of the Regional Gateway. Development at these locations should in each instance have regard to their existing character and they should seek to support the role of the Gateway, Hubs and County towns rather than try to compete with them for growth.

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<sup>5</sup> 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

<sup>6</sup> P.83, National Spatial Strategy

It states in the RPG's that New Ross, Carrick-on-Suir and Tipperary Town have been targeted for growth having regard to their strategic locations, capacity for growth and potential to deliver on the core objectives of critical mass and balanced regional development.

New Ross is located approximately 15 miles from Waterford City and, as such, is ideally placed to support the strengthening of critical mass within the catchment of the Regional Gateway. New Ross is directly connected to Waterford City by National Primary Road and provides a strategic link between the Gateway and Wexford to the east.

**The New Ross Development Plan** has 5 broad aims listed as follows:

- Ensure that the town is developed in a manner which is sustainable in environmental, economic and social terms,
- Provide a strong and coherent town structure in which land uses are organised in a manner which is attractive, efficient, and which facilitates ease of movement and protects the amenities of its residents
- Ensure that the town can realise its full potential and maximise on its locational advantages,
- Protect and promote the unique heritage of New Ross Town and Environs for the benefit of the existing population, future generations and the tourist industry,
- Maximise the benefits of all new development to the people of the town, its environs and adjoining areas.

It is in the context of these policy documents that the development strategy for New Ross Environs has been formulated.

The plan seeks to allow controlled expansion of the Environs area in order to allow New Ross Town fulfil its targeted expansion under the Regional Planning Guidelines subject to the provision of adequate services.

<b>Objective:</b>
To allow controlled expansion of the Environs area in order to allow New Ross Town fulfil its targeted expansion under the Regional Planning Guidelines subject to the provision of adequate services.

A review of the existing zonings has taken place and an element of phasing has been introduced.

That review has sought to consolidate the existing residential areas by allowing expansion of residential development in the Environs. This will be on both brownfield and greenfield sites.

The extensive industrial zonings west of the N25 have now been brought into a second phase of development for the environs. The reasons for this are:

1. There are existing industrial zoned lands in the environs of New Ross which are underutilised and not developed.
2. There are significant areas zoned for industry in the Environs of New Ross in County Wexford.
3. There is no evidence of significant demand for industrial space over the period of the last New Ross Town Development Plan 1998.

For the Albatros lands which transcend the administrative boundary between New Ross Town Council and the Kilkenny County Council it is the intention of the Council that an area action plan for the redevelopment of the lands (R1 on the zoning objectives map) be prepared. The area action plan should cover all the lands in both jurisdictions and shall be prepared in consultation with both local authorities.

It is not intended that development within this second phase would be considered until substantial areas of the first phase of zonings are built out.

### **2.1.2 Urban Form**

Three routes radiate from the west side of the bridge in New Ross town to serve the plan area. These routes are the N25, the south-westerly route to the townland of Shanbogh and a third route to Listerlin and Mulinavat. There is a connecting road, which runs along a northwest to southeast axis connecting these three routes.

The pattern and shape of development follows each of these routes in a predominantly linear pattern with the overall impression being that development is fairly random and dispersed.

For the purposes of description the Environs Area as defined in the 2002 development plan is broken into five character areas. These areas are taken from the urban design analysis carried out in preparation of the local area plan.

#### **Area 1 The Port**

This area is bounded by the disused railway line to the west and the river Barrow to the east. The land uses relate to the activities of the New Ross Port and associated industrial activity. These uses include open air storage depots for the coal and timber, large sheds and other storage buildings. The buildings are large and bulky with large yards to accommodate heavy goods vehicles. The skyline is punctuated with the sight of cranes and silos. Some wetlands (reed beds) and scrublands bound the area to the north and west.

#### **Area 2 The N25 Corridor**

This area is bound by the disused railway line to the east and relates to commercial road frontage development on either side of the N25. The importance of this strategic route generates land use activity that is orientated or dependant on the car, including car sales, service stations warehousing etc. The building typologies associated with these

uses vary considerably and therefore the character of the area is less uniform and co-ordinated.

**Area 3            Mixed Use Zone**

This area is bound by road leading to the townland of Shanbogh in the west and runs east to meet with the with character area 2. The predominant land use is agriculture with significant amounts of residential ribbon development and some large industrial premises interspersed. This area also accommodates the sports ground and the parochial hall.

**Area 4            Agricultural**

The area is predominantly agriculture with an industrial premises on the west side. The topography of the area levels out in the form of a plateau.

**Area 5            Suburban and Agriculture.**

The area is bound to the south by the road that links the Albatross site to the R704. There is an almost continuous pattern of residential ribbon development on the east side of this road with one cul de sac development of eight dwellings. A very significant row of mature tress lines the south side of the R704.

Apart from one small incidental open space associated with a small housing scheme there is a lack of passive amenity space. There are no publicly provided parks for passive amenity.

**Objectives:**

1. To co-ordinate a consistent building line along the N25 with standardised building set backs, uniformity of boundary treatments and landscaping, in order to improve the overall image of this commercial corridor referred to in Area 2.
2. Encourage all focal sites identified on the Urban Design Map in appendix C to adopt good quality architectural designs.
3. To secure the protection reinstatement and/or repair of historic rural features such as standing stones, stone walls and distinctive gateposts, while allowing for necessary access to serve future development proposals.
4. To ensure that new development proposals are not designed and laid out as a single entity, but consider the potential need to provide access, both vehicular and pedestrian to adjoining areas in the future.
5. To ensure that for character area 3 there is adequate consideration given to the potential visual impact of any future development in the area on the wider landscape.
6. To ensure that all new development proposals have regard for existing landscape features such as significant trees streams wetlands etc.
7. To ensure that the development of zoned lands must be at sustainable densities
8. To implement the Housing Strategy contained in appendix A of the County Development Plan 2002

### **2.1.3 Serviced sites**

It will be an objective of this Plan to provide for serviced sites on the edge of New Ross which will allow people to design their own homes on their own sites. The would have the potential to encourage people to live close to New Ross and alleviate pressure for ribbon development and urban generated rural housing in the surrounding area.

Maximum recommended densities for this zoning would be in the range of 2 to 5 houses per acre depending on the quality of design and the proposed servicing arrangements.

#### **Objective:**

To zone an area of land for the development of serviced sites for detached low density dwellings.

### **2.1.4 Integration of Developments**

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

This will apply to all types of development not just residential development.

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

<b>Objective:</b>	To assess any new development having regard to the development potential of adjoining land
<b>Objective:</b>	The Council will consider the preparation of Action Area Plan(s) in cooperation with the adjoining local authority for landholdings that lie within the combined functional areas of both Kilkenny County Council and New Ross Town Council when such opportunities are identified.

## **2.2 Infrastructure**

At the public consultation the provision of water supply in the New Ross area was seen as a problem as the supply was seen as inadequate. The deficiency in the existing sewerage facilities was also highlighted. Other issues touch upon were the waste collection broadband and flooding issues at Millbanks.

### **2.2.1 Sewerage Network**

The lack of sanitary services has so far precluded any substantial residential development of the area.



Residential development in the environs is serviced by septic tanks and soakpits. The closeness of the rock to the surface in the residential area places limitations on the potential for such development.

The New Ross Main Drainage Scheme is well advanced in Co. Wexford. Completion of the scheme is expected circa 2006. This scheme includes a new treatment works at Marshmeadows and a quay interceptor sewer. This work will form the major element of the scheme and provides for the collection and secondary treatment of all sewage effluent of all sewage effluent at Marshmeadows prior to discharge to the river Barrow downstream of the town. The scheme is expected to be procured by means of a Design Build Operate (DBO) contract. Those parts of the New Ross environs within County Kilkenny will be able to connect into these services.

<b>Objective:</b>	To support and facilitate New Ross Town Council in its objective to install the new treatment system and quay interceptor.
<b>Objective:</b>	To liaise with New Ross Town Council and Wexford County Council in the servicing the servicing of the development area with foul and stormwater sewers.
<b>Objective:</b>	To enter into negotiations with New Ross Town Council/Wexford County Council in relation to the satisfactory arrangements being made in relation to the disposal of foul and surface water drainage.

### **2.2.2 Surface Water Drainage**

It is an on 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.

<b>Policy:</b>	To seek positive surface water drainage incorporating discharge flow attenuation for all green field site development other than those that are isolated and small in scale and unlikely to increase the risk of flooding.
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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 water course 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 the 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.

### **2.2.3 Water supply**

Currently the New Ross Water Supply derives its raw water from the upland catchment at Poulmonty and Dranagh, Co. Carlow. The proposed augmentation scheme provides for the development of the Camross/Adamstown aquifer in Co. Wexford to cater for the West Central Regional Water Supply Scheme, which includes New Ross and environs. The existing water requirements of the Rosbercon area are presently served from two sources:

1. The main water distribution network of the town of New Ross via extensions to this network across the Barrow Bridge.
2. Private wells within the area itself.

The system in Kilkenny is adequate only to service the area below the 40m-45m O.D contour line.

<b>Objective:</b>
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To liaise with New Ross Town Council and Wexford County Council in the provision and extension of existing water services in the Environs of New Ross.
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### **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 by a private contractor with household and dry recyclables being collected on alternate weeks. 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.

#### **Recycling in New Ross Environs**

Kilkenny County Council does not have a bring facility in the Environs of New Ross. A bring facility is located within the administrative area of New Ross Town Council which serves the Rosbercon area.

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.

<b>Policy:</b>	To continue to encourage and facilitate recycling and the minimisation of waste in line with the South East Regional Waste Management Plan objectives To co operate with New Ross Town Council and Wexford County Council as appropriate towards achieving the objectives of the Regional Waste Management Plan.
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<b>Objective:</b>	To ensure that New Ross Environs has an adequate solid waste collection system
<b>Objective:</b>	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 New Ross and its Environs is acknowledged.

**Policy:**

To support the provision of the necessary telecommunications infrastructure for the existing and future development of New Ross and its Environs.
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**Objective:**

To support and encourage the provision of broadband infrastructure for New Ross and its Environs.
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## **2.3 Employment and Economy**

At the public consultation the significance in terms of the land area and mono use of the existing industrial land uses in the area was highlighted. It was felt that there was a need for a greater mix of uses in the area, not just industrial.

The potential of the river for tourism development and subsequent job creation was highlighted.

### **2.3.1 Retail**

The *Retail Planning Guidelines for Planning Authorities* sets out Government policy in relation retail development throughout the Country. New Ross is defined as a third tier settlement in the Retail Planning Guidelines.

New Ross Town plays an important role as district centre for the south-west of County Wexford and the south east of County Kilkenny.

The New Ross Development Plan has the following over-arching retail policies:

- To maintain the role of the town centre as the location for the majority of convenience shopping,
- To promote the development of the neighbourhood centres for convenience and some comparison shopping subject to the development not having a negative impact on the vitality and vibrancy of the town centre or impact negatively on the neighbourhood centre and surrounding residential area.
- To have regard to the retail planning guidelines for planning authorities
- To require submission of Retail Impact Assessments for large scale developments or developments the Planning Authority considers may impact on the vitality and viability of the town centre.

The Council in its role as planning authority for the Environs of New Ross recognises the role of the Town Centre of New Ross. It also recognises that the existing Rosbercon Neighbourhood centre is servicing the local needs of the Rosbercon area as a location for local shops and important non food outlets and services

There is no significant retail provision proposed in the New Ross Environs Local Area Plan with the exception that the proposed residential zonings will require some small scale local services

In order to serve this residential expansion a further local service centre will be required. It is proposed that this would be located on the lands proposed for residential development in the vicinity of Millbanks.

It is not the intention that this would serve as a second Neighbourhood centre for New Ross but would serve the local needs of the proposed residential developments on these residentially zoned lands.

**Policy:**

To support New Ross Town Council in maintaining the role the Town Centre of New Ross as the location for the majority of convenience shopping

To facilitate an appropriate level of development in the local service centre.

**Objectives:**

To restrict the development in the local service centre to locally required services that are appropriate to the level of residential development being serviced and that will not

have a negative impact on the vitality of the New Ross town centre.

To encourage job/employment creation initiatives on appropriately zoned and serviced land.

To have all new industrial developments appropriately landscaped and screened

All retail developments will be assessed in accordance with the policies as set out in the County Council's Retail Strategy (variation no. 3 of the County Development Plan 2002) and the retail planning guidelines 2005.

### **2.3.2 Tourism**

New Ross has considerable potential as a tourist attraction due to its location in the picturesque Barrow Valley with its river walks, vantage points and water based activities and also due to its strategic location on the Euro-route to and from Rosslare Harbour.

The setting of New Ross on hillsides overlooking the Barrow Valley has provided excellent natural amenities for both active and passive recreation. The area is well wooded and its good views across the Barrow from New Ross are important to the visual amenity of the town. Trees on the skyline within Co. Kilkenny have a visual importance in spite of their relatively small number.

The town also has a significant cultural heritage asset. The development of this sector would have a significant impact on the economy of New Ross and its Environs.

#### **Policy:**

To support the development of the tourism sector in New Ross and its Environs in tandem with New Ross Town Council Wexford County Council and local groups and organisations.

To facilitate the development of facilities that would extend the tourism product, particularly those that would extend the tourist season.

To support the development of the river Barrow for inland navigation in association with New Ross Town Council Wexford County Council and Waterways Ireland.

#### **Objectives:**

To support the provision of a marina development at Rosbercon in conjunction with New Ross Town Council.

## **2.4 Education and Training**

### **2.4.1 Primary Education**

The existing primary school in Rosbercon which serves the area is located within the administrative area of New Ross Town Council. The school at present is operating at capacity. Children from the area have to attend other schools in the general New Ross area. There are four primary schools in New Ross town and its Environs. At the time of preparation of this local area plan the Department of Education were reviewing the provision of primary education within the New Ross area.

#### **Policy:**

It is the policy of the Council to support and facilitate the provision of adequate primary school facilities in conjunction with New Ross Town Council and the Department of Education to serve the needs of the existing and projected populations.
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### **2.4.2 Secondary Education**

There is an existing secondary school in the Rosbercon area which is located within the administrative area of New Ross Town council. At the time of preparation of this Local area plan the Department of Education were reviewing the provision of secondary schooling within the New Ross area.

#### **Policy:**

It is the policy of the Council to support and facilitate the provision of adequate secondary school facilities in conjunction with New Ross Town Council and the Department of Education to serve the needs of the existing and projected populations.
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## **2.5 Transport**

The principal road running through the area is the National Primary Route (N25) from New Ross to Waterford, which is part of the strategic coastal route linking Rosslare with Limerick and Cork and is a part of the designated Trans European Network (TENS). This road is also becoming commonly used as a route from Waterford to Dublin via Enniscorthy. The other connector is the regional road, R704, between Mullinavat and New Ross. The third route is County Road 681 from Thomastown to Mullinavat.

The river is also an important element of the transport structure. Its strategic location facilitates an expensive navigable river system connecting the Barrow and Nore River Valleys. New Ross port, situated 32 km inland on the river Barrow, is recognized as one of the country's major ports and is well located for the transportation of goods relative to Dublin, Cork and Limerick. A rail spur runs from Waterford to Raheen.

It is the Councils long term objective to develop an integrated sustainable system of transport for the County involving road rail bus cycling and walking.

This is also one of the major aims of the New Ross Town Council's Development Plan 2005.

**Policy:**

To develop an integrated sustainable system of transport for the Environs of New Ross in co-operation with New Ross Town Council.

Other issues which were identified by the public consultation exercise were the use of the local road system as a rat run to avoid N25 traffic, footpaths and public lighting on Shanbogh road, Lovers lane and the regional road.

The quality of the existing road surfaces were also highlighted as being of poor quality. The lack of parking at the school and the church was also of concern locally as was the lack of no public transport service to New Ross from the area.

### **2.5.1 Roads**

The New Ross Development Plan 2005 identifies traffic congestion as one of the most significant threats facing the New Ross, which if left unchecked, will impact on the economic vitality of the towns commercial life and the attractiveness of the town as a place to live.

New Ross Town Council commissioned consultant engineers to carry out a traffic management study for the town. The report estimates that there will be an increase of 4% per annum in traffic on the N25 up to 2022 and a 2.5% per annum increase on local New Ross roads which it states as conservative estimate.

It was found that the current number of trips across the bridge is 19,021 and that even with the by-pass traffic across the bridge will be back up to 17,510 by 2022.

For this reason the study recommended an inner relief road together with a new bridge.

This recommendation has been carried through in the New Ross Town Council's Development Plan 2005 (see figure 2 New Ross Development Plan 2005– Objectives TM 26).

The vast majority of the recommendations in the traffic management report relate to specific measures within the functional area of New Ross Town Council but will through the better management of traffic be of benefit to the New Ross Environs within County Kilkenny.

There are issues in relation to the provision of footpaths, public lighting and the quality of the existing local road network which it is an objective of the Council to address over the period of this local area plan.

The location of the second bridge and its integration with the N25 alignment and the rail line is indicative only and will be subject to further study and detailed design.

**Policy:**

It is the policy of the Council to provide a quality road network throughout the environs of New Ross that will secure the safe movement of pedestrians, cyclists and drivers alike.

It is the policy of the Council to support and facilitate the implementation of the traffic management study carried out by New Ross Town Council.

It is the policy of the Council in conjunction with New Ross Town Council to have a second river crossing for New Ross town. (Objective TM26 of the New Ross Development Plan)

**Objective:** To provide a good quality road network with adequate surfacing footpaths and public lighting on the regional road, the New Ross to Shanbogh road, and the road linking these roads to the N25 subject to the availability of finance

Significant proposals for development will be required to prepare a traffic impact statement/assessment in order to demonstrate the effects of the proposed development on the existing traffic situation.

### **2.5.2 Footpaths and Lighting**

At present there is no footpath and inadequate public lighting to the parochial hall and sports ground. It is an objective of the Council to provide these necessary pieces of infrastructure.

**Objective:**

To provide a footpath and public lighting to the parochial hall and sports ground.

### **2.5.3 Traffic calming**

The issue of the existing local road network being used as a rat run to avoid traffic on the N25 was an issue that was raised at the public consultation.

It is the policy of the Council to provide a quality road network to secure the safe movement of pedestrians, cyclists and drivers alike.

**Objectives:**

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

To carry out a review of speed limits within the plan period.



#### **2.5.4 Linkages within the Town**

As discussed in Section 2.1.5, in assessing any new development in New Ross Environs, 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 new developments and the existing built up area.

<b>Objective:</b>	To provide for appropriate pedestrian and cycleway linkages between all new developments
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#### **2.5.5 Public transport**

At the public consultation the lack of a public transport facility for locals to access New Ross town from the Rosbercon side of New Ross was discussed.

There is no dedicated public transport service from the Rosbercon side of New Ross to the Town Centre. This contributes to isolation and exclusion for people with mobility problems due to difficulties in accessing town centre activities.

The area is served by taxi/hackney services in the New Ross area generally.

The New Ross development Plan identifies the Waterford to New Ross rail - line and seeks to prohibit uses which would prejudice the re opening of the line.

##### **Policy:**

To develop an integrated sustainable system of transport for the Environs of New Ross in co-operation with New Ross Town Council.

To improve the accessibility to public transport services.

To encourage, support and facilitate the reopening of the existing rail line and to prohibit development which would prejudice the reopening of the line.

#### **2.5.6 Parking**

At the public consultation the lack of carparking at the schools and the church was highlighted. These land uses are located within the administrative area of New Ross Town Council.

<b>Policy:</b>	The Council will consider proposals for additional car parking on suitable sites and seek appropriate provision of adequate car parking in any new developments
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<b>Objective:</b>	To ensure adequate car parking spaces are provided in all new developments
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## **2.6 Community Facilities – Recreation**

### **2.6.1 Open space/Recreation**

The only area which is zoned for open space recreation in the New Ross Development Plan 2002 is that area associated with the community hall. This is well used but at the public consultation it was identified that the lands and hall need further development as a focal point.

The difficulties of accessing the facility due to the lack of footpaths and public lighting were also highlighted.

The New Ross Development Plan 2005 identifies that there is a lack of a district level open space in the Rosbercon area which needs to be addressed with the possibility of opening up area of the river front for recreational purposes.

#### **Policy:**

To ensure adequate provision of quality open space to meet the needs of the existing and future population

To co operate with New Ross Town Council in the identification of an area for a district level (1 –5 ha) of open space in the Rosbercon area serving New Ross and the Environs of New Ross within County Kilkenny.

To support and facilitate the improvement and upgrading of existing recreational facilities and the provision of new facilities.

To support and facilitate a wide range of recreational facilities for all age groups. In particular to ensure that the recreational needs of children are met.

To ensure that access to and use of all recreational facilities is safe and secure.

To support the objective of New Ross Town Council in the provision of a new swimming pool for New Ross Town.

There is also a need for a local park(s) within the environs on New Ross within County Kilkenny in order to serve the existing and future planned population. This has been dealt with through the zoning objectives for the area which will link future developments into the provision of a local park.

#### **Objective:**

To provide quality open space to meet the needs of the existing and future population

To protect existing open spaces and recreational uses from encroachment by other uses.

To work with the Community to ensure the maximisation of the existing parochial hall and sports grounds as a facility for the community.

To zone within this plan adequate lands for the provision of a local park to serve the existing a future planned populations of the New Ross Environs.

To encourage from the developer(s) of the lands to the east of the parish sports centre, the enhancement of the existing facility for the benefit of the proposed housing and the users of the existing facility alike, through the development control process. In light of such community facilities being a use open to consideration on the Tourism and Office zoned lands to the east, the provision of such facilities to the east of the parish sports centre will permit the principle residential development on the aforementioned tourism and office zoned lands, notwithstanding the range of uses permitted or open to consideration.

## **2.7 Amenity Enhancement**

Under amenity enhancement there were a number of issues which were raised which have been cover in other sections of this plan such as the provision of a park area.

Tree planting was seen as a means of enhancing the amenity of the area.

The pubic consultation also brought forward the issue of tackling litter as a means of amenity enhancement.

### **2.7.1 Conservation**

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 and/or Dúchas, the Heritage Service. 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 Environment & Local Government, 1996.

There are no items on the Record of Protected Structures within the area of the local area plan. As part of the making of this plan an architectural inventory was carried out.

<b>Objective:</b>	To seek the conservation and preservation of the buildings listed in the Record of Protected Structures
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### **2.7.2 Dereliction**

<b>Policy:</b>	To encourage and provide for the sensitive redevelopment of derelict sites in the Environs of New Ross.
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	To implement the Derelict Sites Act 1990 in order to ensure the removal of dereliction within the Plan period as resources permit
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### **2.7.3 Litter**

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

**Policy:**

To implement the Council's litter management plan in relation to the New Ross Environs.
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**Objective:**

To provide additional and improved litter bins in strategic locations and to maintain, or to make arrangements for the maintenance of existing bins in accordance with the Litter Management Plan.
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### **2.7.4 Tree Planting**

Appropriate planting can be used to enhance the environment and additional planting would add to the amenity of the Environs and would also add to any new developments. During the survey work for the preparation of this local area plan a number of existing stands of trees were identified as being of significance. Landscaping requirements for new developments are outlined in Chapter 4 of the Plan.

**Objective:**

To require appropriate planting of semi mature trees, using native species where appropriate, in any new developments and to preserve and augment existing mature trees and hedgerows where feasible.
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To retain the significant trees and tree groups as identified in the urban design map in appendix C and the conservation 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.
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### **2.7.5 Ecology**

An Ecological Survey of the New Ross Environs area was carried out by an Ecologist as part of this Plan process. A number of areas were identified, and this report is included as Appendix 2.

In general the areas identified have been included with specific objectives to maintain their status. There are two exceptions to this where because of existing or permitted land uses it would not be appropriate to include such objectives.

These are area of the existing disused Railway line and the area identified as Dry Meadows and Grassy Verges (GS1).

In relation to the disused railway line it is a strategic objective to reserve this free from development in order to allow for the re opening of the rail-line in the New Ross Development Plan.

In relation to the Meadows and Grassy verges site these lands have already the benefit of a planning permission.

**Objective:**

To ensure the protection and/or conservation as appropriate of the 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 with the exception of the Rail line and the dry meadows areas.

## **2.8 Community Supports – Social Services**

### **2.8.1 Services**

The bulk of services for the area are provided by New Ross town which means that all higher order services have to be accessed across the river by the people living on the western bank of the River Barrow.

A neighbourhood centre has been designated under the New Ross Town Development Plan 2005 at Rosbercon. This is located on the river bank immediately adjacent to O’Hanrahan Bridge. This serves the area within the New Ross Town Council’s area along with the existing residential development within County Kilkenny for neighbourhood facilities such as convenience shopping and local services.

Under this local area plan an expansion of residential development will occur within the County Kilkenny area over and beyond the period of this plan. In order to serve this expansion a further local service centre will be required to service this expansion. It is proposed that this would be located on the lands proposed for residential development in the vicinity of Millbanks.

Appropriate zoning objectives have been included in the zoning objectives map to allow for this strategy.

The nature and scale of development permitted in the local service centre will depend on the population being served by it. The local service centre is intended to serve those within the immediate vicinity of the plan area.

**Policy:**

To facilitate an appropriate level of development in the local service centre

To restrict the development to locally required services that are appropriate to the level of residential development being serviced and that will not have a negative impact on the vitality of the New Ross town centre.

As set out in Section 7.15 of the County Development Plan 2002, it is a policy of the Council to facilitate the development by the Health Service Executive 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.

**Objective:** To co-operate with the Health Service Executive in the provision of health services for the Environs of New Ross.

### **2.8.2 Childcare**

The lack of childcare facilities in the area was highlighted during the public consultation. 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”<sup>7</sup>. Section 3.5.1. of the County Development Plan sets out the policies of Kilkenny County Council in relation to childcare provision. 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”<sup>8</sup> between 2002 and 2006.

**Policy:** To support and facilitate the provision of an adequate range of quality childcare facilities in appropriate locations in the Environs of New Ross

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<sup>7</sup> Department of the Environment and Local Government, 2001, p. 3 *Childcare Facilities – Guidelines for Planning Authorities*, Stationery Office

<sup>8</sup> Kilkenny County Childcare Committee, 2002 *Childcare Development Plan 2002 - 2006*

## **3 DEVELOPMENT OBJECTIVES**

### **3.1 Introduction**

This section of the Proposed Plan sets out specific objectives for the development of The Environs of New Ross. Some of the objectives can be carried out directly by the County Council, but in others, 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 will need to be taken by both the Council New Ross Town Council and local community. The Council, through its Planning and Community and Enterprise Departments, and through co operation with New Ross Town Council intend to facilitate and build the capacity in the community to follow these objectives through.

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

### **3.2 The Development Boundary**

The development boundary for the Environs of New Ross has been designated taking into consideration the following factors:

- The need to provide a compact and accessible expansion to New Ross in accordance with the principles of sustainable development
- The existing built environment and road structure
- The designation of New Ross as a Large Town in the Regional Planning Guidelines 2004
- Potential population growth and demand for housing
- The need to offer locational choice and housing mix
- Proximity to existing and potential community and commercial facilities and the need to encourage sustainable growth
- The level of provision of planned infrastructure
- Existing planning permissions
- The Kilkenny County Council New Ross Environs Development Plan 2002

### **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 The Environs of New Ross.

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

### **3.3.2 Low density residential**

Objective: To provide for low density residential development appropriate to the scale and character of The Environs of New Ross.

The maximum residential density to be permitted here shall be 5 dwellings to the acre depending on servicing arrangements.

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 not



more than 100m sq in gross area, 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 General Development**

Objective: To provide for the development and improvement of appropriate uses in areas where existing commercial uses have established and allow for the development of The Environs of New Ross as a focus for local services, sustaining and strengthening its role as a population centre.

The purpose of this zone is to reflect the existing uses that have established in this zone and to allow for their improvement and expansion as necessary improve retailing, residential, commercial, office, cultural and other uses appropriate to the further development of New Ross Environs.

Permissible Uses: Dwellings, retailing, 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, retail warehousing,

### **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/creche.

### **3.3.7 To provide for Tourism and Office Use.**

Objective: To provide for tourism and related uses and office uses.

Permissible Uses: Bed & Breakfast, Hostel, Hotel Office

Open For Consideration: Car parking including multi storey car park, (touring holiday Caravan park) childcare facilities, drive through restaurant, Garden Centre, Leisure/Community uses (not including pubs & restaurants) Leisure commercial, Library, public house as part of a hotel only, Recycling/Bring centre, Restaurant convenience shop, take away and port related activities.

### **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.

### **3.3.9 Non Conforming Uses**

These are principally uses, which were already in existence prior to the zoning exercise. These established uses will remain undisturbed by the zoning provisions of the plan. Extensions to and improvement of premises accommodating these uses may be permitted where the proposed development would not seriously injure the amenities of the area or prejudice the proper planning and development of the area.

## **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

<b>Specific Objective</b>	<b>Map Ref</b>	<b>Action By</b>	<b>Funding and Support Services</b>	<b>Time scale</b>
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 co ordinate a consistent building line along the N25 with standardised building set backs, uniformity of boundary treatments and landscaping in order to improve the overall image of this commercial corridor.	H2	Local Authority landowners , developers	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan
Encourage all focal sites identified on the Urban Design Map in appendix C to adopt good quality architectural designs.	H3	Local Authority	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan
To secure the protection reinstatement and/or repair of historic rural features such as standing stones, stone walls and distinctive gateposts, while allowing for necessary access to serve future developments	H4	Local authority Developers designers	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan
To ensure that all new development proposals are not designed and laid out as a single entity, but consider the potential need to provide access , both vehicular and pedestrian to adjoining areas in the future.	H5	Local Authority developers designers	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	H6	Developers, Landowners and Local Authority	Developers, Landowners and Local Authority through development control process	Ongoing from adoption of plan
To have a good social mix in new residential developments providing a range of unit types/sizes	H7	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	H8	Developers, landowners and local authority	Developers, landowners and local authority	Ongoing from adoption

areas and the town centre				of plan
To implement the Housing Strategy contained in appendix A of the County Development Plan 2002	H9	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 Environs area to cater for its expansion over the period of the plan	H10	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 sustainable 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	H11	Developers, Landowners and local authority	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan
To zone an area of land for the development of serviced sites for large, detached, 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
The Council will consider the preparation of Action Area Plan(s) in cooperation with the adjoining local authority for landholdings that lie within the combined functional areas of both Kilkenny County Council and New Ross Town Council when such opportunities are identified.	H15	Local authority, landowners and developers	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan

### 3.4.2 Infrastructure

<b>Specific Objective</b>	<b>Map Ref</b>	<b>Action By</b>	<b>Funding and Support services</b>	<b>Time scale</b>
To maintain and improve sewerage services	I1	Local Authority	Local Authority & DoELG	Ongoing from adoption of plan
To prohibit the connection to the	I2	Local authority	Local authority	Ongoing

sewerage system of any proposed development out of phase with the overall development of the village or where the existing services are committed for other development		through the development control process		form adoption of plan
To preserve free from development the way leaves of all public sewers	I3	Local authority through the development control process	Local authority, developers, landowners	Ongoing form adoption of plan
To seek the positive disposal of storm water in all developments	I4	Local authority, developers through the development control process	Developers	Ongoing form adoption of plan
To provide sufficient water to serve all lands zoned for development in this plan	I5	Local authority	Local authority, DoELG	Ongoing form adoption of plan
To continuously monitor water quality in the area to ensure the maintenance of high water quality standards	I6	Local authority	Local authority	Ongoing form adoption of plan
To preserve free from development the way leaves of all public water mains	I7	Local authority through the development control process	Local authority, developers, landowners	Ongoing form adoption of plan
To ensure The Environs of New Ross has an adequate solid waste collection system	I8	Local authority	Local authority, private waste collectors	Ongoing form 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	I9	Local authority, Tidy Towns, residents' associations, local community	Local authority, DoELG, local community	Ongoing from adoption of plan
To enter into negotiations with New Ross Town Council/Wexford County Council in relation to the satisfactory arrangements being made in relation to the disposal of foul and surface water drainage.	I 10	Local authority through the development control process	Local authority	Ongoing from adoption of plan

### 3.4.3 Employment and Economy / Tourism

<b>Specific Objective</b>	<b>Map Ref</b>	<b>Action By</b>	<b>Funding and Support services</b>	<b>Time scale</b>
To restrict the development in the local service centre to locally required services that are appropriate to the level of residential development being serviced and that will not have a negative impact on	E1	Local Authority	Local Authority and developers	Ongoing from adoption of plan

the vitality of the New Ross town centre.				
To encourage job/employment creation initiatives on appropriately zoned and serviced land	E2	Local Authority, BNS, Enterprise Ireland, IDA, Landowners, 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 restrict the development in the local service centre to locally required services that are appropriate to the level of residential development being serviced and that will not have a negative impact on the vitality of the New Ross town centre.	E4	Kilkenny Tourism, SERTA, Local authority, local community, developers	Kilkenny Tourism, SERTA, Local authority, local community	Ongoing from adoption of plan
All retail developments will be assessed in accordance with the policies as set out in the County Council's Retail Strategy (variation no. 3 of the County Development Plan 2002) and the retail planning guidelines 2005.	E5	Local authority in conjunction with developers	Developers	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	ET 1	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	ET2	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	ET3	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	Time scale
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			<b>services</b>	
To provide a good quality road network with adequate surfacing footpaths and public lighting on the regional road, the New Ross to Shanbogh road, and the road linking these roads to the N25 subject to the availability of finance	T1	Local authority / developers	Local authority	Medium term and in conjunction with developments
To provide a footpath and public lighting to the parochial hall and sports ground.	T2	Local Authority	Local Authority /Developers	Medium term
To assess the traffic situation in the environs of New Ross to ascertain the need for a traffic management scheme to address the issue of “rat running” and to prepare a traffic management scheme if required following that assessment	T3	Local Authority	Local authority	Medium term
To ensure adequate car parking spaces are provided in all new developments	T4	Local Authority	Local authority	Ongoing from adoption of plan
To require appropriate public lighting as part of any new residential development	T5	Local authority through development control process	Developers	Ongoing from adoption of plan
To provide for appropriate pedestrian and cycleway linkages between all new and existing developments	T6	Local authority, developers through development control process	Local authority and developers	Ongoing from adoption of plan
The location of the second bridge and its integration with the N25 alignment and the rail line is indicative only and will be subject to further study and detailed design.	T7	Local authority	Local authority	Medium Term
Traffic management proposals for reducing traffic speeds, enhancing pedestrian facilities and improving safety generally within the environs of New Ross will be investigated. These proposals may be carried out subject to the normal statutory procedures and inadequate resources being made available.	T8	Local authority, developers through development control process	Local authority and developers	Ongoing from adoption of plan
To carry out a review a speed limits within the period of the plan	T9	Local authority	Local authority	Medium Term

### **3.4.6 Community Facilities – Recreation**

<b>Specific Objective</b>	<b>Map</b>	<b>Action By</b>	<b>Funding and</b>	<b>Time</b>
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	<b>Ref</b>		<b>Support services</b>	<b>scale</b>
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 protect existing open spaces and recreational uses from encroachment by other uses	R2	Local Authority through development control process		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 ensure the maximisation of the Community Centre as a facility for the community	R4	Local authority, local community	Local community	Ongoing from adoption of plan
To zone within this plan adequate lands for the provision of a local park to serve the existing and future planned populations of the New Ross Environs.	R5	Local Authority		Ongoing from adoption of plan
To encourage from the developer(s) of the lands to the east of the parish sports centre, the enhancement of the existing facility for the benefit of the proposed housing and the users of the existing facility alike, through the development control process. In light of such community facilities being a use open to consideration on the Tourism and Office zoned lands to the east, the provision of such facilities to the east of the parish sports centre will permit the principle residential development on the aforementioned tourism and office zoned lands, notwithstanding the range of uses permitted or open to consideration.	R6	Local authority, developers through development control process	developers through development control process	Ongoing from adoption of plan

### **3.4.7 Amenity Enhancement**

<b>Specific Objective</b>	<b>Map Ref</b>	<b>Action By</b>	<b>Funding and Support services</b>	<b>Time scale</b>
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 provide additional and improved	A2	Local authority, Tidy	Local Authority,	Ongoing



litter bins in strategic locations and to maintain, or to make arrangements for, the maintenance of existing bins		Towns, Residents' associations, Development Association	Tidy Towns, Residents' associations, Development Association	from adoption of plan
To implement the provisions of the Litter Management Plan	A3	Local authority, Tidy Towns, Residents' associations, Development Association	Local authority, Tidy Towns, Residents' associations, Development Association	Ongoing from adoption of plan
To preserve the character of the town, with control of shopfronts and advertising	A4	Local authority through development control process	Local authority, developers, 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	A5	Local authority, developers	Local authority, Tidy Towns, Residents' associations, Development Associations	Ongoing from adoption of plan
To ensure the protection and/or conservation as appropriate of the 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 with the exception of the Rail line and the dry meadows areas	A6	Local authority, landowners, developers	Kilkenny tourism, SERTA, An Bord Fáilte, BNS	Ongoing from adoption of plan
To retain the trees as identified in the conservation 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	A7	Local authority, developers, landowners, Tidy Towns, Development Association	Local authority	Ongoing from adoption of plan

### **3.4.8 Community Supports – Social Services**

<b>Specific Objective</b>	<b>Map Ref</b>	<b>Action By</b>	<b>Funding and Support services</b>	<b>Time scale</b>
To co-operate with the Health Service Executive in the provision of health services for the Environs of New Ross.	CS 1	Local Authority, DoEHLG, Landowners	Local authority, DoEHLG, landowners	Ongoing from adoption of plan
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 Health Service Executive of a comprehensive range of health and social care services and in particular services for the elderly including the development of	CS2	Health Service Executive, Local Authority, developers	Health Service Executive, Local authority, developers	Ongoing from adoption of plan

community, hospital, community nursing and day care services throughout the country.				
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### **3.5 Implementation**

The realisation of these objectives over a period of time will it is felt, significantly benefit 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.

## **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 The Environs of New Ross with the following stipulations attached.

### **4.2 Design Guidance Principles**

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.

Given the overall land use composition of the area, mostly a transitional zone between the rural context of the County and the urban environment of New Ross town, design considerations typically associated with an urban environment are absent, such as street furniture, street lighting streetscape and/or other features of the urban landscape.

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.

### **4.3 Design Elements in the Environs of New Ross**

In terms of the rural character, there are some features of interest, including a standing stone and circular gate posts in the northeast of the plan area.

The boundary treatment of premises along the N25 is at present very discordant with a mixture of different boundary treatments.

In new developments in this area a high standard of design for boundary treatment will be required. In redevelopment opportunities the existing boundary treatments will be assessed with a view to harmonising boundary treatments in this area.

## **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 towns 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:

- *Through routes will be encouraged to provide greater permeability and legibility*
- *Linkages to adjoining developments /development land*
- *Provide a mix of house type in a variety of building forms*
- *Respect the local characteristics and context of the site*
- *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 The Environs of New Ross. 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.

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 a mix in house types in a variety of building forms.

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.

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.

#### **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 1<sup>st</sup> to 31<sup>st</sup> 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.

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

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 B. Existing trees and hedgerows should be retained wherever possible and incorporated into the development.

#### **4.4.6.1 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, 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 bedroomed 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 The Environs of New Ross, 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**

A site has been designated in the New Ross Environs 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, building platform formation 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

<b>Apartment Type</b>	<b>Minimum Floor Area</b>
One Bed	46 m <sup>2</sup>
Two Bed	65 m <sup>2</sup>
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).

### **Car Parking Standards for Various Land Uses**

<b><i>Land Use</i></b>	<b><i>Parking Spaces per Unit</i></b>
Dwelling House	2 car spaces per dwelling unit in suburban areas
Dwelling House	1 space per unit in the city centre.
(Residential areas)	0.25 per dwelling for visitor parking
Flat or Bedsitter	1.25 spaces per unit
Schools	1 space for every classroom plus 4 additional spaces
Churches, theatres, Public halls	1 car space per 10 seats.
Hotels, hostels and guesthouses	1 car space per bedroom
Hotel function rooms	1 space per 10 sq. metres
Public houses, inc. hotel bar	1 car space for every 20m <sup>2</sup> of bar and lounge floor area in the City Centre and 1 car space per 10 sq. m of bar and lounge floor area in all other locations.
Shopping centres, supermarkets, department stores	5 car spaces for every 93 m <sup>2</sup> of gross floor area.
Shops	1 car space per 30 sq. metres in City Centre and 1 space per 20 square metres outside
Restaurants, cafes	1 car space per 20 m <sup>2</sup> gross floor area
Banks and offices	1 car space per 15m <sup>2</sup> of gross floor area and additional space to be determined by the Planning Authority.
Industry	1 car space for every 60m <sup>2</sup> of gross industrial floor area and operational space to be determined by the Planning Authority.
Warehousing	Each application to be determined by the Planning Authority
Retail Warehousing	1 car space for every 35 sq. meters of net retail floor space
Full 18 hole Golf Course	4 car spaces per hole
Par 3 golf courses	2 car spaces per hole
Golf driving ranges, shooting ranges	1 space per bay/ trap plus 3 spaces
Sports grounds and sports clubs	Each application to be determined by the Planning Authority
Hospital	1.50 spaces per bed
Nursing Homes	1 space per 4 bedrooms plus staff
Clinics/Medical practices	3 spaces per consulting room plus staff

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

Where a number of uses are contained within one development, the various uses shall be separated and the overall parking requirements for the development shall be assessed relative to each separate use in order to compute the overall parking requirement for the

development (e.g. in a hotel the function rooms, bars etc. shall be assessed as separate from the bedroom provision).

**However, where a developer can demonstrate to the satisfaction of the Planning Authority that parking spaces will be utilised throughout the day by a number of different users, availing of different facilities within a proposed development, the Planning Authority may, in the interest of sustainability, take this multi use into account when assessing parking needs.**

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.

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

Significant proposals for development will be required to prepare a traffic impact statement/assessment in order to demonstrate the effects of the proposed development on the existing traffic situation.

#### **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 The Environs of New Ross.

#### **4.8 The Likely Significant Effects on the Environment of Implementing the Proposed Environs of New Ross 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 24.9 hectares (61.6 acres) of residential development, and additional area 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 Environs of New Ross 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 The Environs of New Ross was recorded as 115 at the 2002 Census. The lands identified for development are all contiguous to the existing built up area of The Environs of New Ross.

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:

- Policies and objectives to underpin the existing Rosbercon Neighbourhood centre and to ensure the provision of adequate supporting services, facilities and amenities in association with new residential development.
- Objectives for the implementation of the Traffic Management Study recommendations to cater for increased traffic.
- Objectives for high quality architectural design, layout and landscape treatment of all buildings and spaces.

##### **4.8.2.2 Material Assets**

**Traffic:**

Environmental baseline: There are a number of roads existing in The Environs of New Ross at present, including the N25, which is the National Primary Route linking New Ross and Waterford and Wexford.

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 objectives along with road realignment, footpath and public lighting provision.

**Water Supply:**

Environmental baseline: The existing water requirements of the Rosbercon area are presently served from two sources:

- The main water distribution network of the town of New Ross via extensions to this network across the Barrow Bridge.
- Private wells within the area itself.

Likely significant effects:

- Increased demand for water supply

Proposed mitigation measures:

- New water sources will be accessed and utilised to serve the area
- New development will be dependent on the provision of services.

**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. There is no sewerage network at present. Residential development in the environs is serviced by septic tanks and soakpits. It is an objective of this Plan to support and facilitate New Ross Town Council to install a new treatment system and quay interceptor.

Likely significant effects:

Infrastructure will be improved through additional development

Proposed mitigation measures:

Specific objectives to support the construction of a new waste water treatment plant and interceptor sewer to service the proposed residential development.

Specific policies and objectives for the disposal of surface waters with attenuation.

**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 no protected structures in the plan area. Consultants carried out an Urban Design Study and an Architectural Inventory of the environs in order to compile a profile of the architectural character of the area.

No additions to the record of protected structures are proposed as a result of the architectural inventory.

Likely significant effects:

There are no likely significant impacts expected on archaeology or cultural heritage.

Proposed mitigation measures:

None proposed

#### **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 The Environs of New Ross 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 facilitate the growth of New Ross Town in accordance with the targeted growth of New Ross in the Regional Planning Guidelines for the South East Region.

The development of land locally must however be seen in the context of providing the relevant infrastructural services required such as water waste water a roads.



## **APPENDIX 1 – ECOLOGICAL SURVEY**

**Flora and Fauna Report  
The Environs of New Ross Local Area Plan  
For  
Kilkenny County Council**

**January 2004**

Prepared by White Young Green Environmental Limited,  
Bracken Business Park,  
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## **1.0 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 Environs of New Ross 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 2004.

### **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.

## **2.0 DESCRIPTION OF STUDY AREA**

New Ross is situated along the boundary of Counties Kilkenny and Wexford, about 3km south of the River Barrow and River Nore confluence. The River Barrow bisects the town. The roads, N25 and R704, R733 and R700 access the town.

## **3.0 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) along the eastern boundary. A full copy of the site synopsis for this SAC is contained in Appendix A. Its extent within the study area is presented on Figures 1a and 1b.

## **4.0 CONSULTATION**

The Heritage Division, Dept. of Environment Heritage and Local Government, was consulted with respect to the Local Area Plan implementation (21<sup>st</sup> November 2003). No response has been received to date.

The Southern Regional Fisheries Board (SRFB) was consulted with respect to the Local Area Plan implementation (21<sup>st</sup> November 2003). The SRFB state that the Barrow at New Ross acts principally as a zone of passage for various migratory fish species. They further state that there is also commercial fishing carried out in the vicinity of the town.

Salmonids require a very high environmental quality. In terms of 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.

According to the SRFB, construction is about to commence on a new treatment facility which will have the capacity for both industrial and domestic discharges in the New Ross area.

## **5.0 HABITAT ASSESSMENT**

The habitat assessment found that improved agricultural grassland, arable crops and built up areas were the most frequent habitat classes within the study area. Other habitat categories recorded include wet grassland, conifer plantation, woodland, scrub, and freshwater habitats. These habitats are presented on Figures 1a and 1b. Though hedgerows are recognised as being ubiquitous throughout the study area, they were not recorded for the purposes of this study.

Improved Agricultural Grassland (GA1) is generally dominated by perennial rye-grass (*Lolium perenne*) with white clover (*Trifolium repens*) frequent to abundant and broadleaved herbs typically associated with improved pasture. The Arable Crops (BC1) habitat includes recently ploughed areas, fodder beet, and stubble covered lands from last years harvest.

Recolonising Bare Ground (ED3) refers to quite a disturbed area with bare recolonising soil. There is several soil, gravel and beet heaps within the area. The sparse vegetation comprises of creeping bent (*Agrostis stolonifera*), willowherbs (*Epilobium* sp.), buttercups (*Ranunculus* sp.), white clover (*Trifolium repens*), creeping cinquefoil (*Potentilla reptans*), cleavers (*Galium aparine*), daisy (*Bellis perennis*), greater and ribwort plantain (*Plantago major* and *P. lanceolata*) and mayweed (*Matricaria perforata*).

#### Wet Grassland (GS4)

This habitat classification applies to a small area to the southwest of the study area. The ground appears to have been formerly disturbed and is now subject to grazing. *Juncus inflexus* is abundant over sparsely vegetated ground. The grasses perennial rye-grass (*Lolium perenne*), Yorkshire fog (*Holcus lanatus*), creeping bent (*Agrostis stolonifera*) and *Phalaris arundinacea* all range in abundance from occasional to abundant. Herbs include creeping cinquefoil (*Potentilla reptans*), birds-foot trefoil (*Lotus corniculatus*), buttercup (*Ranunculus* sp.), daisy (*Bellis perennis*), thistle (*Cirsium* sp.), ribwort plantain (*Plantago lanceolata*), dandelion (*Taraxacum officinale* agg.) and white clover (*Trifolium repens*).

Scrub (WS1) habitat was recorded along the railway line and also behind Albatross Fertiliser Plant. The railway line habitat is described below. The scrub behind Albatross is located on an embankment approximately 10m wide. Young ash (*Fraxinus excelsior*), gorse (*Ulex europaeus*), elder (*Sambuca nigra*), young birch (*Betula* sp.), young pedunculate oak (*Quercus robur*) and bramble all occur within this area. Herbaceous species occurring include buttercups (*Ranunculus* sp.), goose-grass (*Galium aparine*), foxglove (*Digitalis purpurea*) and thistle (*Cirsium* sp.). Blackbird (*Turdus merula*), wren (*Troglodytes troglodytes*) and long-tailed tits (*Aegithalos caudatus*) were noted within this habitat.

Four sites of ecological significance were identified within the study area:

- River Barrow and River Nore SAC
- Woodland/Conifer Plantation
- Disused Railway
- Dry Meadows

#### **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. The River Barrow is estuarine within the study area. It was not possible to access this site within the study area, however, *Phragmites* reed beds were noted along the waters edge. This area is of national ecological significance and is protected by the EU habitats Directive.

#### **5.2 Woodland/Conifer Plantation**

The Woodland/Conifer Plantation is located to the west of the study area and consists of two main habitat types, Conifer Plantation (WD4) and Oak-Ash-Hazel Woodland (WN2).

##### Conifer Plantation (WD4)

This mature conifer plantation consists of mature Douglas Fir (*Pseudotsuga menziesii*) with occasional Sitka Spruce (*Picea sitchensis*) and Monterey Pine (*Pinus radiata*) occurring occasionally. Tree heights reach approximately 20m. Ivy (*Hedera helix*) is abundant on some trees. Elder (*Sambuca nigra*) is common along the boundaries and is frequent along with young ash (*Fraxinus excelsior*) saplings in the understorey. The

elder is frequently coppiced and reaches heights of up to 4m. Ground cover is reasonably sparse, with ivy occurring abundantly. Foxglove (*Digitalis purpurea*), dandelion (*Taraxacum* sp.), dock (*Rumex obtusifolius*), cleavers (*Galium aparine*), bramble (*Rubus fruticosus*) and wood brome (*Bromus ramosus*) all occur occasionally in the ground flora. Soft-shield ferns (*Polystichum setiferum*) are frequent along the boundaries. Several woodpigeon (*Columba palumbus*) were noted within this habitat. This habitat has good potential for song birds including siskin (*Carduelis spinus*) and red poll (*Carduelis flammea*).

#### Oak-Ash-Hazel Woodland (WN2)

This area is dominated by hazel (*Corylus avellana*) which reach a height of about 6m. The canopy is quite open. Ash (*Fraxinus excelsior*) are also abundant. Ivy is frequent. Rhododendron (*Rhododendron ponticum*) and bramble (*Rubus fruticosus*) are occasional in the understorey. Common rush (*Juncus effusus*) and yellow flag (*Iris pseudocorus*) occur occasionally. Teasel (*Dipsacus fullonum*) occurs infrequently along the boundary.

The conifer/hazel complex has good potential for nesting birds and offers cover for mammals. It should be considered of high local ecological significance.

### **5.3 Disused Railway**

The disused railway which runs to the south east of the study area is largely covered in scrubby species and hence is classified as Scrub (WS1). Hazel (*Corylus avellana*) dominates the embankment, reaching heights of up to 5m. Ash saplings (*Fraxinus excelsior*) are abundant with bramble (*Rubus fruticosus*) and gorse (*Ulex europaeus*) occur frequently. Sycamore (*Acer pseudoplatanus*) and pedunculate oak (*Quercus robur*) are occasional. The railway track line is completely overgrown with bramble. Ferns such as hart's-tongue (*Phyllitis scolopendrium*), bracken (*Pteridium aquilinum*), *Polypodium* sp. and soft shield fern (*Polystichum setiferum*) are frequent. Ivy (*Hedera helix*) is also abundant.

Greenfinch (*Carduelis chloris*) (about 5) were recorded as was woodpigeon (*Columba palumbus*).

This habitat offers a good potential for scrub nesting birds. Furthermore, the scrub cover available acts as an important wildlife corridor. The disused railway is considered of high local ecological significance.

### **5.4 Dry Meadows**

This area is located between the railway line and the N25 in the south of the study area and is classified as Dry Meadows and Grassy Verges (GS2). It is dominated by long grasses and herbs and is not currently grazed. Cock's foot grass (*Dactylis glomerata*) and scutch (*Elymus repens*) are abundant. Timothy (*Phleum pratense*) and crested dog's tail (*Cynosurus cristatus*) occur occasionally to frequently. Rushes, *Juncus effusus* and *J. inflexus* are occasional. Broadleaved herbs include willowherbs (*Epilobium* sp.), meadow and creeping buttercups (*Ranunculus acris* and *R. repens*), creeping cinquefoil (*Potentilla reptans*), knapweed (*Centaurea nigra*), vetches (*Vicia* sp.) dandelion

(*Taraxacum* sp.), and ribwort plantain (*Plantago lanceolata*). Bramble (*Rubus fruticosus*) occurs occasionally within the sward. This area has good potential for ground nesting birds and as such is considered as moderate local ecological value.

## **6.0 OVERALL EVALUATION**

The Environs of New Ross are predominately covered by areas of low ecological value including improved agricultural grassland, arable crops and built-up areas. However, scrub, wet grassland, dry meadow, woodland and conifer plantation are among the other habitats identified during this assessment.

Four areas of ecological significance were identified:

- River Barrow and River Nore SAC (002162)
- Woodland/Conifer Plantation
- Disused Railway
- Dry Meadows

The Barrow at this location is primarily used by migratory fish species. In addition, commercial fishing is frequent in the vicinity of New Ross.

## **7.0 POTENTIAL IMPACTS AND RECOMMENDATIONS**

### **7.1 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

#### **7.1.1 Habitat loss**

This involves the removal/destruction of a habitat.

#### **7.1.2 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.

### **7.1.3 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 habitats within the study area but should be regarded as significant where the four mentioned ecological areas are concerned.

### **8.0 Recommendations**

It is recommended that the four areas identified as being of ecological interest, namely the area designated as part of the River Barrow and River Nore SAC, Woodland/Conifer Plantation, Disused Railway and Dry Meadow be zoned for Open Space purposes.

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 1<sup>st</sup> and ends 31<sup>st</sup> 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.

## APPENDIX 2 – 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 europeus</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 suitable 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 3 – URBAN DESIGN STUDY**

**and**

### **Urban Design Guidelines for Future Development**

Prepared for  
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By

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## **Urban Design Study for the Environs of New Ross**

### **1. Character of the Landscape Setting**

The study area of the environs of New Ross relates to a portion of Rosbercon that lies on the west bank of the River Barrow. The area is part of the River Barrow valley and as such the topography slopes from west to east to the National Primary Route N25. The field system comprises a good mix of tillage and pasture land. East of the N25 the landscape levels out, incorporating wetlands and reed beds, a significant portion of which appear to have been reclaimed for port, industrial and commercial uses.

### **2. Pattern and Shape of the Settlement**

Three routes radiate from the west side of the bridge in New Ross town to serve the study area. These routes are the N25, a southwesterly route to the townland of Shanbogh, and another route to Listerlin and Mullinavat. Another road runs along a northwest to southeast axis connecting each of these roads. The pattern and shape of development follows each of these routes, in a predominantly linear pattern, though the overall impression is that development is fairly random and dispersed. Some consolidation of industrial and commercial activity has occurred along the corridor formed by the N25 and the River Barrow.

### **3. Buildings and Spaces in the Village**

For the purposes of describing the relationship between buildings and spaces in the New Ross Environs, the study area has been classified into a number of Character Areas. These uses describe the existing character of the area, and not the future or planned vision. These are as follows:

#### **Character Area 1: The Port**

This area is bound by the disused railway line to the west and the River Barrow to the east. The land uses relate to the activities of New Ross Port. These uses include open air storage depots for coal and timber, large sheds and other storage buildings. The buildings are large and bulky with large yards to accommodate heavy goods vehicles. The skyline is punctuated with the sight of cranes and silos. Some wetlands (reed beds) and scrublands bound the site to the north and south.

#### **Character Area 2: The N25 Corridor**

This area is bound by the disused railway line to the east and relates to commercial road frontage development on either side of the N25. The importance of this strategic route generates land use activities that are orientated or dependant on the car, including car sales, service stations, warehousing and logistics. The various building typologies associated with these uses varies considerably and are generally planned and laid out with little relationship with each other. Therefore the character of the area is less uniform and co-ordinated, and in urban design terms tends to be less satisfactory. One way of dealing with this is to adopt standard and consistent approaches for the treatment of the boundaries of properties, in terms of materials, landscaping and building set-backs (i.e., the distance of the front façade from the front boundary of the property).

#### **Character Area 3: Mixed Use**

This area is bound by the road leading to the townland Shanbogh in the west and runs east to meet with the Character Area 2 (above). While the predominant land use in the area is agricultural, the impression of the area from the surrounding roads is quite different, given the amount of development on its edges. There is a significant amount of residential ribbon

development on the west side, with some large industrial complexes interspersed, one of which is currently vacant (the former Hartman Ireland Company). There is also a sports ground catering for gaelic games, rugby and soccer, associated with the Parochial hall.

As the topography rises from the River up to the Shanbogh Road, it provides great views across the river to New Ross Town. As such the area is visually vulnerable to insensitive development types, particularly if the entire area was zoned. One way of dealing with this is to introduce a number of landscaping belts across the area. These could be associated with a linear park system as indicated on the Urban Design Map. To be effective, however, such a landscaped park should have significant tree planting (to a width of approximately ten metres) that would include a mix of species, both deciduous and evergreen.

A row of scots pine trees on the Shanbogh Road, near the sports ground add significant character and definition to the area.

#### **Character Area 4: Agricultural**

This area is predominantly agricultural and rural in character, though is bound on its west side by the IDH industrial company. The lands are typically used for tillage. Unlike Character Area 3, the topography in the area levels out in the form of a plateau.

#### **Character Area 5: Suburban & Agricultural**

This area is bound to the south by the road that links the Albatross site to the Mullinavat Road (R704). There is an almost continuous pattern of residential ribbon development on the east side of this road, with one small cul-de-sac development of eight dwellings. On the R704 road leading into Rosbercon and New Ross, and on the boreen leading to the townland of Glinn, there are additional one-off houses interspaced among the agricultural grasslands. A very significant row of mature trees lines the south side of the R704 and the general character and composition of which should be maintained in any future development of the area.

### **4. Roads and Traffic**

Traffic is heavy on the N25 – a busy national route that links Rosslare, Wexford, New Ross and Waterford. Port activity within the study area and at Rosslare Harbour (County Wexford) and Belview (County Waterford), generates a significant portion of heavy goods vehicles along this road, as does the industrial activity associated with the Albatross plant. The N25 has a generous carriageway which facilitates greater traffic flows and speeds than typically found in an urban area (Refer also to Character Area 2, above).

Road surfaces throughout the study area are in good condition, however resurfacing is required on the road that links the Albatross Plant to the R704 (the road to Mullinavat).

There are few footpaths in the study area – with none being provided on the country lanes in the study area, where the intensity of development and character of the roads is gradually becoming more and more suburban. A footpath runs on either side of the N25 from a point that corresponds with the 30 mph speedlimit north to the New Ross Town boundary. For the remaining portion of this road, a median of 2 metres or more predominates.

### **5. Open Space**

Active open space is provided on the Shanbogh Road in the form of a sports ground with associated indoor facilities and changing rooms. The sports ground appears to cater for gaelic games, soccer and rugby.

Apart from one small incidental open space associated with a small housing scheme (in Character Area 5 – see above) there is a lack of passive amenity space. Nor are there any publicly provided

parks for passive amenity. Passive recreational needs are met by the quieter country roads and lanes, which allow for walks and views of the surrounding countryside. Given the general low density of development in the area, the provision of a formal park for passive recreational needs is hard to justify, however, if significant development were to take place in the area, then such space would be required to meet the projected housing need. This could be provided in association with the proposed landscape belt in Character Area 3.

## **6. Other Design Considerations**

Given the overall land use composition of the area, mostly a transitional zone between the rural context of the County and the urban environment of New Ross, other design considerations typically associated with an urban environment are absent, such as the provision of street furniture, street lighting and/or other features of the urban landscape.

In terms of the rural character, there were some features of passing interest, including a standing stone in the most northeasterly field of the study area and circular gate posts at the fields gateway. The origin and date of the standing stone is unknown, so while it may be of archaeological interest, it could also be of much later origins, dating perhaps from the 19<sup>th</sup> Century and relating to an old field marker or gatepost (perhaps even relocated to the site). The condition of the circular gateposts is not in great order and should development take place on either side of the laneway to Glinn, it is likely that the junction may need to be upgraded and improved, perhaps requiring the removal of the gateposts. Some consideration could be given to their maintenance in-situ (perhaps providing pedestrian/cyclist access) or alternatively to reconstruct a similar entrance using the same or similar design.

One building of interest in the study area is the thatched cottage on the Shanbogh Road (near the most southwesterly part of the plan area).

Signage along the N25 is generally well maintained and not overly dominant. However, a proliferation of sandwich boards or similar sign types outside one particular premise may need to be addressed (as it leads to visual clutter), particularly where the signs are situated in the public domain (i.e., a public footpath) – see photos 7 & 8.

The boundary treatment of premises along the N25 creates a discordant image. At present, there are concrete walls, concrete fencing, chain link, wrought iron and galvanized fencing, each of varying heights. As outlined above, one way of dealing with this is to adopt standard and consistent approaches for the treatment of the boundaries of properties, in terms of materials, landscaping and building set-backs (i.e., the distance of the front façade from the front boundary of the property). Along a few sections young beech trees have been planted. A continuation of the planting would assist in a more unified approach.

## **7. Design Principles Based on Distinctive Local Character**

- Protect the visual amenity and biodiversity of the southern stream course leading to the River Barrow by restricting development proposals in the adjacent wetland areas and woodland areas.
- Reserve the railway line free from development and consider the provision of an amenity walkway and/or cycle route along its route.
- Seek to co-ordinate a consistent building line along the N25 with standardized building set-backs, uniformity of boundary treatments and landscaping, so as to improve the overall image of this commercial corridor.
- Encourage all focal sites to adopt good quality architectural designs. These sites are identified on the Urban Design Map.

- Consider the protection, reinstatement and/or repair of historic rural features such as standing stones, stone walls and distinctive gateposts, while allowing for necessary access to serve future development proposals.
- Consider, subject to resources, a scheme to extend the footpaths along the N25 southbound within the study area and co-ordinate with a landscaping programme of street trees or hedging (i.e., a continuation of beech hedging).
- Upgrade and resurface, as resources permit, the road leading from the Albatross Plant to the R704 (Mullinavat Road).
- Ensure that all new developments are not designed and laid out as a single entity, but consider the potential need to provide access (both vehicular and pedestrian) to adjoining areas in the future.
- Ensure that all new development proposals have regard for existing landscape features such as significant tree groups, streams and wetlands. In particular, it is an objective to protect those tree groups identified on the Urban Design Map.
- Ensure that for Character Area 3, there is adequate consideration for the potential visual impact of any future development in the area on the wider landscape, and consider the implementation of an appropriate landscaped open space belt to screen or temper any potential negative visual impact.
- Consider the inclusion of the thatched dwelling on Shanbogh Road in the Record of Protected Structures.

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