

Thomastown Draft Local Area Plan – Proposed Amendments

Where an issue was raised as part of a submission the reference number of the corresponding submission has been given e.g. DGX, or where it was raised through internal review – Matters Arising – the reference MA has been given.

Deletions in **strikethrough**
Proposed insertions in *italics*

1.2 Legal Basis

~~The LAP will cease to have effect in respect of the area where it is inconsistent with the provisions of the CDP as adopted.~~ *The LAP must comply with the policies and objectives of the County Development Plan. (MA)*

1.5 Historical Development

The medieval village of Newtown, now in ruins, dates back to c. AD 1200. It was founded near a crossing point on the River Nore not far from Thomastown and the Cistercian Abbey of Jerpoint. The site contains the standing remains of St Nicholas' Church and a domestic tower, both of which are partly overgrown and tending towards dilapidation. The site also contains the well-preserved outlines of burgage plots, some of which contain the remains of house platforms which have survived despite clearing works on the site in the 19th century. (Sub. DT26)

1.6 Natural Heritage and Biodiversity (Sub. DT26)

To re-structure this Section as follows:

1.6.1 Designated Natural Heritage Sites of International and National Importance

(Text on River Barrow and River Nore cSAC, Thomastown Quarry cSAC and Thomastown pNHA as Draft LAP Section 1.17.1).

1.6.2 Protected Species

To include the following:

*Certain plant, animal and bird species are protected by National and European law. This includes plant species listed in the Flora Protection Order 1999 (or other such Orders) and animals and birds listed in the Wildlife Act, 1976 and subsequent statutory instruments, those listed in Annex IV of the Habitats Directive, and those listed in Annex I of the Birds Directive. Habitats that have been recorded as 'Internationally Important' in accordance with the NRA Guidelines (2006), within or in the vicinity of the cSACs (refer Map 2), comprise:
ADD LIST.*

To include the following:

1.6.3 County Geological Sites

There are no known sites of local geological and geomorphological interest in the vicinity of Thomastown, as defined by the Geological Survey of Ireland, in partnership with Kilkenny County Council.

1.6.4 Woodlands, Trees and Hedgerows

To include the following:

The 'Survey of Woodlands in County Kilkenny' (Harris M 1996) identifies the following woodlands in the vicinity of Thomastown:

(Text as Section 1.17.1 of Draft LAP).

To include the following:

In addition to sites which are subject to legal protection under National or EU law, and to the identified woodlands of the ‘Survey of Woodlands in County Kilkenny’, there are landscape features that are important in contributing to the biodiversity, landscape value and sense of place of Thomastown. These features include hedgerows, ditches and banks, stone walls, small woodlands, streams and associated riparian zones. Trees/Hedgerows of Landscape Importance are identified on Map 2 of the LAP.

1.6.5 Landscape

Move first sentence of 1.17.1 Natural Environment of Draft LAP to here.
Include references to the ‘Landscape Appraisal of County Kilkenny’ (Document 1, 2003).

1.9.1 Population (MA)

Replace paragraph 4 with:

The 2006 population of Thomastown was 1,837 persons, representing a 15% increase over the 2002 figure. Taking account of new housing units presently with permission or under construction at Cloughbrody (171 units), which could accommodate up to 490 persons, the 2008 population of the town could be around 2,327 persons once the new housing is fully occupied.

Based on the Housing Strategy (June 2007) growth scenarios for the County as a whole, and on the assumption that the new housing will be fully occupied by the end of 2008, the following table provides the predicted population growth in the town based on the 2008 estimate of current population:

Table 2:								
Thomastown Growth (based on 2008 estimate of current population 2,327)								
	2006	%*	2008	%	2014	%*	2020	%*
High Scenario	1,837	15	2,327	27	2,641	13.5	2,995	28.7
Moderate Scenario	1,837	15	2,327	27	2,595	11.5	2,815	21
Low Scenario	1,837	15	2,327	27	2,515	8.1	2,515	15.7

1.10 Service Infrastructure

~~The proposed upgrade, a Sequential Batch Reactor Plant is currently at tender state and the preliminary programme is expected by the end of July 08.~~

The delivery of the up-graded WWTP is expected in late 2009. (MA)

1.11 Housing

Replace 4th and 5th paragraphs with:

There are approximately 39.6ha of undeveloped Residential Zoned lands available from the 2002 Development Plan, representing a potential capacity of 990 housing units (based on density averages of 25 units/ha), which could accommodate up to 2,850 additional persons in the town, equivalent to an increase in the town’s population over the 2006 figure of almost 60%.

Based on the High Scenario population projection of this LAP (refer Table 2), approximately 314 additional persons may need to be accommodated between 2008 and 2014, and a further 354 persons between 2014 and 2020. This figure could increase by another 300 persons following decentralisation of the Health & Safety Authority. This would be equivalent to a possible 230 housing units by 2014 (9.2ha of land), and a further 122 units (4.9ha of land) by 2020. Taking account of lands possibly not coming forward for development, and the need for locational choice, it is evident that the undeveloped residentially zoned lands of the 2002 LAP are more than adequate to meet the maximum population demand during the lifetime of the Plan and beyond to 2020. (MA)

1.12 Retail

Retail activity in Thomastown is concentrated on the Kilkenny side of the river. Presently the town has two main symbol retail outlets, Supervalu and Centra *and Lidl have also recently developed a site on the Dublin Road.* (MA)

1.17.1 Designations

Insert reference to *Harris, M. 1996. Survey of Woodlands in County Kilkenny. Kilkenny County Council (Sub. DT26)*

1.17.3 Archaeology

The RPS will be mapped and the NIAH will also be mapped separately. (Sub. DT26)

2.1 LAP Strategy

4th par Text change:

Achievement of the objectives for which the Council is directly responsible, will, in many cases be dependent upon adequate finance being made available from the Development Contribution Scheme, central government funding and other sources. For other objectives, a co-ordinated approach will need to be taken by both the Council and the local community. ~~The Council, through its Planning and Community and Enterprise Departments, intend to facilitate and build the capacity in the community to follow the strategy through.~~ (MA)

2.3 Land Uses Generally (MA)

Policy 2: ~~Development~~ **Land** Uses

*New ~~development~~ **land** uses will have regard to the proper planning and sustainable development of Graiguenamanagh and respect the amenities of the neighbouring properties as well as the character and visual appearance of the town. All new and proposed uses will also need to conform to the permissible uses as detailed in the Land Use Zoning Section.*

2.4 Natural heritage (Sub. DT26)

Policies for the protection of natural heritage are set out in Chapter 8 of the County Development Plan.

The woodland survey will be referred to as: *Survey of woodlands in County Kilkenny Harris M 1996.* (MA)

In addition to designated sites, there is a variety of habitats and features which are important in contributing to the biodiversity, landscape value and sense of place of the town. Such

features include hedgerows, ditches and banks, stone walls, woodlands, rivers, streams and associated riparian zones, and it is important that these areas are conserved and managed well.

In addition to designated conservation sites, the Council will seek to protect and enhance important landscape features including rivers, streams and associated wetlands, trees, woodlands and scrub, hedgerows and other boundary types such as stone walls and ditches.

These are important because:

They form part of a network of habitats, corridors and stepping stones essential for wildlife to flourish, thus providing a high quality natural environment for all;

They protect and enhance surface water and ground water resources and are essential as part of the integrated approach to the management of water resources, necessary to ensure the highest water quality into the future, as set out in the Water Framework Directive; and

They improve the quality of the landscape.

Woodlands and individual trees make an important contribution to the landscape setting, amenity and natural heritage of Thomastown, and Tree Protection Orders (TPOs) will be used as appropriate to protect individual trees or groups of trees of unique or special character. The Council also recognises the importance of hedgerows in terms of both ecological and visual amenity and there will be a presumption against their removal during developments. Where removal is unavoidable, suitable compensatory measures will be required. Trees/Hedgerows of Landscape Importance are identified on Map 2 of the LAP.

Change policy 3 as follows

Policy 3 Natural Heritage and Biodiversity
<ul style="list-style-type: none"> <i>a) To protect the designated sites within the development boundary of the LAP, and to provide for the protection of water quality and the ecological integrity of the watercourse. This protection will extend to any additions or alterations to the sites that may arise during the lifetime of this plan.</i> <i>b) To identify, in co-operation with the relevant statutory authorities and other relevant groups, sites of local nature conservation interest, not otherwise protected by legislation.</i> <i>c) To protect and enhance wildlife habitats and landscape features such as woodlands, hedgerows, trees and hedgerows which are of amenity or biodiversity value and/or contribute to the character of Thomastown and its landscape setting or form part of habitat networks (such as river corridors and associated habitats), and to ensure that proper provision is made for their protection and management, when undertaking, approving or authorising development.</i> <i>d) To use Tree Preservation Orders where necessary to conserve important trees, groups of trees or woodlands;</i> <i>e) To require appropriate planting of semi-mature trees, with a preference for native species (of local provenance wherever possible), in all new development and to preserve and augment existing mature trees and hedgerows;</i> <i>f) To pursue the planting of semi-mature trees within the town centre where space permits as an integral part of streetscape improvements.</i> <i>g) To encourage applicants for development to enhance existing ecological networks or create new networks (e.g. along proposed strategic footpath/cycle routes) between local biodiversity areas where such opportunities exist;</i> <i>h) To seek, where appropriate and feasible, the extension of existing woodlands and/or</i>

creation of new woodlands, based on planned planting and management schemes, and favouring the use of native species, especially on the approach roads to the town.

2.5 Town Centre (MA)

1st para, last sentence: Consequently, all new development will need to be appropriate in terms of *scale*, use and of the highest design quality.

Permission has recently been granted on the site for ~~A current application 07/2045 for the site includes~~ demolition of the old store and associated storage buildings and its replacement with a 3-storey primary healthcare facility incorporating a number of consultation/treatment rooms, offices and retail floorspace. ~~The decision to grant planning permission is presently subject to appeal by An Bord Pleanála.~~

The recent commercial development at the St. Mary's church site, fronting onto Market Street, should ~~greatly~~ improve the ~~visual~~ appearance and use of the wider Market street area. (Sub. DT26)

Under Actions page 23

(a) delete action

(b) To ~~actively pursue~~ *investigate* the redevelopment of under utilised sites on the northern bank of the river, between Low Street and the Quay, *subject to the findings of the Flood Risk Management Study*, for an appropriate mixed use residential and retail scheme, together with public realm improvements that would include pedestrian access along the waterfront. (Sub. DT 23)

Last paragraph before policy box 5

~~"The Council will therefore actively pursue measures for achieving a more pedestrian friendly town centre. In the medium to longer term it is the Councils objective/policy to make the town centre more pedestrian friendly including pedestrian prioritisation and traffic calming schemes. This will be dependent on completion of the Motorway and the relief road and on funding being made available. (MA)~~

Policy 5 page 24

Change first policy point as follows

- **Making the town more pedestrian friendly by** reducing pedestrian/vehicle conflict and improving pedestrian safety; (MA)

Actions Box (MA)

Delete action d

~~Additional and improved litter bins in strategic locations, including improved arrangements for maintenance, and to implementation the provisions of the Litter Management Plan.~~

Section 2.6.1 Archaeology

Delete Policy (d)

~~Require the retention of the surviving medieval plots and street patterns in the town centre, and to facilitate the recording of evidence of ancient boundaries, layouts etc in the course of development.~~

Section 2.6.3 Insert a description of the character of the ACA for the town. (Sub. DT26)

The Town Centre ACA

The town centre of Thomastown comprises a coherent streetscape centred around a square block formed by Low Street, Pipe Street, Market Street and the Quays. The relationship of the River Nore and the 13th century pattern of irregular streets remain essentially unchanged and give the town its distinctive character. The compact form of the main streets, defined by traditional 2-3 storey buildings on narrow-fronted plots and with ground floor shops and businesses, is further distinguished by numerous protected structures that include a 13th century Church; a 3-storey tower house adjoined by a 17th century house; a former tannery complex; various terraced houses; and 'Sweetman's Castle' merchants tower house and store. To the rear of the main streets lies a complex arrangement of outhouses, storehouses, bakehouses, yards and small gardens.

The traditional building features that contribute to townscape character include consistent roof profiles, roof coverings of predominantly slate, simple, low chimney stacks, rendered facades with recessed openings and doors and windows with vertical proportions. There are also several shop and pub fronts in the town centre that add considerably to the character and architectural heritage of the town. It is essential to preserve and further encourage the quality of design and craftsmanship present. The traditional shop front elements usually form a strong vertical emphasis. Columns or pilasters, which may be of stone, plaster or timber, appear to carry the weight of the fascia and the wall above. They may have decorative fluting or carved panels or a plain surface. The top of the pilaster may be plain or decorative; the base always contains a plinth. Other important features include well-proportioned windows with a vertical emphasis, hand-painted fascias, and recessed entrances with panelled or glazed doors. Many of the traditional shops in the town centre have separate entrances to upper residential accommodation. Some have access to the rear yard of the shop. These are not only important architectural features but also essential to retaining the viability of living over the shop and linking backland areas to the street.

The Council considers that the medieval core of the town has special architectural and townscape qualities which derive from the traditional layout, design and unity of character of the area, such that the inclusion of the area in an ACA is necessary for the conservation of its special character.

The Mill Street ACA

Thomastown Bridge, which forms an important element of the 18th century civil engineering heritage of the town, links to an interesting composition of former industrial buildings that extend along Mill Street to the island. The street provides the only southern approach to the town centre, and is defined by several protected structures dating from the mid-late 19th century that include 2-storey terraced houses; a public house; a former mill owner's house; a

flour mill, ancillary building and mill owners house on the island; and Pilsworth Flour Mill. Numerous mature trees and small woodlands complement the character of the area. The group value of the component structures and buildings is of importance to the milling heritage of the town, directly reflecting its agricultural character, and makes a positive contribution to the riverside setting.

The Council considers that the collection of buildings on Mill Street and their landscape setting has special architectural and townscape qualities which derive from the traditional layout, design and unity of character of the area, such that the inclusion of the area in an ACA is necessary for the conservation of its special character.

Text change to Policy 8:

- (a) To ~~designate~~ **propose** the medieval core of Thomastown ~~and Mill Street~~, having special architectural and townscape qualities which derive from the traditional layout, design and unity of character, as an Architectural Conservation Area.
- (b) *To propose Mill Street, having special architectural and townscape qualities which derive from the traditional layout, design and unity of character, as an Architectural Conservation Area.*
- (c) To ensure the preservation of the special character of the ACAs particularly with regard to building scale, proportions, historical plot sizes, building lines, height, general land use, building materials, historic street furniture and paving;
- (d) To ensure the retention, repair rather than replacement and the regular maintenance of original/early features in buildings which contribute to the character of the ACAs ~~such as chimney stacks, roof coverings, roof profiles, external wall treatments, doors and windows, shopfronts and pubfronts~~ and to ensure the use of appropriate materials and repair techniques when repairs are being carried out;
- (e) To ensure that inappropriate materials such as windows, doors and rainwater goods constructed in aluminium or uPVC are not introduced to buildings within the ACAs;
- (f) To encourage high quality, contemporary design and materials where appropriate when new buildings are being introduced into the ACAs and the retention of the historic scale and plot size;
- (g) To ensure the preservation of the character of the ACAs when assessing proposals for advertising;
- (h) To retain historic items of street furniture where they contribute to the character of the ACAs and to protect historic items of street furniture and roadside items as appropriate;
- (i) To ensure the conservation of historic shopfronts and pubfronts – where replacement is necessary, to encourage the introduction of shopfronts and pubfronts of contemporary high quality design and materials;
- (j) ~~To require planning applications within the ACAs to be accompanied by an assessment undertaken by a certified conservation architect detailing the impacts of development upon the special interest and character of the surrounding architectural heritage.; and~~
To seek the retention of mature trees/significant planting (those in good condition) which contribute to the character of the ACA where appropriate. (Sub. DT26)

2.7 Housing and Population

recent growth rates to around ~~2,175~~ **2,641** by 2014 and ~~2,467~~ **2,995** by 2020. (MA)

Section 2.7.1 Housing Development Generally

Action (b) To encourage the development of backlands with the creation of new vehicular and pedestrian linkages to existing streets, whilst facilitating the filling of gap and infill sites along the main routes within the built up area *subject to building conservation objectives*. (Sub. DT26)

Section 2.7.3

Change to Policy 13: Serviced Sites

- ~~(b) In the case of a development where serviced sites are to be sold, a design brief and development programme for the execution and completion of the development for the cluster shall be submitted at planning application stage.~~
- ~~(c) Any serviced sites will not be less than 0.1 hectares (0.25 acres) where a Masterplan should be produced by the developer showing the overall layout, infrastructure, services and landscaping for the whole site development.~~

(b) Serviced sites of not less than 0.10 hectares (0.25 acres) must be provided except in exceptional circumstances. Larger sites will be required for housing exceeding 250sqm to allow sufficient space for private amenity space, parking and landscaping.

(c) In areas identified for low density serviced sites, a design brief and development programme for the execution and completion of the development shall be submitted at planning application stage.

Section 2.8 Service Infrastructure

Section 2.8.1 Sewerage Network

The preliminary programme expects the plant to be operational ~~by mid-~~before the end of 2009.

Section 2.8.2 Surface Water Drainage

In the first paragraph “~~where a developer can clearly demonstrate that capacity exists to accommodate run-off levels in excess of green field levels then the planning authority will give consideration to such proposals on a case by case basis”~~”

2.8.3 Water Supply

Add specific reference to the Water Framework Directive as follows:

“The Water Framework Directive (WFD) requires that all waters achieve at least “good status” by 2015”. (Sub. DT. 7)

Action under 2.8.3 to read: “To continuously monitor water quality in the area to ensure ~~the maintenance of high water quality standards~~ **all waters meet the Water Framework Directive of at least “good status” by 2015”.** (Sub. DT7)

ADD New Section 2.8.4 : Flooding

Include new sub-section on Flood Defence, with specific reference to DoEHLG “The Planning System and Flood Risk Management Consultation Draft Guidelines for Planning Authorities September” (2008), and appropriate policy guidance contained therein. (Sub. DT2, DT4, DT8, DT23, DT26)

In consideration of recurrent flooding of the River Nore, the Council recognises the need for a precautionary approach to development in flood risk areas in accordance with the principles of sustainable development and the likely impacts of climate change. The Council will strive to minimise flood risk by aiming to ensure that no new developments are susceptible to, or cause or exacerbate flooding. The OPW will be consulted on any development proposal which affects the floodplain or could exacerbate flooding in any way.

Given the history, frequency and severity of flooding at Thomastown, the County Council in partnership with Office of Public Works (OPW), is commissioning a Flood Risk Management Study which will identify the damage caused by flooding, the source(s) of flooding and the mechanism(s) by which the damage is caused. The appropriate works to mitigate or remove the risk of flooding will then be identified.

Policy: In areas at risk from flooding (particularly at riverside locations) a precautionary principle will apply and the methodology set out in the Planning Guidelines “The Planning system and flood risk management” will be applied to development proposals. (Sub. DT23)

Action:

To facilitate the completion of the Flood Risk management strategy as agreed with the OPW.

2.9 Employment and Economy

Action (d) Initiate riverside amenity improvements, including appropriate new development; improved waterfront amenities, such as boardwalks, waterside footpaths, picnic areas, and provision of a slipway *as resources permit*

Amend Action (h) to include consideration of Quay Car Park for tourist bus parking. (Sub. DT2)

2.10.1 Community Facilities

Policy 23:

c) to ensure that a new access is provided to the VEC lands from the lands south of the VEC between Ladywell Street and the railway line (Development Area R3) (Sub. DT22)

Section 2.12 Transport: The relief road is currently at land acquisition stage - ~~check~~.

Action (c) to be moved to the policy box under policy 26.

3.2 LAND USE ZONING

Section 3.2.1 Residential, in the open for consideration add “which would be compatible in a residential area” after the light industrial activity

3.2.3 Mixed Use:

Permissible Uses: A wide range of uses may be accommodated subject to other policies of this plan, ~~including smaller neighbourhood centre type services (e.g. local shops/convenience retail), and for other uses~~ that would complement as opposed to unduly compete with the vitality and viability of the town centre. In accordance with 'Retail Planning Guidelines for Planning Authorities', the Council will seek to encourage the economic and environmental development of the town by focusing new retail/commercial uses in the town centre within the Mixed Use zoning areas, and by restricting developments in out-of-town locations to those which would not affect the viability of the town centre. (Sub. DT17)

3.2.7 Agriculture (MA)

Permitted Uses: Agriculture, *horticulture, public service installations, housing for immediate members of farmer's families (sons & daughters) and/or Persons whose primary employment is in agriculture, horticulture, forestry or bloodstock, or other rural based activity in the area which they wish to build.*

Open for Consideration: Public Open Space, guesthouse, restaurant, Nursing home, halting site, private open space, other uses not contrary to the proper planning and development of the area.

4 Development Management and Framework (MA)

This Development Framework sets out the ~~vision and spatial strategy for the future development of Hospital~~ ***principles and objectives that the Council seek to achieve for key development sites in Thomastown.*** It identifies the key elements of the ***preferred*** approach to change and growth in the town for the next six years and is also intended to provide the foundation that will shape the future development of Thomastown beyond 2014. ***The accompanying Concept Plans and Map 4 translate the principles and objectives into indicative preliminary master plans for the identified sites, and the linkages between them. These are intended as a basis for dialogue with prospective developers and would be subject to further refinement during the development management process.*** ~~The framework can be subject to amendment or review during this time where Kilkenny County Council consider relevant in the interests of proper planning and sustainable development.~~

4.1 Purpose and Basis

Second sentence ~~**The recent completion of the relief road around the western side of Thomastown provides an enhanced opportunity for new investment, helping to create more diverse housing provision and local job opportunities, whilst also ensuring a defensible physical edge to the boundary of the town.**~~

The Development Framework (see Appendix 1 Map 4) is intended to illustrate how the expansion of Thomastown can be realised in a manner that meets the objectives of the LAP and the principles of development as set out in the following section. ***It must be noted however that the Development Framework is intended to act as a guide to future development and is indicative in nature.*** (Sub. DT10)

Section 4.3 General Principles

Second paragraph second line ~~are looked~~ should be **are overlooked.**

4.4 Design Guidance Principles

3rd para – ~~or prohibitively expensive~~ (Sub. DT26)

Section 4.6.2 Generic Development Layouts

This LAP does ***not*** seek to prescribe the form and appearance of every parcel of identified development land within Thomastown but instead sets out guiding principles that the County Council wish to see embodied in new development. ***The plans that accompany the proposals for the Key Development Areas are therefore indicative.***

Section 4.6.10 Serviced Sites

Text change:

~~Land has been designated in the town for the development of serviced residential sites. This 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 per acre, depending on the quality of design. The applicant for site development will be required to produce a house design brief in consultation with the Council which should be prepared by a qualified architect (RIAI or equivalent). The applicant for site development will also be required to seek permission for "other relevant works" which will include works additional to roads and services – i.e. common landscaping, building platform formation etc.~~

~~For any such development, there should be a continuity of design in terms of scale, compatibility and general harmony. Applicants will also be expected to employ the services of qualified architects (RIAI or equivalent) when applying for individual houses. No house should exceed 7.5 metres in height.~~

It is an objective of this Plan to provide for serviced sites at lower densities within the town environs in order to offer people, who would otherwise seek to develop a house in an un-serviced rural area, the option to develop in closer proximity to existing services and community facilities.

Any such proposed cluster of serviced sites should be context driven, respecting the setting and character of the area. The visual impact and appearance of new development should be fully considered when locating and designing new buildings. Any development should maximise the use of existing hedgerows and landscape features e.g. existing buildings, trees.

In the case of a development where serviced sites are to be sold, an overall masterplan demonstrating siting, landscaping and access provision, together with a design brief and development programme for the execution and completion of the development for the cluster, will need to be submitted at planning application stage.

A masterplan should be produced by the developer showing the overall layout, infrastructure, services and landscaping for the whole site development. All sites are not to be less than 0.1 hectare.

4.10 Key Developable Areas:

4.10.1 Opportunity Site 1: Low Street/The Quay

Key Characteristics

Add text after para 1:

The River Nore is subject to recurrent flooding. Following completion of the Flood Risk Management Study, it may be possible to identify the damage caused by flooding, the source(s) of flooding and the mechanism(s) by which the damage is caused. Appropriate works to mitigate or remove the risk of flooding can then be identified. (Sub. DT2, DT4, DT8, DT23, DT26)

4.10.2 OPP site 2

Key Characteristics

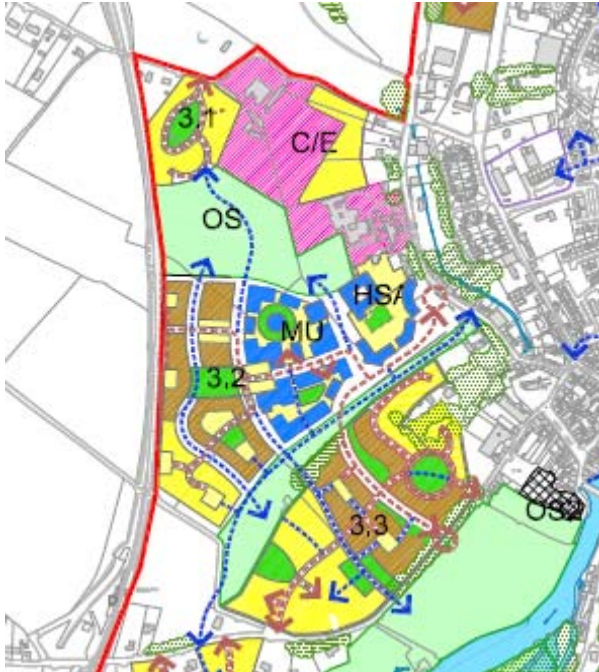
Add text after paragraph 2:

The River Nore is subject to recurrent flooding. Following completion of the Flood Risk Management Study, it will be possible to identify the damage caused by flooding, the source(s) of flooding and the mechanism(s) by which the damage is caused. Appropriate works to manage, mitigate and/or remove the risk of flooding can then be identified. (Sub. DT2, DT4, DT8, DT23, DT26)

Development Framework Area R1: Include indicative site access from R700 (Sub. DT16).

4.10.5 Development Framework Area R3:

To be amended to incorporate road integrated with neighbouring development. (Sub. DT1 and DT22).



Add ‘**Development Objectives**’ after Context box (moving text from Context box as appropriate):

- *To promote residential and mixed use development of the sites compatible with surrounding uses and according to Development Management Guidelines subject to a comprehensive Master Plan.*
- *To secure the provision of a road and pedestrian links into the VEC lands as part of the development of the Mixed Use site in the next phase of development.*
- *To incorporate strategic open space on steeper and most prominent lands and to provide a linear open space corridor between Sites 3.2/Mixed Use/HAS and Site 3.3,*
- *To incorporate local open spaces over-looked by and as an integral part of surrounding uses, in accordance with Development Management Guidelines.*
- *To retain existing trees and mature hedgerows as the basis for a new landscape structure.*
- *To incorporate new road through Site R3 linking Lady’s Well Street and Station Road.*
- *To incorporate strategic footpath/cycle links through the development area and extending southwards to the River Nore.*

New section 4.10.8 Dangan Terrace

New Development Framework Area R6: Land at Dangan to be included as new Development Area R6 (Sub. DT18)



Mapping changes

Map 1:

- Amend 'established and committed residential' to 'existing residential', and 'uncommitted residential' to 'new residential'. (Sub. DT10)
- Change zoning of lands between Dangan Terrace and the route of the proposed relief road from agriculture to residential – include in Development Framework as R6 (Sub. DT18)
- Correction to Church of Ireland and adjoining dwellings on Ladyswell street, change to mixed use.
- Correct zoning of low-density sites – change from residential to low-density residential.

Map 2:

~~Trees to be Protected~~ **Trees/hedgerows of Visual Importance**

Include all Open Space as is included on Map 1: Land Use Zoning. (Sub. DT26)

Add in features identified through AA habitat survey (DT 26)

Map 3: Built Heritage. The historic town wall will be represented in the legend

Protected structures to be included on map

NIAH data to be mapped

Map 4: Include lands between Dangan Terrace and the route of the proposed relief road on Development Framework Plan. (Sub. DT18)

Area R1: Include indicative site access from R700 (Sub. DT16).

Area R3: To be amended to incorporate road integrated with neighbouring development. (Sub. DT1 and DT22).

Appendices

List 1: Replace the map reference numbering with the official numbering.

List 2: ~~Record of~~ Recorded Monuments

Reference: <http://www.archaeology.ie>.

Town lands to be included for each record.

Amendments to SEA: consideration will be given to incorporating observations and recommendations provided.
(Sub. DT21)