

# Stoneyford Local Area Plan



**KILKENNY COUNTY COUNCIL  
PLANNING DEPARTMENT  
16<sup>th</sup> October, 2006**

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# **1 INTRODUCTION**

## **1.1 Legal Basis**

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

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

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

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

The Local Area Plan will remain in statute for a period of six years from the date of adoption, notwithstanding any review of the County Development Plan. The Planning Authority may amend or revoke a Local Area Plan at any time. The Local Area Plan will cease to have effect in respect of the 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 Planning Context**

It is an objective of the County Development Plan, 2002, (CDP, 2002) Paragraph 7.8.2.1, to prepare Local Area Plans for particular areas, whether rural, urban or suburban as the need arises and as resources permit during the term of the Development Plan. Stoneyford is a designated centre under the CDP, 2002. It will be a policy of the Council to encourage housing development to locate in the designated villages and villages where infrastructural and social services exist or are planned to be provided.

## **1.3 Locational Context**

Stoneyford is situated approximately 11 kilometres south of Kilkenny City on the N10. The village is set within a saucer like depression in the landscape, at the junction of the roads from the Cotterellsbooley (north-east), Mount Juliet (west) and Rathduff (south) villagelands.

Two small streams run through the village, one to the west and the second to the north of the village. Both streams join the north of the village and continue northwards as a tributary to the Kings River, which is less than 500 metres from the village.

## 1.4 Urban Structure

The village is laid out in a linear fashion along Main Street. A notable feature of the village's plan is the uniformity of the plot pattern, with most of the traditional plots running to the same depth, with the notable exception of the traditionally more important Church. This would suggest that the village was laid out or planned at one particular point in time, as opposed to a slow or gradual evolution over a few hundred years.

While the 1839 Ordnance Survey map revealed that some development had taken place on the west end of the village on what is now the N10 and these dwellings backed onto a stream in the vicinity, there is only one such development evident there today. However, the west end of the village, does reveal a number of smaller modern housing developments in addition to a number of bungalows developed in a linear fashion along its route in the interests of traffic safety and has thus assisted in containing the village.

Though the village displays dereliction, it maintains its traditional character to a significant extent and retains its attractiveness. The street is broad with on-street car parking and wide footpaths on either side. A continuous building line runs along much of the street. Where in fill development has taken place, it generally has tried to maintain former and existing building lines or establish new ones along traditional principles.

Traditionally, a departure from standard or existing building lines was reserved for important civic and religious buildings and this is evident in Stoneyford in the sitting of the Church. It is set back significantly from the street and in doing so, has positioned the Church on more elevated portion of the site, thus enhancing its profile in the local community.

There are no means of civic space within the village, such as a market square and it appears that the village was never of significant size to merit one.

There are few buildings of notable character, with perhaps the exception of the Catholic Church, which is of simple cruciform shape, to which an additional porch added to in later years. There is good variation in building heights in the village with single and two storeys predominating with some three storeys also evident. Most buildings are finished in a cement render and have slate roofs. Few buildings, if any retain the original timber sash window or doors. A notable feature of several buildings on the Main Street are the projecting porches, which have been feasible in light of the broad pavement, and which otherwise would not be a notable feature of the Kilkenny village street space.

The core area of the village, as described in the foregoing paragraphs, generally retains its distinctive character and as such it has been delineated on the attached Urban Design Map as an 'Area of Notable Character'.

The N10, connecting Kilkenny to Waterford City, runs directly through the village of Stoneyford and thus it experiences fairly heavy traffic volumes. As a National Primary route, the road is maintained to a high standard.

## 1.5 Population

The Stoneyford DED had a population of 487 persons recorded at the 2002 Census. The population for ED of Lawcus, Stoneyford was 112 persons according to the 2002 census of population. The recent trends in population are shown in Table 1 below.

**Table 1: Population in Stoneyford DED between 1986 and 2002**

| Year | Population |
|------|------------|
| 1986 | 419        |
| 1991 | 398        |
| 1996 | 443        |
| 2002 | 487        |

There was an increase in the population of 44 people from 1996 to 2002. This is higher than the percentage increase in population in the county as a whole, of 6.7%.

The village itself is recorded as having a population of 273 in 2002 but was not recorded in the 1996 census.

## 1.6 Planning History

An examination of recent planning history in Stoneyford gives some indication of the development trends in the area. On the Kells Road there is a large housing development called Lawcus Fields and there is also a more recent housing development called Chapel View located off the main street. Permission has also been granted for a bar/restaurant and guesthouse also on the Main Street to the front of Chapel View housing estate. Further housing developments have been refused mainly on the basis of lack of services over the years indicating strong demand for housing in Stoneyford.

## 1.7 Heritage Designations

### 1.7.1 Record of Protected Structures

Stoneyford has a number of protected structures recorded in the County Development Plan, 2002, Record of Protected Structures. The existing Record of Protected Structures is shown in Appendix 1 of the Plan.

## 1.8 Nature Conservation Designations

Although there are no designated nature conservation sites within the development boundary for Stoneyford, the River Barrow and River Nore cSAC is located to the north of the study area for Stoneyford. This site is of national and international importance and is protected by the EU Habitats Directive. The Kings River is a tributary of the River

Nore and it also holds an important population of the white-clawed crayfish which is protected under the EU Habitats Directive and under the Irish Wildlife Act 1976.

An Ecological Survey of the Stoneyford area was carried out by an Ecologist as part of this plan process. This report is included as Appendix 2 of this Plan.

## **1.9 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.

The Strategy also makes reference to the network of villages that has developed throughout the south east region, with the support of a traditionally prosperous agricultural base. In the context of falling farm-based employment the Strategy states that there is a need to address the development of these villages, and to enhance the attractiveness of them as residential areas and locations for other functions, such as tourism, drawn to the region by the Waterford gateway and the extensive network of larger urban centres throughout the region. Such initiatives could include local infrastructure servicing programmes either by local authorities or in partnership with the private sector, the acquisition of key sites that unlock potential for back-land development and complementary policies to encourage people to live in villages by making them more pleasant places to live.

## **1.10 Public Consultation**

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

The 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 posted to representatives of local community groups and organisations which had been identified through the County Development Board. Statutory bodies and Government agencies were also notified and sent a leaflet. In addition, the meeting was advertised on the Council website, on local radio and in the local press.

A public consultation meeting was held on the 13<sup>th</sup> October 2004 in Stoneyford Community 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 Plan. The entire group was divided into 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 Stoneyford.

## 2. POLICIES AND OBJECTIVES

The information gathered was divided under a total of eight headings. Each heading is dealt with below, in a structured format. First, the issues raised in the public consultation are outlined. Second, the existing situation, based on a 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

In general, there is a positive attitude towards development. However, concern was raised with regard to the capacity of the existing services in the village.

#### 2.1.1 Development Strategy

Stoneyford ED had a population of 487 recorded at the 2002 Census. The ED of Lawcus, had a population of 112 recorded at the last census. The population of the village is recorded at 273 in the 2002 Census. The capacity of Stoneyford to accommodate population growth can be examined by assessing the capacity of the services available such as infrastructure, community and education.

With regard to the infrastructural services, the water supply and sewage network needs to be improved.

The development strategy for Stoneyford will provide for the consolidation and expansion of the existing built-up area by appropriate and controlled expansion of development to the existing village, which is intended to be socially cohesive and will support appropriate service expansion. The Council will encourage the planned housing development of serviced lands within the development boundary. Development on any zoned land must be at sustainable densities.

The plan allows for the expansion of the village in a controlled manner.

This development strategy for Stoneyford is in line with the National Spatial Strategy and the Regional Planning Guidelines which seek the expansion of the smaller villages and villages to strengthen their roles as service and residential centres in a way that respects their existing character.

Achieving the right balance between encouraging development and the scale and nature of such development is critical.

|                |   |
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| <b>Policy:</b> | To ensure the controlled development of Stoneyford, which reflects the character of the existing village in terms of structure, pattern, scale, design and materials, with adequate provision of open space |
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| <b>Objectives:</b> | 1. To protect the residential amenity of existing dwellings |
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2. To ensure a high standard in design, layout, provision of open space, landscaping in new residential developments.
3. To ensure a variation in house type and size in new residential developments.
4. To have a good social mix in the village and in new residential developments providing a range of unit types/sizes
5. To encourage the provision of landscaped pedestrian and bicycle links between and within residential areas and the village centre
6. To implement the Housing Strategy contained in the County Development Plan.
7. To ensure that an adequate amount of land is included in the development boundary of the village to cater for its expansion over the period of the plan
8. To encourage planned housing development of serviced lands within the development boundary. The Planning Authority will require that serviced/serviceable lands will be developed in depth and at appropriate densities. The use of degraded or brown field sites will be preferred and utilised where possible in order to improve the environmental character of the village

### 2.1.2 Urban Form

The village is laid out in a linear fashion along Main Street. A notable feature of the village's plan is the uniformity of the plot pattern, with most of the traditional plots running to the same depth, with the notable exception of the traditionally more important Church. This would suggest that the village was laid out or planned at one particular point in time, as opposed to a slow or gradual evolution over a few hundred years.

While the 1839 Ordnance Survey map revealed that some development had taken place on the west end of the village on what is now the N10 and that these dwellings backed onto the stream in the vicinity, there is only one such development evident there today. However, the west end of the village, does reveal a number of smaller modern housing developments in addition to a number of bungalows developed in a linear fashion along the road front of the Kells Road. The status of the National primary route - the N10 - has restricted such development along its route in the interests of traffic safety and has thus assisted in containing the village.

The street is broad with on-street car parking and wide footpaths on either side. A continuous building line runs along much of the street. Where infill development has taken place, it generally has tried to maintain former and existing building lines or establish new ones along traditional principles.

There are no areas of civic space within the village, such as a market square and it appears that the village was never of significant size to merit one.

#### **Objectives:**

1. To ensure that infill development is contextually compatible as is outlined in Appendix 3
2. To ensure the maintenance and protection of housing within the village centre, and to encourage continued residential use of upper floors. To encourage the building of new infill development where vacant plots exist

3. To encourage sensitive conversion to residential or tourist accommodation or other appropriate use, of historic structures whose original use has become redundant

### 2.1.3 Serviced sites

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

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

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

An area of land south of the main street has been zoned low density residential to facilitate low density development.

### 2.1.4 Integration of Residential Developments

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

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

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

## 2.2 Infrastructure

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

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

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| <b>Objective:</b> | To secure the upgrading of all water services through agreements with developers and/or landowners as appropriate |
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### 2.2.1 Sewerage Network

Stoneyford is served by a sewerage scheme with secondary treatment only, which was constructed in 1982 and upgraded in 1999. This plant is currently operating at its design capacity.

For development to proceed in the village, it will be necessary for development proposals to address the existing foul and storm drainage networks. It is not the intention of the Council to allow further significant development without the mechanism in place to deliver the necessary upgrading of the foul and storm networks as appropriate.

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

It is not the intention of the Council to allow further multiple housing developments in the village until such time as the Council has upgraded the treatment plant or an agreement has been reached with developer/s or landowners to secure the upgrading of the waste water treatment plant

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| <b>Policy:</b> | To ensure that the necessary sewerage facilities to serve the needs of all existing and planned development within the village are provided and to prevent pollution |
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| <b>Objective:</b> | To improve and upgrade the existing foul sewer network in conjunction with permitted development. |
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| <b>Objective:</b> | To prohibit the connection to the 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 |
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| <b>Objective:</b> | To improve sewerage services and to upgrade the treatment system as resources and finances permit |
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| <b>Objective:</b> | To preserve free from development, the way leaves of all public sewers. |
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### 2.2.2 Surface Water Drainage

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

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| <b>Policy:</b> | To seek positive surface water drainage incorporating discharge flow attenuation for all green field site developments other than those that are isolated and small in scale and unlikely to increase the risk of flooding |
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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 watercourse into which discharge is proposed has an adequate capacity, and will not give rise to flooding off site.

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

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

### 2.2.3 Water supply

Stoneyford is served by the Bennetsbridge Water Supply Scheme. At present, water supply volumes in the scheme are inadequate to meet any further development, and any new developments will be required to provide a temporary private water supply, which will be maintained indefinitely until the public water supply is upgraded. Apart from deficiencies in water volumes, satisfaction was expressed with the water supply generally. The public water supply will be upgraded, subject to adequate funding being available, as part of the National Water Services Investment Programme.

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

### 2.2.4 Waste

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

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

With regard to recycling, it is Council and regional policy that bottle banks for clear, green and brown glass and aluminium cans are provided at villages throughout the county. There is a bottle bank in Stoneyford at present, located at the Community Hall car park, where glass (brown, green, clear), aluminium and steel cans are recycled. This is considered an appropriate location for a bottle bank.

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

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

The importance of education and awareness in the encouragement of recycling and promoting more sustainable practices is acknowledged by Kilkenny County Council, and endorsed by the position in the Council of a full time Environmental Awareness Officer. 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.

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| <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 |
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| <b>Objective:</b> | To ensure Stoneyford has an adequate solid waste collection system |
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| <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 |
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### 2.2.5 Telecommunications

Telecommunications have become centrally important to the prospects of any local economy, and their role in the development of Stoneyford was emphasised through the

public consultation. Broadband was seen as critical, and the Council should endeavour to support the provision and extension of broadband infrastructure, in conjunction with the Department of Communications, Marine and Natural Resources.

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|----------------|--|
| <b>Policy:</b> | To support and encourage the provision of the necessary telecommunications for the existing and future development of Stoneyford |
| <b>Policy:</b> | To support and encourage the provision of broadband infrastructure in Stoneyford   |

## 2.3 Employment and Economy

It was noted that there is a lack of employment opportunities in Stoneyford and it was also noted that commuting to Kilkenny plays a significant role in Stoneyford's economy.

There is a need for rural development initiatives which encourage community-led job creation schemes. There are a number of agencies which can assist and facilitate in this, and these should be identified and a partnership established to initiate this. A site has been designated for industrial purposes, to the south west of the village, for new light industrial developments.

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

### 2.3.1 Retail

The *Retail Planning Guidelines for Planning Authorities* sets out Government policy in relation to shops in small villages and rural areas<sup>1</sup>. The vital role that foodstores and supermarkets play in maintaining the quality and range of shopping in smaller rural village centres and assisting in the anchoring of the surrounding local economy, is recognised. Planning policies should be supportive of local facilities in small villages and villages which provide an effective and valuable service to the local economy.

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

Where it is not possible to provide the form and scale of development that is required on a site within the village centre, then consideration can be given to a site on the edge of the

<sup>1</sup> Department of the Environment and Local Government, 2004 *Retail Planning Guidelines for Planning Authorities*

village centre. An edge of centre location is one within easy and convenient walking distance from the village centre, and providing parking facilities that serve the centre as well as the new development, thus enabling one trip to serve several purposes.

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

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| <b>Policy:</b>    | To facilitate the expansion of the retail base to serve the needs of the current and future population, in accordance with the policies as laid out by the County Development Plan 2002 and the Retail Planning Guidelines, 2004 |
| <b>Objective:</b> | To encourage and facilitate the preservation and enhancement of Stoneyford as a local service centre   |

### 2.3.2 Tourism

The King's River runs to the north of the village of Stoneyford. It is an important salmonid river which merges with the River Nore to the east of Stoneyford. The King's River is used regularly for fishing.

The Kilkenny craft/tourist trail currently centres on the neighbouring villages and villages of Thomasvillage, Bennetsbridge and Kells and the Mount Juliet Estate is also located nearby.

It was expressed at public consultation that there is a need to exploit these tourist resources and make people more aware of the tourist opportunities in Stoneyford and its surroundings.

Constraints to the exploitation of tourism included a lack of availability of accommodation such as B & B's and self catering accommodation in the vicinity, the lack of facilities for campers, lack of signage and the poor promotion of Stoneyford as a tourist location.

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| <b>Policy:</b> | To facilitate the protection, promotion and enjoyment of the built and natural heritage of the area, in conjunction with the local community and relevant agencies. |
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| <b>Objective:</b> | To facilitate and encourage the development of facilities catering for tourists in Stoneyford |
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## 2.4 Education and Training

There were a number of issues raised during public consultation with regard to the primary school, the main issue being the need for the school to expand.

**2.4.1 Primary Education**

Stoneyford is served by one primary school, Scoil Chiarain Naofa, which was opened in 1948. There are currently 76 pupils with three mainstream teachers and one part time special needs teacher. The school consists of three classrooms and a staff room. There is a concrete yard to the front and to the back of the school with a grassed area to the side. However, there is no playing field. The school is situated between the N10 and a local primary road. There is also an old pedestrian access in the boundary wall to the side of the school, which leads directly onto the N10.

With the expansion of the village there is a need to plan ahead for the provision of extra facilities for primary school children. Land has been reserved for the expansion of the existing school facilities into lands immediately to the rear of the existing school site.

**2.4.2 Secondary Education**

There is no secondary school in Stoneyford, the majority of secondary school pupils from the area attend the secondary schools in Kilkenny.

**2.4.3 Third level Education**

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

**2.4.4 Adult Education**

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

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| <b>Objective:</b> | To facilitate the development of educational opportunities and facilities to meet the needs of the existing and future population   |
| <b>Objective:</b> | 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, in particular to reserve the lands to the rear of the existing school (zoned community facilities) for expansion of the existing school. |
| <b>Objective:</b> | To reserve a site for a school (zoned community facilities) located between the community hall lands and the N10.   |
| <b>Objective:</b> | To support the continuation of the FÁS Community Employment Scheme or other equivalent/replacement scheme   |

## 2.5 Transport

### 2.5.1 Roads

The main road running through Stoneyford is the N10, which is the National Primary Route linking Kilkenny and Waterford. There is a proposal to construct a new high quality dual carriageway between Dublin and Waterford, which will by-pass Stoneyford. At present this project has had a compulsory purchase order confirmed and is expected to begin construction on the Stoneyford section in the spring of 2008 with an expected completion by 2010.

### 2.5.2 Footpaths and Lighting

While the road surfaces in the village are generally in quite good condition, footpaths throughout the village are in quite poor condition. Most are constructed of concrete and are cracked, broken and in a number of places the concrete surface has been worn away completely. Footpaths on the east end of the village, near the junction with the villageland of Cotterellsbooley and in the vicinity of the school, are of tarmac surface with concrete kerbing, and are well maintained. It is noted too, that in front of recent infill development at this end of the village, the area of on-street car parking has been differentiated with the use of concrete stone setts, providing a pleasant appearance.

The priority areas identified for improvements to footpaths, pedestrian facilities and lighting at the public consultation were on the Kells Road, the N10 from Stoneyford to Ennisnag and along the Main Street in the village.

The National Roads Authority have allocated 50,000euro for traffic calming along the N10 in Stoneyford village. The National Roads Authority has also allocated substantial monies for works to the N10 between Danesfort and Stoneyford. The Special Works Scheme for 2006 has allocated 25,000 euro for further works including footpath renewal, overlay road and ramp on the road from the main street into the Community Hall in Stoneyford. This will all be carried out within the coming 12 months.

Appropriate public lighting will be required as part of any new development.

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| <b>Policy:</b> | To provide quality lighting and footpaths throughout the village that will secure the safe movement of pedestrians, cyclists and drivers alike |
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| <b>Objective:</b> | To carry out repairs to footpaths in Stoneyford under the 2006 Special Works scheme                  |
| <b>Objective:</b> | To require appropriate public lighting as part of any new residential development                    |
| <b>Objective:</b> | To provide for a safe pedestrian route from Stoneyford to Ennisnag as resources and finances permit. |

### 2.5.3 Traffic calming

Speeding was identified as a problem, particularly on approach roads and through the village. The lack of car parking at the church was also identified as an issue. Planning permission has been received by the parish to develop a carpark.

The National Roads Authority have allocated 50,000euro for traffic calming along the N10 in Stoneyford village. This will be designed and implemented within the next 12 months.

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| <b>Objective :</b> | To prepare, construct and implement a traffic management scheme for Stoneyford within the period of the Plan. |
|--------------------|---|

### 2.5.4 Traffic at the Schools

Concern was expressed with regard to a number of traffic issues including the stile which leads from the school grounds out onto the N10 and with regard to the need for a pedestrian crossing and path from the school to the church.

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| <b>Objective:</b> | To establish a pedestrian link from the school to the Church as resources and finances permit. |
|-------------------|--|

### 2.5.5 Linkages within the Village

As discussed in Section 2.1.5, in assessing any new development in Stoneyford, 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 village.

On the zoning objectives map a number of desirable linkages for the village have been identified. These are shown by the heavy black lines on the zoning objectives map.

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| <b>Objective:</b> | To provide for appropriate vehicular, pedestrian and cycleway linkages between all new and existing developments as the opportunity arises. |
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### 2.5.6 Public transport

There is a good public transport service through Stoneyford due to its location on the N10 national route. There is a Ring-a-link bus service which serves the more socially isolated areas in the rural hinterland of Stoneyford. This service travels into Kilkenny City every Thursday.

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| <b>Objective:</b> | To facilitate and encourage the expansion of public transport servicing Stoneyford. |
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### 2.5.7 Parking

Parking in Stoneyford is mainly provided on street and general satisfaction was expressed at the public consultation. However, car parking associated with the church was a major issue. Since the public consultation planning permission was granted for additional car parking at the church.

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| <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                               |
| <b>Objective:</b> | To provide disabled car parking spaces at appropriate locations throughout the village.                  |
| <b>Objective:</b> | To apply the car parking standards in the County Development Plan to new developments within the village |

## 2.6 Community Facilities – Recreation

### 2.6.1 Open space

There are no areas of civic space within the village, such as a market square.

An active area of public open space in the village is the sports grounds beside the Community Hall which provides for active recreational amenity. A small area of passive open space is situated at the entrance to the housing estate near the junction with the Kells Road. This park lies to the west of the stream in the vicinity and thus is provided with an attractive setting, with older tree groups and facilities in the form of picnic benches and seating.

Street Furniture in the village comprises a number of features, including a number of planters, a telephone kiosk, benches, a traditional water pump and litter bins. There is a stone inscribed seat (in memory of Tess McGuire) on the bend of the N10. The seating is in good condition.

Two new significant areas of open space have been identified in the plan. These are along the existing stream located along the eastern boundary to Lawcus Fields housing development and on lands north of the main street.

On the lands east of Lawcus fields approximately 0.8ha (1.9 acres) of open space are to be provided (Block 2) and on the lands north of the main street approximately 2.4 ha (5.9 acres) are to be provided through blocks 4,7,5 and 6.

The lands adjacent to Lawcus fields are intended to provide for mainly passive recreation and walking while the lands north of the main street are intended to provide for active recreation as well as passive recreation.

**Policy:**

1. The Planning Authority will not normally permit development which would result in the loss of public or private playing fields, parks, children’s play space, amenity open space or land zoned for recreational or open space purposes. An exception may be considered where all of the following requirements are demonstrably met:
  - a) There is a clear excess of playing fields or open space provision within the area. This should take into account the long-term needs of the community, the type and recreational and amenity value and accessibility of such provision.
  - b) Alternative compensatory provision is made which is both accessible to and of equal or greater quality and benefit to the community.
  - c) The continued use, proper maintenance and enhancement of the amenity/facility can best be achieved by the redevelopment of a small part of the site that will not adversely affect its overall sporting, recreational and/or amenity value of the facility.
  - d) The site is indicated for an alternative use in the development plan.
2. It is the policy of the Council to provide, maintain and manage a children’s play area in Stoneyford within public open spaces or other suitable locations where it is appropriate and as finance and resources permit.
3. The Council will investigate ways of improving the quality and capacity of existing sporting and recreational facilities.
4. The Council will investigate ways of assisting in the provision of new sporting recreational and leisure facilities through initiatives in both the public and private sector

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| <b>Objective:</b> | To provide quality open space to meet the needs of the existing and future population                             |
| <b>Objective:</b> | To ensure that all residential developments address adjoining open space to provide for their passive supervision |
| <b>Objective:</b> | To protect the water quality of the King’s River and to develop a walk to the river from the village              |
| <b>Objective:</b> | To protect existing open spaces and recreational uses from encroachment by other uses                             |
| <b>Objective:</b> | To facilitate and support the creation of a new burial ground in Stoneyford                                       |

## 2.6.2 Recreation

There are a number of sporting groups in the village. Sports available include hurling, football, soccer and camogie. However, the GAA pitch in Stoneyford is inadequate and the senior GAA teams have to use the GAA pitch in Hugginstown. The soccer pitch is privately owned.

Other recreational groups active in the village include a drama group, mother and toddler group and bingo is also held in the Community Hall located at the GAA grounds in the middle of the village. It was stated at the public consultation that there is a lack of activities for the elderly and retired.

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| <b>Objective:</b> | To ensure the maximisation of the Community Hall as a facility for the community  |
| <b>Objective:</b> | To support the GAA in the development of facilities in the village.   |
| <b>Objective:</b> | To support the provision of appropriate recreational facilities to serve the present and future population of the village.                                    |
| <b>Objective:</b> | To secure the provision of adequate recreation and amenity facilities in conjunction with new developments.   |
| <b>Objective:</b> | To facilitate the provision of a play ground in an area close to the existing community hall or other suitable location to be agreed with the local community |

## 2.7 Conservation and Preservation

A number of issues with regard to conservation and preservation in Stoneyford emerged at the public consultation.

Poor upkeep and maintenance were identified as some of the problems. Litter was also identified as an issue.

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| <b>Policy:</b> | To protect and enhance the amenity and built environment of Stoneyford and to provide an aesthetically pleasing appearance for both the built and natural environment of the village |
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### 2.7.1 Conservation

Stoneyford has 5 structures listed in the County Development Plan, 2002. As part of this plan an architectural assessment of the existing buildings in the village has been carried out, and the Record will be amended in accordance with this assessment under a separate statutory process. The existing Record of Protected Structures is shown in Appendix 1.

It is an objective of the Council to preserve Protected Structures. Alterations to Protected Structures normally require planning permission and should be subject to early consultation with Kilkenny County Council's Conservation Officer. Generally, all repair

and maintenance works should be carried out on a ‘like for like’ basis and in accordance with the Conservation Guidelines published by the Department of the Environment, Heritage & Local Government, 1996. In addition, the Council will assess any application for redevelopment or infill for its contribution to the streetscape. Further guidance on this is available in Chapter 4.

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|-------------------|--|
| <b>Objective:</b> | To seek the conservation and protection of the buildings listed in the Record of Protected Structures. |
| <b>Objective:</b> | To seek the removal of the billboard advertisement on the Schoolhouse at the church gate               |

### 2.7.2 Archaeology

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

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

### 2.7.3 Dereliction

There are currently no identified registered derelict sites in Stoneyford. However, the poor upkeep and maintenance of buildings was identified as an issue in the village. Guidelines for the redevelopment of sites are outlined in Chapter 4.

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

### 2.7.4 Litter

Litter was an issue raised during the public consultation. Concern was expressed with regard to the emptying of public bins throughout the village. The public litter bins throughout the village are collected by private contractors.

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

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| <b>Objective:</b> | To reassess the provision of additional and improved litter bins along the main street and to maintain, or to make arrangements for, the maintenance of existing bins under the Litter Management Plan, 2003 - 2006 |
| <b>Objective:</b> | To implement the provisions of the Litter Management Plan   |

### 2.7.5 Shopfronts

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

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| <b>Objective:</b> | To seek, as the opportunity arises, that all utility cables in the village are laid underground   |
| <b>Objective:</b> | To control the development of shopfronts and advertising to preserve the character of the village.  |
| <b>Objective:</b> | To ensure that the scale of shopfront signs and nameplates is not out of scale with the ground floor façade area of a building nor out of character with the overall composition of the building. |

### 2.7.6 Planting

Appropriate planting can be used to enhance the environment and additional planting would add to the amenity of the village, and would also add to any new developments. Landscaping requirements for new developments are outlined in Chapter 4.

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| <b>Objective:</b> | To require appropriate planting of semi-mature trees, using native species where appropriate, in any new development and to preserve and augment existing mature trees and hedgerows |
| <b>Objective:</b> | To encourage the appropriate planting of semi-mature trees through the village using native species where appropriate  |

### 2.7.7 Ecology and Biodiversity

An Ecological Survey of the Stoneyford area was carried out by an Ecologist as part of this plan process. This report is included as Appendix 2 of this Plan

The River Barrow and the River Nore cSAC is located to the north of the study area for Stoneyford. This site is of national and international importance and is protected by the EU Habitats Directive. Though the King's River is not a designated salmonid river, it does contain important populations of salmonids. In addition, the King's River merges with the River Nore about 2km downstream of the study area which is designated for salmonids. The Kings River holds an important population of the white-clawed crayfish which is protected under the EU Habitats Directive and under the Irish Wildlife Act 1976.

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

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

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

## 2.8 Community Supports – Social Services

### 2.8.1 Services

Stoneyford contains a variety of services, including a Health Centre, a Garda Station, a mother and toddler group and a public house. Its service base should expand to keep pace with development and to maintain its important role in the local rural area.

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| <b>Objective:</b> | To maintain and enhance the role of Stoneyford as a local market centre for its rural catchment area and as a centre to service the anticipated expansion during the period of the Plan |
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#### 2.8.1.1 Garda Síochána

There is no resident Garda in Stoneyford. Stoneyford is in the area covered by the Thomastown garda station.

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| <b>Policy:</b> | To support the development of Garda services in Stoneyford in co-operation with the Garda Síochána |
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#### 2.8.1.2 Library Service

General satisfaction with the Mobile Library Service was expressed at public consultation. The Mobile Library Service serves Stoneyford regularly.

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| <b>Objective:</b> | To support the development of library services in the village in co-operation with the community |
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### 2.8.2 Youth

Although there is a strong GAA club in Stoneyford, the public consultation identified year round facilities and activities suitable for all interests and age levels as a need.

A new GAA facility is being developed on the Kells road a short distance from the village.

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| <b>Objective:</b> | To support the development of youth services in co-operation with the local community and relevant agencies |
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### 2.8.3 Elderly

A number of issues in relation to services for the elderly were raised. The housing for the elderly is seen as a great facility in the village. However, the need for a small nursing home or semi-independent living facilities with voluntary support was identified as a need in the area.

The Rural Transport Initiative provides a Ring-a-link service to the more isolated rural areas outside of the village of Stoneyford and it runs every Thursday from Stoneyford to Kilkenny. This service was identified at public consultation as an important service for the elderly of the area.

|                   |  |
|-------------------|--|
| <b>Policy:</b>    | To facilitate the provision of sheltered housing for the elderly   |
| <b>Objective:</b> | To facilitate and support the expansion of the range of facilities catering for the elderly population in conjunction with the community, the Health Executive and the Carers' Association |

### 2.8.4 Healthcare

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

There is a Health Centre in Stoneyford, located near Lawcus Fields, at the junction of the N10 and the Kells Road. However, this Health Centre is in need of repair and there is no car parking available at this location.

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|-------------------|--|
| <b>Objective:</b> | To co-operate with the Health Service Executive in the provision of health services for the village.                 |
| <b>Objective:</b> | To support the upgrading of the existing Health Centre and the provision of adequate parking facilities to serve it. |

### 2.8.5 Childcare

According to the Guidelines for Planning Authorities on Childcare Facilities, "Government policy on childcare is to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community"<sup>2</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 Childcare committee which is a sub group of the Kilkenny County Development Board have also published a Childcare Strategy 2002-2006, to "inform the development and delivery of quality services for children in the County"<sup>3</sup> between 2002 and 2006.

<sup>2</sup> Department of the Environment and Local Government, 2001, p. 3 *Childcare Facilities – Guidelines for Planning Authorities*, Stationery Office

<sup>3</sup> Kilkenny County Childcare Committee, 2002 *Childcare Development Plan 2002 - 2006*

There are two private play groups in the village, a mother and toddler group is held in the Community Hall and also a crèche facility. The provision of quality childcare services will be facilitated and encouraged by the Council, in suitable locations. Regard will also be given to the Guidelines for Best Practice in the Design of Childcare Facilities issued by the Department of Justice, Equality and Law Reform.

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| <b>Objective:</b> | To facilitate and encourage the provision of an adequate range of quality childcare facilities in appropriate locations |
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### **3. DEVELOPMENT OBJECTIVES**

#### **3.1 Introduction**

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

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

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

#### **3.2 The Development Boundary**

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

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

#### **3.3 Development Blocks**

The undeveloped lands within the development boundary for Stoneyford have been broken into development blocks, with certain infrastructure and services to be provided within each block as it develops. The infrastructure and services objectives to be delivered in the development of each of the blocks, is set out below. The blocks are shown on the Development Blocks Map.

**Block 1 must deliver the following objectives:**

- Upgrade of the existing waste water treatment plant.
- Connect existing county road fronting the block to the main street via existing Chapel View scheme.
- Provide access from realigned road to block 3
- Provide potable water supply for block 1
- Public open space in accordance with the provisions of the County Development Plan.

**Block 2 must deliver the following objectives:**

- Open space of approximately 0.8ha (1.9 acres) to serve the village.
- Integrate existing hedgerow traversing lands into new housing as part of access to open space.
- Provide for 1.65ha (4 acres) of light industrial lands.
- Provide for upgrade to existing waste water treatment plant.
- Potable water supply to service block 2
- The existing boundary along the Stonecarthy Road should be retained as part of any development proposal with allowance made for vehicular access.

**Block 3 must deliver the following objectives:**

- Provide for urban infill opportunity as identified in urban design study.
- Provide for upgrade to existing waste water treatment plant.
- Potable water supply to serve block 3.
- Reserve 0.5acres of land for a burial ground, which shall be seeded over to the Local Authority or to the Parish.

**Block 4 must deliver the following objectives:**

- Open space of approximately 0.4ha (0.9 acres) to serve the village.
- Provide for upgrade to existing waste water treatment plant.
- Potable water supply to serve block 4.
- Provide approximately 1 acre for new school building with access to existing and proposed sports facilities.
- Part of new road (within block 4) from N10 to county road.
- The development of the lands in Block 4 will be subject to a flood impact study

**Block 5 must deliver the following objectives:**

- Open space of approximately 0.6ha (1.5 acres) for entire village to be linked with existing spaces in block 7 and new open space in block 6.
- Provide for upgrade to existing waste water treatment plant.
- Potable water supply to serve block 5.
- Part of new road (within block 5) from N10 to county road.

**Block 6 must deliver the following objectives:**

- Open space of approximately 0.6ha (1.5 acres) for entire village to be linked with proposed spaces in block 5 to provide for active and passive recreation.
- Provide for upgrade to existing waste water treatment plant.

- Potable water supply to serve block 6.
- Part of new road (within block 6) from N10 to county road.

**Block 7 must deliver the following objectives:**

- Open space of approximately 0.8ha (2 acres) for entire village to be linked with proposed open space in blocks 5 & 6 for active and passive recreation.
- Provide for upgrade to existing waste water treatment plant.
- Potable water supply to serve block 7.
- Part of new road (within block 7) from N10 to county road.
- Retain existing community building.

**Block 8 must deliver the following objectives:**

- Open space adjacent to the existing stream
- Pedestrian access shall be provided to the GAA facilities and
- Road access is obtained from the lands to the southeast over the river.

### 3.4 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 zoning 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.

#### 3.4.1 Residential

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

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

Open for Consideration: Bed and breakfast establishments and guesthouses, lock up garages, retail shop of local convenience, hotel, restaurant, and use by owner or occupier of part of a private residence as a studio, for a light industrial activity, a clinic or surgery, professional office, or as a playgroup or crèche.

### **3.4.2 Low density residential**

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

The maximum residential density to be permitted here shall be 4.5 dwellings to the acre depending on servicing arrangements. These sites may need to reflect a rural character where appropriate.

Permissible Uses: Dwellings, open spaces

Open for Consideration: Places of worship, community centres, halting sites, public service installations, playgroup or crèche, Nursing home, Bed and breakfast establishments and guesthouses, lock up garages, retail shop of local convenience, hotel, public house, restaurant, use by owner or occupier of part of a private residence as a studio, for a light industrial activity, a clinic or surgery, professional office, or as a playgroup or crèche.

### **3.4.3 Village Centre**

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

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

Permissible Uses: Dwellings, retailing, retail warehousing, wholesale outlets, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, halting sites, hotels, motels, guest houses, clubs, private garages, open spaces, public service installations, medical and related consultants, restaurants, public houses, car parks, halls or discotheques, and other uses as permitted and open for consideration in residential zoning.

Open for Consideration: workshop or light industry

### **3.4.4 Recreation, Amenity and Open Space**

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

Permissible Uses: Open space, expansion/redevelopment of the existing health centre in Stoneyford as a public health facility.

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

### **3.4.5 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, Village 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.

### **3.4.6 Industrial/Warehousing**

Objective: To provide for industrial and related uses.

Permissible Uses: Industrial premises and ancillary offices, open spaces, warehouses, car and heavy vehicle parks.

Open for Consideration: Petrol filling stations, service stations, car showrooms, advertisement structures, wholesale premises, public service installations, play school/crèche.

### **3.4.7 Agriculture**

Objective: To conserve and protect agricultural land from interference from non-agricultural uses. To prevent development of agricultural land adjacent to development areas.

Permissible uses: Agriculture, horticulture, public service installations.

Open for consideration: Public open space, guesthouse, restaurant, nursing home, dwelling houses in certain limited cases, halting site, private open space, other uses not contrary to the proper planning and sustainable development of the area.

N.B.: Where an area of land (without any other existing or authorised use) is not within an identifiable village or village boundary then the use of such land will be deemed to be primarily agricultural.

### **3.4.8 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.

### 3.5 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.

#### 3.5.1 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 ensure a high standard in design, layout, provision of open space, landscaping and variation in house type and size in new residential developments  | H2             | Developers, Landowners and Local Authority              | Developers, Landowners and Local Authority through development control process     | Ongoing from adoption of plan |
| To have an appropriate social mix in new residential developments reflecting demand and providing a range of unit types/sizes   | H3             | Developers, landowners and local authority              | Developers, landowners and Local Authority through development control process     | Ongoing from adoption of plan |
| To encourage the provision of landscaped pedestrian and bicycle links between and within residential areas and the village centre   | H4             | Developers, landowners and local authority              | Developers, landowners and local authority   | Ongoing from adoption of plan |
| To implement the Housing Strategy contained in appendix A of the County Development Plan 2002   | H5             | Local Authority   | N/A  | Ongoing from adoption of plan |
| To ensure that an adequate amount of land is included in the development boundary of the village to cater for its expansion over the period of the plan   | H6             | Local Authority   | N/A  | Ongoing from adoption of plan |
| To encourage planned housing development of serviced lands within the development boundary. The Planning Authority will require that serviced/serviceable lands will be developed in depth and at appropriate densities. The use of degraded or brown field sites will be preferred | H7             | Developers, Landowners and local authority              | Developers, landowners and local authority through the development control process | Ongoing from adoption of plan |

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| and utilised where possible in order to improve the environmental character of the village  |     |   |  |                               |
| To ensure that infill development is contextually compatible as is outlined in Appendix 3 of this Plan  | H8  | Developers, landowners and local authority                      | Developers, landowners and local authority   | Ongoing from adoption of plan |
| To use powers under the Derelict Sites Act to redevelop derelict sites as opportunities arise.  | H9  | Local authority, landowners                                     | Local authority  | Ongoing from adoption of plan |
| To ensure the maintenance and preservation of housing within the village centre, and to encourage continued residential use of upper floors. To encourage the building of new infill development where vacant plots exist | H10 | Developers, landowners and local authority                      | Developers, landowners and local authority through the development control process | Ongoing from adoption of plan |
| To encourage sensitive conversion to residential or tourist accommodation use of historic structures whose original use has become redundant  | H11 | Local authority and developers, community organisations, DoEHLG | Local authority and developers, community organisations, DoEHLG                    | Ongoing from adoption of plan |
| To allow for the development of serviced sites for low density dwellings on lands zoned for such in the plan  | 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 |

### 3.5.2 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 & DoEHLG                | Ongoing from adoption of plan |
| To prohibit the connection to the 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 | I2             | Local authority through the development control process | Local authority                         | Ongoing from adoption of plan |
| To preserve free from development the way leaves of all public sewers   | I3             | Local authority through the development control         | Local authority, developers, landowners | Ongoing from adoption         |

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| To seek the positive disposal of storm water in all developments   | I4 | Local authority, developers through the development control process      | Developers                                | Ongoing from adoption of plan |
| To provide sufficient water to serve all lands zoned for development in this plan  | I5 | Local authority  | Local authority, DoEHLG                   | Ongoing from adoption of plan |
| To continuously monitor water quality in the area to ensure the maintenance of high water quality standards  | I6 | Local authority  | Local authority                           | Ongoing from 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 from adoption of plan |
| To ensure Stoneyford has an adequate solid waste collection system   | I8 | Local authority  | Local authority, private waste collectors | Ongoing from adoption of plan |
| To continue to work with and encourage the prevention, minimisation, re-use, recycling and safe disposal of waste in line with the South East Regional Waste Management Plan | I9 | Local authority, Tidy Villages, residents' associations, local community | Local authority, DoEHLG, local community  | Ongoing from adoption of plan |

### 3.5.3 Employment and Economy

| <b>Specific Objective</b>  | <b>Map Ref</b> | <b>Action By</b>   | <b>Funding and Support services</b>                                      | <b>Time scale</b>             |
|--|----------------|--|--|-------------------------------|
| To encourage job/employment creation initiatives on appropriately zoned and serviced land  | E1             | Local Authority, BNS, Enterprise Ireland, IDA, Landowners, developers    | Local authority, BNS, Enterprise Ireland, IDA, landowners and developers | Ongoing from adoption of plan |
| To facilitate, or assist in identifying agencies which can facilitate, community-led job creation schemes  | E2             | Local authority, BNS, Enterprise Ireland, IDA, Landowners and developers | Local Authority, BNS, Enterprise Ireland, IDA, landowners and developers | Ongoing from adoption of plan |
| To have all new industrial developments appropriately landscaped and screened  | E3             | Local authority in conjunction with developers                           | Developers   | Ongoing from adoption of plan |
| To encourage the upgrading and expansion of existing retail outlets and the development of new outlets in the village centre to serve local need | E4             | Local authority, landowners and developers                               | Local authority, landowners and developers                               | Ongoing from adoption of plan |
| To facilitate and encourage the development of facilities catering for tourists in Stoneyford  | E5             | Kilkenny Tourism, SERTA, Local authority, local                          | Kilkenny Tourism, SERTA, Local authority, local                          | Ongoing from adoption         |

|  |  |                       |           |         |
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|  |  | community, developers | community | of plan |
|--|--|-----------------------|-----------|---------|

### 3.5.4 Education and Training

| Specific Objective  | Map Ref | Action By  | Funding and Support services                        | Time scale                        |
|---|---------|--|---|-----------------------------------|
| To facilitate the development of educational opportunities and facilities to meet the needs of the existing and future population                     | E & T 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 | E & T2  | Local authority, school, in conjunction with the Department of Education | Department of Education                             | Ongoing from adoption of plan     |
| To reserve the lands to the rear of the existing school (zoned community facilities) for expansion of the existing school.                            | E&T3    | Local Authority  | Department of Education/Local community.            | Ongoing from adoption of the plan |
| To reserve a site for a school (zoned community facilities) located between the community hall lands and the N10                                      | E&T4    | Local Authority  | Department of Education/Local community.            | Ongoing from adoption of the plan |
| To support the continuation of the FAS Community Employment Scheme or other equivalent/replacement scheme   | E&T5    | FAS, Department of Enterprise, Trade and Employment                      | FAS, Department of Enterprise, Trade and Employment | Ongoing from adoption of plan     |

### 3.5.5 Transport

| Specific Objective  | Map Ref | Action By   | Funding and Support services  | Time scale                    |
|---|---------|---|---|-------------------------------|
| To require appropriate public lighting as part of any new residential development                     | T1      | Local authority through development control process             | Developers  | Ongoing from adoption of plan |
| To carry out repairs to footpaths in Stoneyford under a Special Works scheme.                         | T2      | Local authority   | Local authority, landowners, Tidy villages, Development Association | Medium term                   |
| To provide for appropriate pedestrian and cycleway linkages between all new and existing developments | T3      | Local authority, developers through development control process | Local authority and developers                                      | Ongoing from adoption of plan |
| To facilitate and encourage the expansion of public transport servicing Stoneyford.                   | T4      | Local authority and bus operators                               | Bus operators   | Medium term                   |
| To ensure adequate car parking spaces are provided in all new developments                            | T5      | Local authority   | Local authority, local community                                    | Ongoing from                  |

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| To provide disabled car parking spaces at appropriate locations throughout the village         | T6 | Local authority | Local authority | Ongoing from adoption of plan |
| To establish a pedestrian link from the school to the Church as resources and finances permit. | T7 | Local authority | Local authority | Medium Term                   |

### 3.5.6 Community Facilities – Recreation

| Specific Objective  | Map Ref | Action By   | Funding and Support services  | Time scale                    |
|---|---------|---|---|-------------------------------|
| To provide quality open space to meet the needs of the existing and future population   | R1      | Local authority, landowners and Developers  | Local authority and Developers  | Ongoing from adoption of plan |
| To ensure that all residential developments address adjoining open space to provide for their passive supervision   | R2      | Local authority, developers through development control process                   | Local authority and developers  | Ongoing from adoption of plan |
| To protect the water quality of the King's River and develop a walk to the river from the village, in conjunction with the relevant statutory bodies and voluntary groups | R3      | Local authority, Tidy Villages, Residents' associations, development Associations | Local authority, Tidy Villages, Residents' associations, development Associations | Ongoing from adoption of plan |
| To protect existing open spaces and recreational uses from encroachment by other uses   | R4      | Local authority, local organisations, local community                             | Local authority   | Ongoing from adoption of plan |
| To facilitate the provision of a playground in an area close to the existing community hall or other suitable location to be agreed with the local community              | R5      | Local authority, Tidy Villages, Residents' associations, Development Associations | Local authority, Tidy Villages, Residents' associations, Development Associations | Ongoing from adoption of plan |

### 3.5.7 Conservation and Preservation

| Specific Objective  | Map Ref | Action By                               | Funding and Support services        | Time scale                    |
|---|---------|---|-------------------------------------|-------------------------------|
| To seek the conservation and protection of the buildings listed in the Record of Protected Structures | A1      | Local Authority, DoEHLG, Landowners     | Local authority, DoEHLG, landowners | Ongoing from adoption of plan |
| To seek the removal of the billboard advertisement on the Schoolhouse at the church gate              | A2      | Local authority, landowners, developers | Landowners, developers              | Ongoing from adoption of plan |

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| To use its powers under the Derelict Sites Act to encourage and provide for the sensitive refurbishment or redevelopment of derelict sites in the village  | A3  | Local Authority, DoEHLG, Landowners, developers                                  | Local Authority, DoEHLG, Landowners, developers                                   | Ongoing from adoption of plan |
| To ensure that new development is appropriate in form and use to its corner, infill or backland location.  | A4  | Local Authority, DoEHLG, Landowners, developers                                  | Local Authority, DoEHLG, Landowners, developers                                   | Ongoing from adoption of plan |
| To ensure that new development relates closely to the established character of the village, respecting the disciplines of established building form, massing, height, alignment, orientation and window proportions. Further guidance in this regard is contained in Appendix 3 of this plan         | A5  | Local Authority, DoEHLG, Landowners, developers                                  | Local Authority, DoEHLG, Landowners, developers                                   | Ongoing from adoption of plan |
| To have regard to the recommendations of the Department of the Environment, Heritage and Local Government, concerning archaeological assessment and the monitoring of excavations during construction, in considering development proposals which would affect any archaeologically designated sites | A6  | Local authority, developers, DoEHLG  | DoEHLG  | Ongoing from adoption of plan |
| To reassess the provision of additional and improved litter bins in strategic locations and to maintain, or to make arrangements for, the maintenance of existing bins   | A7  | Local authority, Tidy Villages, Residents' associations, Development Association | Local Authority, Tidy Villages, Residents' associations, Development Association  | Ongoing from adoption of plan |
| To implement the provisions of the Litter Management Plan  | A8  | Local authority, Tidy Villages, Residents' associations, Development Association | Local authority, Tidy Villages, Residents' associations, Development Association  | Ongoing from adoption of plan |
| To seek, as the opportunity arises, that all utility cables in the village centre be laid underground  | A9  | Local authority, service providers   | Local Authority, service providers  | Medium term                   |
| To preserve the character of the village, with control of shopfronts and advertising   | A10 | Local authority through development control process                              | Local authority, developers, shop owners, businesses                              | Ongoing from adoption of plan |
| To ensure that the scale of shopfront signs and nameplates is not out of scale with the ground floor façade area of a building nor out of character with the overall composition of the building   | A11 | Local authority through development control process                              | Local authority, shop owners, businesses  | Ongoing from adoption of plan |
| To require appropriate planting of semi-mature trees in any new development and to preserve and augment existing mature trees and hedgerows  | A12 | Local authority, developers  | Local authority, Tidy Villages, Residents' associations, Development Associations | Ongoing from adoption of plan |
| To retain the trees as identified in the   | A13 | Local authority,   | Local authority   | Ongoing                       |

|  |  |  |  |                       |
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| zoning objectives map except where their removal is due to the interests of public safety and good design or the trees are in an unhealthy state |  | developers, landowners, Tidy Villages, Development Association |  | from adoption of plan |
|--|--|--|--|-----------------------|

### 3.5.8 Community Supports – Social Services

| Specific Objective  | Map Ref | Action By                          | Funding and support services     | Time scale                    |
|---|---------|------------------------------------|----------------------------------|-------------------------------|
| To maintain the role of Stoneyford as a local market centre for its rural catchment area and to enhance its role as a centre to service its anticipated expansion during the period of the Plan | S1      | Local authority, local retailers   | Local authority, local retailers | Ongoing from adoption of plan |
| To facilitate and support the expansion of the range of facilities catering for the elderly population  | S2      | Local authority, & HSE, developers | Local authority, HSE             | Ongoing from adoption of plan |
| To co-operate with the Health Service Executive in the provision of health services for the village   | S3      | Local authority, & HSE             | HSE                              | Ongoing from adoption of plan |
| To support the upgrading of the existing Health Centre and the provision of adequate parking facilities to serve it   | S4      | Local Authority & HSE              | HSE                              | Ongoing from adoption of plan |
| To facilitate and encourage the provision of an adequate range of quality childcare facilities in appropriate locations   | S5      | Local Authority                    | Private sector                   | Ongoing from adoption of plan |

## 3.6 Implementation

The realisation of these objectives over a period of time, will it is felt, be of significant benefit to the village, 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 Stoneyford Development Association can play a huge role in contributing to the achievement of some of the objectives above. Kilkenny County Council's policy will be to facilitate and aid local organisations in this capacity.

This is intended to be an integrated plan, and the progression of formulating objectives from issues identified in the public consultation is the first step in enabling an integrated approach to implementation. Kilkenny County Council intends to fully co-operate with other development and community agencies, such as the County Development Board the County Enterprise Board and the Barrow Nore Suir Rural Development to secure the implementation of this plan.

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## **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 village.

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

### **4.2 Design Guidance Principles**

The aim for new development should be to enhance the traditional character of the village streetscape. This section of the plan, combined with Appendix 3, 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 village.

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 village different from the next. The building fabric therefore is a reflection of the character of a place and if we permit this character to be eroded, either through dereliction, decay and/or demolition and replacement with insensitive new build, then we erode the uniqueness of the place.

Therefore, where possible, consideration should always be given to building conservation. Where conservation is not possible, as in cases where there is already a gap in the streetscape, or where a conservation architect or other specialist in the area considers a building as structurally unsound or prohibitively expensive to merit conservation, then consideration will need to be given to designing a new building. Detailed design guidance on new development is given in Appendix 3.

### **4.3 Design Elements in Stoneyford**

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

#### **4.3.1 Building line and Boundary Treatment**

The village is laid out in a linear fashion along Main Street. A notable feature of the village's plan is the uniformity of the plot pattern, with most of the traditional plots running to the same depth, with the notable exception of the traditionally more important

Church. This would suggest that the village was laid out or planned at one particular point in time, as opposed to a slow or gradual evolution over a few hundred years.

While the 1839 Ordnance Survey map revealed that some development had taken place on the west end of the village on what is now the N10 and that these dwellings backed onto the stream in the vicinity, there is only one such development evident there today. However, the west end of the village, does reveal a number of smaller modern housing developments in addition to a number of bungalows developed in a linear fashion along the road front of the Kells Road. The status of the National primary route - the N10 - has restricted such development along its route in the interests of traffic safety and has thus assisted in containing the village.

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

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

### **4.3.2 Roads and Traffic**

The N10, connecting Kilkenny to Waterford City, runs directly through the village of Stoneyford and thus it experiences fairly heavy traffic volumes. As a National Primary route, the road is maintained to high standards.

There is no off-street car park in the village. Public car parking is provided by means of on-street car parking. The street is broad with parking provided in the margins and this appears to adequately serve the needs of the village.

While the road surfaces in the village are generally in quite good condition – with perhaps one exception near the junction with the Kells Road, where the junction has been widened – footpaths throughout the village are in quite poor condition. Most are constructed of concrete and are cracked, broken and in a number of places the concrete surface has been worn away completely. Footpaths on the east end of the village, near the junction with the townland of Cotterellsbooley and in the vicinity of the school, are of tarmac surface with concrete kerbing, and are well maintained. It is noted too, that in front of recent infill development at this end of the village, the area of on-street car parking has been differentiated with the use of concrete stone setts, providing a pleasing appearance. Continuity in the design approach of the public realm is important, and

therefore, it is recommended that should any further improvements such as this be initiated, that there is consistency in the use of materials and design layout.

#### **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 village character, and schemes should mainly be urban in form as opposed to suburban. In the areas identified for low density residential development the emphasis should be on the rural setting of these lands.

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

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

New development shall seek to:

- *Reflect the local development patterns*
- *Avoid substantial repetition of one house type*
- *Respect the local characteristics and context of the site*
- *Respond to typical setting and garden forms of the village. For the sites zoned low density residential it is more important that these sites reflect a rural character on the edge of the village*
- *Refer to local buildings and variety of proportions and design.*
- *Refer to local distinctive details and materials*
- *Provide adequate privacy for individual dwelling units, 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 Stoneyford. 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**

In general there is no set maximum or minimum density recommended apart from the low density zoning. A high standard of architectural design and layout will be required in residential developments. The Council will seek to ensure that new developments have individuality and a sense of place which is generated by the interaction between the physical characteristics and features of the site and its surroundings and the layout, landscaping and design of the new housing. It is the policy of the County Council that this high standard should not be diluted in newly constructed developments and that

designs and layouts will be welcome which pay regard to the qualities and appearance of the existing area.

In determining suitable density, the character and amenities of the site and of the surrounding area will be considered along with the need for a variety of site sizes and house designs to encourage social mix and choice. In infill sites or in areas adjacent to the village centre, higher densities will be permitted subject to exceptional quality of design and finishes, proper provision for active and passive recreation and good living conditions, including privacy and adequate natural light, within each accommodation unit.

Regard should be had to 'Residential Density – Guidelines for Planning Authorities', Department of the Environment and Local Government, September 1999. This states (Par. 3.6.2) that on serviced lands in villages or villages not served by quality public transport, increased densities would be acceptable if they contributed to the enhancement of village or village form such as by reinforcing street patterns or assisting in the re-development of backlands.

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

In preparing applications for housing developments, designers and developers alike are advised to consult relevant publications for guidance such as

- *Guidelines for Planning Authorities*, Department of the Environment and Local Government, September 1999,
- *Essex Design guidelines for Residential and Mixed use areas* by Essex County Council and Essex Planning Officers Association, 1997.

#### **4.4.3 Design**

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

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

The design of dwellings should bear a relationship to the existing fabric of the settlement of Stoneyford. Natural features or landmarks such as mature trees or vistas should help to determine the layout and orientation of the housing. The creation of 'land marks' within the estate, whether through retention of existing features or by the introduction of new features will be encouraged.

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

#### 4.4.4 Ecology & Bio-diversity

Design layouts should aim to enhance and protect the biodiversity resources of the village. 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 village. 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. The relevant car parking standards are in Table 10.1 of the County Development Plan.

#### 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 on the standard set out below will apply where open space already zoned in this plan is being provided as part of the proposed development. The amount of reduction will depend on the quantity and quality of the open space being provided and will be subject to assessment in each development proposal.

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

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

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

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

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

#### **4.4.6.1 Management plan for Public Open Space**

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

#### **4.4.7 Private Open Space**

An adequate amount of private open space should be provided within the curtilage of each dwelling. In general the requirement will be 60 to 75 sq.m minimum for 3/4/5 bedroomed houses in order to ensure that most household activities are accommodated and at the same time offers visual delight, receive some sunshine and encourage plant growth. A standard of 22 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 1.8 metres. Where rear gardens back onto public areas, excluding a public roadway, this height should be increased to 1.8 metres on either side.

#### **4.4.8 Integration of Residential Developments**

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

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

#### **4.4.9 Serviced sites**

Two sites have been designated in the village for the development of serviced sites. This site would provide for the development of sites for individuals seeking to build their own homes on large plots, and should provide for a range of house types and sizes. Maximum recommended densities for this zoning would be in the range of two to five to the acre, depending on the quality of design. The applicant for site development will be required to produce a house design brief in consultation with the Council which should be prepared by a qualified architect (RIAI or equivalent). The applicant for site

development will also be required to seek permission for “other relevant works” which will include works additional to roads and services – i.e. common landscaping, etc.

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

**4.4.10 Road and Estate Names**

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

**4.4.11 Services**

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

**4.4.12 Apartments/Duplex Style**

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

| <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).

In addition to the above requirements, developers will be required to provide and maintain loading and circulation facilities sufficient to meet the likely demand of each development.

### Car Parking Standards for Various Land Uses

| <i>Land Use</i>   | <i>Parking Spaces per Unit</i>   |
|---|--|
| Dwelling House  | 2 car spaces per dwelling unit in suburban areas   |
| Dwelling House<br>(Residential areas)                   | 1 space per unit in the city centre.<br>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,<br>Public halls                     | 1 car space per 10 seats.  |
| Hotels, hostels and<br>guesthouses                      | 1 car space per bedroom  |
| Hotel function rooms                                    | 1 space per 10 sq. metres  |
| Public houses, inc.<br>hotel bar                        | 1 car space for every 20m <sup>2</sup> of bar and lounge floor<br>area in the City Centre and 1 car space per 10 sq. m<br>of bar and lounge floor area in all other locations. |
| Shopping centres,<br>supermarkets,<br>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<br>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<br>additional space to be determined by the Planning Authority.   |
| Industry  | 1 car space for every 60m <sup>2</sup> of gross industrial floor<br>area and operational space to be determined by the<br>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,<br>shooting ranges                 | 1 space per bay/ trap plus 3 spaces  |
| Sports grounds and<br>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.

#### **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 Stoneyford.

#### **4.8 The Likely Significant Effects on the Environment of Implementing the Proposed Stoneyford 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 7.3 hectares (18.2 acres) of undeveloped residential zoned lands and 2.1 hectares (5.25 acres) of low density residential zoned lands, and additional hectares (acres) of mixed use development.

##### **4.8.2 Identification of likely significant effects on the environment**

The likely significant effects on the environment of implementing the proposed Stoneyford 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 Stoneyford was recorded as 487 at the 2002 Census. The lands identified for development are all contiguous to the existing built up area of Stoneyford and are within walking distance of the centre. There is limited employment associated with the current agricultural use of much of the zoned lands.

Likely significant effects:

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

Proposed mitigation measures:

- Objectives to ensure the provision of essential infrastructure, facilities and amenities in tandem with new residential development.
- Objectives for the provision of a traffic calming system and road network to cater for increased traffic.
- Objectives for high quality architectural design, layout and landscape treatment of all buildings and spaces.
- Objectives for the support of public transport.

#### **4.8.2.2 Material Assets**

**Traffic:**

Environmental baseline: The National Route, N10, from Waterford to Kilkenny runs through Stoneyford. There is also a crossroads in the village with a minor road to the east and to the west off the main street.

Likely significant effects:

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

Proposed mitigation measures:

- Provision of an integrated network of walking and cycling routes
- Traffic calming – pedestrian crossings, footpath provision
- Provision of new interconnecting streets in tandem with new development.

**Water Supply:**

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

Likely significant effects:

- Increased demand for water supply

Proposed mitigation measures:

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

#### **Foul and Surface Water Drainage:**

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

Likely significant effects:

Infrastructure will be improved in tandem with development

Proposed mitigation measures:

Improved foul and surface water drainage facilities to cater for new housing developments

#### **4.8.2.3 Flora and fauna**

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

Likely significant effects:

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

Proposed mitigation measures:

- Identification of the significant areas of interest for flora and fauna.
- Objectives for the preservation of these areas through the zoning objectives of the plan.
- Much of any new development will occur on lands which are considered less important in terms of flora and fauna diversity.
- Existing hedgerows to be retained where possible within new developments.

#### **4.8.2.4 Archaeology and cultural heritage**

Environmental baseline:

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

Likely significant effects:

- Possible impact on sites of archaeological interest.

- Possible degradation of buildings of architectural interest.

Proposed mitigation measures:

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

**4.8.2.5 Other possible effects**

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

**4.8.3 Consideration of Alternatives: Could Development Take Place Elsewhere**

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

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

## APPENDIX 1 – PROTECTED STRUCTURES

### Existing Protected Structures in Stoneyford

| Protected Structure                  | Description  | Location                  | Map Ref. No. | RPS No. |
|--------------------------------------|--|---------------------------|--------------|---------|
| <b>Catholic church</b>               | Catholic church, early 19 <sup>th</sup> Century, nearly cruciform in plan                            | South side of Main Street | 1            | C212    |
| <b>Schoolhouse</b>                   | Free standing, five bay, 2 storey schoolhouse, c.1830. helps to flank the entrance to the churchyard | At Church Gate            | 2            | C213    |
| <b>House</b>                         | Three bay, 2 storey, rendered house balancing the old school   | At Church Gate            | 3            | C214    |
| <b>O' Grady's</b>                    | "O' Grady's" has marbled lettering   | Main Street               | 4            | C215    |
| <b>Church of Ireland Schoolhouse</b> | Old Church of Ireland schoolhouse, occupied as residence   | South of main street      | 5            | C216    |

## **APPENDIX 2 – ECOLOGICAL SURVEY**

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

**2005**

Prepared by White Young Green Environmental Limited,  
Bracken Business Park,  
Bracken Road,  
Sandyford Industrial Estate, Dublin 18

## APPENDIX 3 – LIST OF NATIVE TREES AND SHRUBS

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

| Common name                | Latin name                  | Height (max) | Suitable for public open spaces | Suitable for streets and confined spaces | Suitable for tubs, containers, raised beds etc. | Guide to planting: see key below            |
|----------------------------|-----------------------------|--------------|---------------------------------|--|---|---|
| Alder                      | <i>Alnus glutinosa</i>      | 22m          | Yes                             | No                                       | Yes   | ADPS  |
| Alder buckthorn            | <i>Frangula alnus</i>       | 6m           | Yes                             | No                                       | Yes   | D   |
| Arbutus (strawberry tree)  | <i>Arbutus unedo</i>        | 8m           | Yes                             | No                                       | Yes   | Not frost hardy                             |
| Ash                        | <i>Fraxinus excelsior</i>   | 28m          | Yes                             | No                                       | No  | ADIPS                                       |
| Aspen                      | <i>Populus tremula</i>      | 24m          | Yes                             | No                                       | No  | DPSV Not close to buildings or any services |
| Bird cherry                | <i>Prunus padus</i>         | 14m          | Yes                             | Yes                                      | Yes   | P   |
| Bramble                    | <i>Rubus fruticosus</i>     | 2m           | No                              | No                                       | No  | C/H note: tends to be invasive              |
| Broom                      | <i>Cytisus scoparius</i>    | 2m           | Yes                             | No                                       | Yes   | *   |
| Burnet rose                | <i>Rosa pimpinellifolia</i> | 2m           | Yes                             | No                                       | Yes, but vigorous                               | C/H   |
| Common (or European) gorse | <i>Ulex europeaus</i>       | 2.5m         | Yes                             | No                                       | In a rural setting                              | HV  |
| Crab apple                 | <i>Malus sylvestris</i>     | 6m           | Yes                             | No                                       | No  | AHIP  |
| Dog rose                   | <i>Rosa canina</i>          | 2m           | Yes                             | No                                       | Yes. Vigorous                                   | C/H   |
| Downy birch                | <i>Betula pubescens</i>     | 18m          | Yes                             | Yes                                      | Yes   | ADIP  |
| Elder                      | <i>Sambucus nigra</i>       | 6m           | In hedge                        | No                                       | No  | V   |
| Guelder rose               | <i>Viburnum opulus</i>      | 4.5m         | Yes                             | No                                       | No  | DH  |
| Hawthorn                   | <i>Crataegus monogyna</i>   | 9m           | Yes                             | Yes                                      | Yes   | AHIPS                                       |
| Hazel                      | <i>Corylus avellana</i>     | 6m           | Yes                             | No                                       | No  | AHS   |
| Holly                      | <i>Ilex aquifolium</i>      | 15m          | Yes                             | Yes                                      | Yes   | AHPS  |
| Honeysuckle                | <i>Lonicera</i>             | climb        | Yes                             | On walls                                 | No  | C   |

## Stoneyford Local Area Plan

|                                    |   |         |      |     |     |                                       |
|------------------------------------|---|---------|------|-----|-----|---------------------------------------|
|                                    | <i>periclymenum</i>   | er      |      |     |     |                                       |
| <b>Ivy</b>                         | <i>Hedera helix</i>   | climber | Yes  | Yes | Yes | C                                     |
| <b>Juniper</b>                     | <i>Juniperus communis</i>   | 6m      | Yes  | No  | No  | S                                     |
| <b>Pedunculate oak</b>             | <i>Quercus robur</i>  | 30m     | Yes  | No  | No  | AI only suitable for large spaces     |
| <b>Privet</b>                      | <i>Ligustrum vulgare</i>  | 3m      | Yes  | Yes | Yes | No                                    |
| <b>Purging buckthorn</b>           | <i>Rhamnus cathartica</i>   | 4.5m    | No   | No  | No  | AHPV                                  |
| <b>Rowan or mountain ash</b>       | <i>Sorbus aucuparia</i>   | 9m      | Yes  | Yes | Yes | ADHIP                                 |
| <b>Scots pine</b>                  | <i>Pinus sylvestris</i>   | 24m     | Yes  | No  | No  | AI                                    |
| <b>Sessile oak</b>                 | <i>Quercus petraea</i>  | 30m     | Yes  | No  | No  | AI only suitable for large spaces     |
| <b>Silver birch</b>                | <i>Betula pendula</i>   | 18m     | Yes  | Yes | Yes | ADIP                                  |
| <b>Sloe, blackthorn</b>            | <i>Prunus spinosa</i>   | 3m      | Yes  | No  | No  | AHPV                                  |
| <b>Spindle</b>                     | <i>Euonymus europaeus</i>   | 7.5m    | Yes  | No  | No  | H                                     |
| <b>Western (or mountain) gorse</b> | <i>Ulex gallii</i>  | 1.5m    | Yes  | No  | Yes | *                                     |
| <b>Whitebeam spp.</b>              | <i>Sorbus aria/S. anglica/S. devoniensis /S. hibernica/S. latifolia/S. rupicola</i> | 12m     | Yes  | Yes | Yes | IPS                                   |
| <b>Wild cherry</b>                 | <i>Prunus avium</i>   | 15m     | Yes  | Yes | Yes | AHI                                   |
| <b>Willow spp.</b>                 | <i>Salix spp.</i>   | 6m      | Some | No  | No  | V suitable near buildings or services |
| <b>Wych elm</b>                    | <i>Ulmus glabr</i>  | 30m     | Yes  |     | No  | PS                                    |
| <b>Yew</b>                         | <i>Taxus baccata</i>  | 14m     | Yes  | No  | Yes | AIPS                                  |

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

**Appendix 4 – Urban Design Study**

**and**

**Urban Design Guidelines for  
Future Development**

Prepared for

Kilkenny County Council

By

National Building Agency  
'Hatherton'  
Richmond Avenue South  
Millvillage  
Dublin 6  
Tel. 01 497 9654  
Fax. 01 497 2540  
Web. [www.nba.ie](http://www.nba.ie)  
E-mail. [info@nba.ie](mailto:info@nba.ie)

NATIONAL  
BUILDING  
AGENCY

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## **Urban Design Study for Stoneyford**

To be read in conjunction with the Stoneyford Urban Design Map as attached.

### **Character of the Landscape Setting**

Stoneyford is situated approximately 11 kilometres south of Kilkenny City on the N10. The village is set within a saucer like depression in the landscape, at the junction of roads from the Cotterellsbooley (north-east), Mountjuliet (west) and Rathduff (south) townlands.

Two small streams run through the village – one to the west and the second to the north of the village. Both streams join to the north of the village and continue northwards as a tributary to the Kings River, which is less than 500 metres from the village.

Fields surrounding the village are typically used for pasture, though some arable is noted. Field boundaries are comprised of hedgerows containing hawthorn, blackthorn, bramble and ivy – and many tend to be neat and well maintained. Boundaries close to the village also reveal the use of dry-stone walls, some of which are overgrown with vegetation.

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

The village is laid out in a linear fashion along Main Street. A notable feature of the village's plan<sup>4</sup> is the uniformity of the plot pattern, with most of the traditional plots running to the same depth, with the notable exception of the traditionally more important Church. This would suggest that the village was laid out or planned at one particular point in time, as opposed to a slow or gradual evolution over a few hundred years.

While the 1839 Ordnance Survey map revealed that some development had taken place on the west end of the village on what is now the N10 and that these dwellings backed onto the stream in the vicinity, there is only one such development evident there today. However, the west end of the village, does reveal a number of smaller modern housing developments in addition to a number of bungalows developed in a linear fashion along the road front of the Kells Road. The status of the National primary route - the N10 - has restricted such development along its route in the interests of traffic safety and has thus assisted in containing the village.

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

Though the village displays dereliction, it maintains its traditional character to a significant extent and retains its attractiveness. The street is broad with on-street car parking and wide footpaths on either side. A continuous building line runs along much of the street. Where infill development has taken place, it generally has tried to maintain former and existing building lines or establish new ones along traditional principles.

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<sup>4</sup> As derived from examining the Ordnance Survey maps of the area, dated from the present day and particularly from 1839

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Traditionally, a departure from standard or existing building lines was reserved for important civic and religious buildings and this is evident in Stoneyford in the siting of the Church. It is set-back significantly from the street and in doing so, has positioned the Church on a more elevated portion of the site, thus enhancing its profile in the local community. Peculiarly, there are two small cottages positioned on either side of its entrance and this detracts from its profile. It is of interest to note that these dwellings are not evident on the early Ordnance Survey Map of 1839, and thus appear to be a later addition.

There are no areas of civic space within the village, such as a market square and it appears that the village was never of significant size to merit one.

There are few buildings of notable character, with perhaps the exception of the Catholic Church, which is of simple cruciform shape, to which an additional porch was added to in later years. There is good variation in building heights in the village with single and two storeys predominating with some three storeys also evident. Most buildings are finished in a cement render and have slate roofs. Few buildings, if any, retain the original timber sash windows or doors. A notable feature of several buildings on the Main Street are the projecting porches, which have been feasible in light of the broad pavement, and which otherwise would not be a notable feature of the Kilkenny village streetscape.

The core area of the village, as described in the foregoing paragraphs, generally retains its distinctive character and as such it has been delineated on the attached Urban Design Map as an 'Area of Notable Character'.

### **The Nature of Open Spaces**

The only formal area of public open space in the village is the GAA grounds, providing for active recreational amenity. A small area of passive open space is situated at the entrance to the housing estate near the junction with the Kells Road. This park lies to the west of the stream in the vicinity and thus is provided with an attractive setting, with older tree groups and facilities in the form of picnic benches and a refuse bin.

### **Roads and Traffic**

The N10, connecting Kilkenny to Waterford City, runs directly through the village of Stoneyford and thus it experiences fairly heavy traffic volumes. As a National Primary route, the road is maintained to high standards.

There is no off-street car park in the village. Public car parking is provided by means of on-street car parking. The street is broad with parking provided in the margins and this appears to adequately serve the needs of the village.

While the road surfaces in the village are generally in quite good condition – with perhaps one exception near the junction with the Kells Road, where the junction has been widened – footpaths throughout the village are in quite poor condition. Most are constructed of concrete and are cracked, broken and in a number of places the concrete surface has been worn away completely. Footpaths on the east end of the village, near

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the junction with the townland of Cotterellsbooley and in the vicinity of the school, are of tarmac surface with concrete kerbing, and are well maintained. It is noted too, that in front of recent infill development at this end of the village, the area of on-street car parking has been differentiated with the use of concrete stone setts, providing a pleasing appearance. Continuity in the design approach of the public realm is important, and therefore, it is recommended that should any further improvements such as this be initiated, that there is consistency in the use of materials and design layout.

## **Other Design Considerations**

### **Street Furniture**

Street Furniture in the village comprises a number of features, including a number of planters, a telephone kiosk, benches, a traditional water pump and litter bins. Seating is available in the form of picnic tables in the pocket park on the west end of Main Street and there is a stone inscribed seat (in memory of Tess McGuire) in the vicinity, on the bend of the N10. The seating is in good condition. The litter bins are well maintained and well distributed along the street.

The planters are generally of poor standard and at the time of survey (early Spring 2004) were not well maintained and the choice of planting was questionable.

### **Commercial Signage**

The number of commercial premises in the village is not significant and as such, shop front signage does not tend to be obtrusive in the streetscape. The need to control portable on-street signage (i.e., sandwich board type signs) should be monitored, in addition to projecting signage from facades (including flagpoles, canopies, etc.). The pub-front of O'Grady's premises, while significantly altered, nonetheless retains an important element of the traditional 'shop-front' design – particularly the nameplate, lettering and external proportions of the shopfront in relation to the façade. The retention and reinstatement of such features can add great character to the streetscape.

### **Street Trees**

There is just one street tree noted in the village, though the pavement is wide enough to take a line of trees on either side of the street. Should such a programme be initiated, care should be taken to ensure that overhead electrical and telecommunication wires will not interfere with the development of crowns and tree canopies in future years. Liaison with service providers is recommended with options explored, including the provision of overhead wires underground.

### **Significant Trees in the Village**

A number of older trees exist around the village, in boundaries and hedgerows. The more notable have been identified on the Urban Design Map and every care should be taken to ensure their protection.

### **Natural Stone Walls**

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The use of natural stone in the construction of walls and boundaries is common in the village, though many walls on the approach roads to the village are overgrown with hedgerow species. In granting planning permission, the Planning Authority will seek to retain and/or reinstate such features.

### **Commercial Billboards**

There is one commercial billboard mounted on the gable end of a building on the east end of the village. Additional billboards, particularly of similar scale, should be restricted in the interest of the village's visual amenity.

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

The following principles will apply and should be read in conjunction with the Urban Design Map (attached):

- Maintain, and where necessary, reinstate the stone walls on roads leading into the village, as far as is practical.
  - Maintain the scale, composition and character of the streetscapes in the immediate vicinity of the village centre and within the 'Area of Notable Character' delineated on the Urban Design Map.
  - Ensure the continuation of existing building lines within the centre of the village.
  - Encourage all focal sites and focal buildings to adopt good quality architectural designs. These sites are identified on the Urban Design Map.
  - Upgrade and resurface, as resources permit, the footpaths on either side of the street and consider, subject to National Roads Authority approval, the delineation of parking bays with concrete stone setts.
  - Consider, in association with any improvements to footpaths, the provision of overhead wires underground and/or the provision of a new row of street trees on either side of the street.
  - Protect and maintain the old water pump as an attractive feature of the streetscape.
  - Encourage the comprehensive development of backlands (sites to the rear of plots) and ensure that developers have regard to the possible need to provide access to these areas in any future development scheme. It is advisable to consider the possible future provision of through access roads or streets connecting each of the roads that radiate from the village.
  - Encourage the replacement of existing planters and their maintenance.
  - Consider the provision of a linear park alongside the stream that runs through the west end of the village.
  - Encourage the retention of older features of the streetscape, including original slates, timber sash windows, doorways, traditional shopfronts or elements thereof.
  - Have regard to the unique characteristics of Stoneyford, as shown on the Urban Design Map and outlined above.
  - Promote infill development of an appropriate scale, composition and character, in accordance with the Design Guidelines on Development (Appendix A).
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