

Castlecomer Local Area Plan 2018 - 2024



Forward Planning Department
Kilkenny County Council
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Table of Contents

Contents

1	Introduction and Strategic Context	5
1.1	Introduction	5
1.2	What is a Local Area Plan (LAP)?.....	5
1.3	Legal Basis of a Local Area Plan.....	6
1.4	Strategic Environmental Assessment.....	6
1.5	Appropriate Assessment.....	6
1.6	Structure of the Plan	7
1.7	Plan preparation process	7
1.8	Strategic Context.....	8
1.9	Strategic outlook for the town.....	9
2	Core Strategy & Zoning	10
2.1	Context.....	10
2.2	Population trends.....	10
2.3	Population projections.....	10
2.4	Proposed Core Strategy	11
2.4.1	Number of units required	11
2.4.2	Residential Zoning.....	11
2.4.3	Population Structure	11
2.5	Development Strategy and Active Land Management	12
2.6	Residential Capacity	12
2.7	Zoning.....	13
2.8	Residential Development Objectives	14
2.9	Residential Development Management Standards	14
3	Area identity.....	15
3.1	Historical Development	15
3.2	Urban Structure	18
4	Economic Development and Employment	19
4.1	Economy and Employment	19
4.2	Retail	19
	Figure 4.1 High Street (The Square).....	20
4.3	Tourism	20
4.4	Vacant Sites Levy.....	21
4.5	Economic Development & Retail Objectives	21
5	Community and Housing.....	23
5.1	Community Facilities.....	23
5.1.1	Health Facilities	23
5.1.2	Positive Ageing	24
5.1.3	School Facilities	24
5.2	Future Provision of Housing.....	25
5.2.1	Housing on Lands Zoned for Agriculture.....	26
5.2.2	Traveller Accommodation.....	26
5.3	Derelict and vacant sites	26
5.4	Housing and Community Objectives:.....	26
5.5	Housing and Community Development Management Standards:	27
6	Heritage.....	28
6.1	Built Heritage	28
6.1.1	Architectural Heritage - Record of Protected Structures.....	28

6.1.2	Castlecomer Architectural Conservation Area.....	28
6.1.3	Archaeological Heritage	32
6.2	Natural Heritage.....	33
6.2.1	Landscape, Topography and Geomorphology	34
6.2.2	Protected Areas of International Importance: Natura 2000.....	35
6.2.3	Protected Areas of National Importance	35
6.2.4	Nature Conservation outside of International and National Protected Areas	35
6.3	Heritage Objectives.....	36
6.4	Heritage Development Management Standards	38
7	Recreation, Tourism and the Arts	39
7.1	Green Infrastructure	39
7.1.1	Strategic Walking and Cycling Routes.....	39
7.1.2	Public parks and Playgrounds	39
7.1.3	Sports Facilities	40
7.2	Tourism	40
7.2.1	Discovery Park.....	41
7.3	Arts and Culture	42
7.4	Recreations, Tourism and Arts Objectives.....	42
7.5	Recreation, Tourism and Arts Development Management Standards.....	43
8	Infrastructure and Environment	44
8.1	Water Services	44
8.1.1	Water Supply.....	44
8.1.2	Wastewater Services.....	44
8.2	Flooding.....	45
8.3	Energy	45
8.4	Telecommunications.....	45
8.5	Waste Management	46
8.6	Infrastructure and Environment Objectives	46
8.7	Development Management Standards.....	46
9	Transport.....	48
9.1	Context.....	48
9.2	Public Transport.....	48
9.3	Active Travel – Walking and Cycling	49
9.4	Roads.....	49
9.4.1	National Roads	49
9.4.2	Regional Roads.....	50
9.5	Transport Objectives.....	50
9.6	Transport Development Management Standards.....	51
10	Urban Design Framework	52
10.1	Introduction	52
10.2	Urban Design.....	52
10.3	Key Development Areas.....	52
10.3.1	Key Development Area 1 – Old Creamery Site (Town Centre):	53
10.3.1.1	Implementation and Infrastructure Delivery Schedule	55
10.3.2	Key Development Area 2 – Former Military Barracks and Parish Lands:	55
10.3.2.1	Implementation and Infrastructure Delivery Schedule	56
10.3.3	Key Development Area 3 – Kilkenny Road Employment Area.....	56
10.3.3.1	Implementation and Infrastructure Delivery Schedule	56
10.3.4	Key Development Area 4 – Athy Road.....	57
10.3.4.1	Implementation and Infrastructure Delivery Schedule	57
11	Implementation	58

11.1	Introduction	58
11.2	Development Management.....	58
11.3	Implementation and Infrastructure Delivery Schedule	58
Appendix A:	Land Use Zoning Objectives - Refer to Figure A1.....	59
Appendix B:	Architectural Heritage.....	64

Plan adopted 16th April 2018

1 Introduction and Strategic Context

1.1 Introduction

This Local Area Plan (LAP) outlines a strategy for the proper planning and sustainable development of the town of Castlecomer. Castlecomer is situated 20 km North of Kilkenny City in North-East County Kilkenny. The town is an important market and service centre for the agricultural hinterland, which is one of the most densely populated rural areas in the County.



Figure 1.1 Castlecomer Location Map

1.2 What is a Local Area Plan (LAP)?

A Local Area Plan is a statutory document and is a public statement of planning policies. Local Area Plans consist of a written statement, together with maps and other illustrations, indicating development objectives and development management policies. The purpose of this LAP is to provide an overall strategy for the proper planning and sustainable development of the area.

This LAP is consistent with the policies and objectives of the Kilkenny County Development Plan 2014 - 2020 (herein referred to as the CDP). All planning applications will be measured against the contents of this LAP. It is valid for six years following adoption by Kilkenny County Council (herein referred to as the Council); however, it is important that this LAP is set within a longer-term, strategic perspective. The Council may at any time amend or revoke this LAP.

1.3 Legal Basis of a Local Area Plan

Local Area Plans are mandatory statutory plans for towns where the population is in excess of 1500 people. It is therefore mandatory to produce a Local Area Plan for the town of Castlecomer, which at the last census (2016) had a population of 1502. LAPs are therefore prepared in accordance with sections 18, 19 and 20 of the Planning and Development Act, 2000, as amended, which sets out the provisions for the preparation of Local Area Plans. It will replace the Local Area Plan for Castlecomer 2009-2020.

All relevant policies and objectives referred to in the County Development Plan apply to this area and it is important to note that if any conflicts arise, the County Development Plan takes precedence.

1.4 Strategic Environmental Assessment

Local Area Plans are also required to comply with the provisions of the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) as transposed into the Planning and Development Act, the objective of which is to provide for a high level of environmental protection and to contribute to the integration of environmental considerations into the preparation and adoption of plans.

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the decision is made to adopt the plan or programme. The purpose is to *“provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”*¹. A Strategic Environmental Assessment Screening report was carried out for this LAP and it was considered that a full Strategic Environmental Assessment was not required.

1.5 Appropriate Assessment

Articles 6(3) and 6(4) of the Habitats Directive and Section 177 of the Planning and Development Act 2000 (as amended), require that any plan or project with the potential to impact on the integrity of a Natura 2000 site must first be screened to determine if appropriate assessment of the plan or project is required. In the event that the screening indicates that potential significant impacts cannot be ruled out then the plan or project will require an appropriate assessment. A Screening exercise was carried out for this LAP which determined that an Appropriate Assessment is not required.

Appropriate Assessment means an assessment, based on the best scientific knowledge available, of the potential impacts of a plan or project, wherever located, on the conservation objectives of any Natura 2000 site and the inclusion, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of the plan or project. Therefore whether a plan or project is located within, or is at a geographically remote area from a Natura 2000 site, if significant impacts cannot be ruled out then the plan or project must be subject to an appropriate assessment.

These objectives will apply to all plans and projects whether public or private and across all sectors of development.

¹ EU, [Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment](#), Article 1

In accordance with Section 177S(2)(e) of the Planning and Development Act, 2000 (as amended), Kilkenny County Council is the competent authority for the carrying out of an appropriate assessment in relation to a Local Area Plan. In light of the above and in accordance with ministerial guidance, a screening for Appropriate Assessment was undertaken for this LAP which ruled out significant environmental impacts and hence concluded that a Stage2 Appropriate Assessment is not required.²

The Habitats Directive has been transposed into Irish Planning Law and accordingly the Kilkenny County Development Plan 2014-2020 has the following stated objectives:

Objectives:

- 1A To implement the provisions of Articles 6(3) and 6(4) of the EU Habitats Directive.**
- 1B To ensure that any plan or project within the functional area of the Planning Authority is subject to appropriate assessment in accordance with the Guidance *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009*³ and is assessed in accordance with Article 6 of the Habitats Directive in order to avoid adverse impacts on the integrity and conservation objectives of the site.**

1.6 Structure of the Plan

The Plan consists of a written statement and accompanying maps. **The entire Plan is a statement of Council policy.** It must be noted that each chapter is not a stand-alone chapter, but should be read in conjunction with all other chapters.

In assessing any development in the area, the overall context will be informed by all relevant sections, including the settlement strategy, housing, community, economic, heritage and infrastructure considerations. Therefore, no one item takes precedence over another, but rather all plan provisions converge, founded as they are on the goal of sustainable development.

Objective:

- 1C To implement the Development Management Standards as set out in the County Development Plan 2014-2020 as appropriate, unless where varied by this plan.**

1.7 Plan preparation process

The preparation of the LAP commenced in 2016 and consisted of a number of stages; including reviewing the *Castlecomer LAP 2009*, gathering background data, surveying the changes and new developments that occurred since the adoption of the last plan and public consultation.

The Plan preparation process is iterative by nature and a flood risk assessment (FRA), Screening for both Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA) were all carried out in tandem with the draft for the plan. The preparation process relies on the involvement of the public to inform and strengthen the plan. A public consultation meeting was held in the Community Hall on 2nd November 2016. In addition to the information gathered at the meeting, submissions were invited in relation to the plan review during November 2016.

² The Department of the Environment, Community and Local Government (*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities-2009*).

³ *ibid*

There was significant co-operation between the Planning Department of Kilkenny County Council and County Kilkenny Leader Partnership (CKLP) in the formulation of this Plan and regard was taken of the County Kilkenny Leader Partnership’s Strategic Plan for the Castlecomer area. All of these factors and inputs fed into the preparation of the draft plan. The diagram below sets out the stages of making a LAP, from preparation to plan adoption.

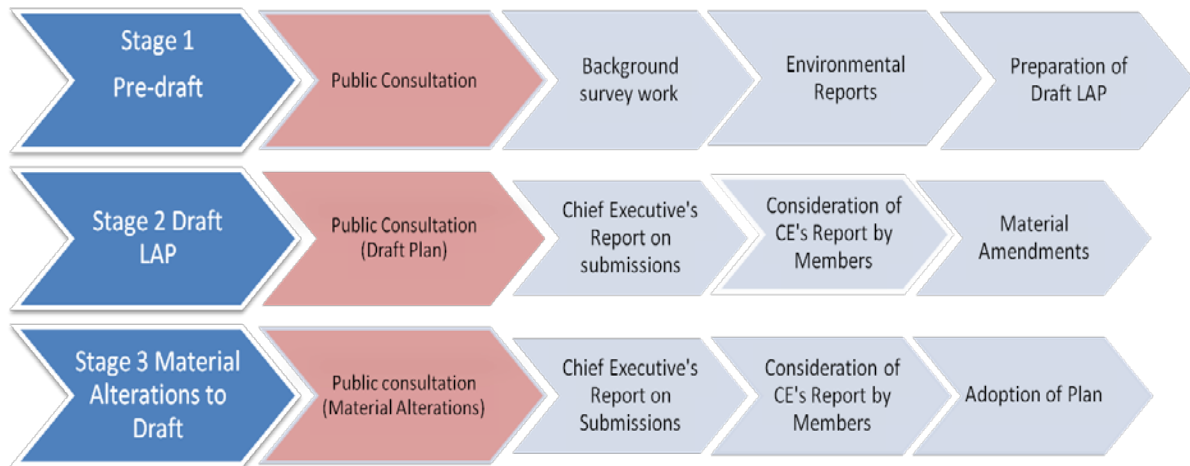


Chart 1 - Stages of Local Area Plan Preparation

1.8 Strategic Context

A number of relevant policy documents have been taken into account during the preparation of this LAP including the following:

National Planning Framework 2040 and the Regional Spatial and Economic Strategies

The National Planning Framework supersedes the National Spatial Strategy and will guide Strategic Spatial Development up to 2040. The NPF will put in place a new National and Regional Development Strategy, which allocates 50% of the National growth to five cities and 50% to a range of large and smaller towns, villages and rural areas. Castlecomer falls within the category of “Rural Towns” with a population under 10000.

The strategic policies and objectives set out in the [South East Regional Planning Guidelines](#)⁴ (RPGs) form the backdrop for socio-economic planning by national and regional agencies. Castlecomer is identified as a District Town (with a population between 1500 and 5000). These district towns are being targeted for growth as centres that can perform an important role in driving the development of a particular spatial component of the overall region.

However, these South East Regional Planning Guidelines are set to be replaced by Regional Spatial and Economic Strategie (RSEs). Growth targets for towns within the Southern Regional Assembly region as a whole will then be revised through the RSES for the region and adopted locally through the County Development Plans.

Once published, the recommendations of the RSES will be examined to establish any implications for this LAP.

⁴ South East Regional Authority, *Regional Planning Guidelines for the South East Region 2010-2022*, 2010

Kilkenny County Development Plan 2014-2020

Castlecomer is identified as a District Town in the Kilkenny County Development Plan (CDP). The CDP states that these District Towns perform an important role in driving development in the County and have much potential that can be capitalised upon. Indigenous industry and SME's are important to these areas. Their strengths lie in their capacity to accommodate employment, residential and other functions on the basis of their comparative advantage in terms of lower costs and a quality of life which is attractive to people.

1.9 Strategic outlook for the town

Arising from its strategic context as a District Town central to the northern part of the County, Castlecomer town has the potential to act as a strong attraction for residential, small and medium enterprises for Northern Kilkenny hinterland. As such, the development of Castlecomer will not only benefit the residents of the town, but will also extend beyond the Local Area Plan boundary.

It is anticipated that the outlook for the town will remain positive and that there will continue to be recovery and growth in several economic sectors during the period of the plan. In particular growth in the tourism/recreational sector is showing great promise with the continued investment in the Discovery Park and the recent grant of permission for the redevelopment of the Avalon Hotel in close proximity to a 39 bed hotel with function room for approximately 200 people.

The Castlecomer Discovery Park has grown in popularity since the adoption of the last Local Area Plan in 2009 and has gradually expanded its recreational product which has led to it becoming very attractive to day visitors and tourist alike. The picturesque town centre's proximity to the Discovery Park provides for a unique setting, which should be exploited through the establishment of strong links between the town centre and the Park. Such links will benefit the town and will allow for the establishment of a tourist service industry which can gradually be built out so as to establish Castlecomer as a regional recreational and tourist hub.

Due to its proximity to Kilkenny City, Castlecomer will remain one of its important feeder towns, providing primarily human capital and services to Kilkenny City. It is anticipated that this relationship will continue to strengthen and also that the building of a strong goods and service industry in Castlecomer will benefit the county as whole. The potential redevelopment of the centrally located former Comer International site proximate to the town centre will provide a much needed stimulus in this regard. The former Castlecomer Co-operative Creamery site in the centre of town represents a significant redevelopment opportunity. The site's development could provide a significant stimulus whilst providing residential opportunities, parking and commercial floorspace proximate to the town centre.

Kilkenny County Council will continue to support the sustainable growth of Castlecomer over a variety of sectors, so as to establish an economically balanced outlook which will have maximum impact on not only the town but also its hinterland. In particular the support to the recreational and tourist industry and start-ups in the Small and Medium Enterprise Sectors (SME) will be facilitated and supported where appropriate.



2 Core Strategy & Zoning

2.1 Context

The population of Castlecomer town in the 2016 census is 1,502, of which males numbered 746 and females numbered 756. This represents an increase of 3.2% from the 2011 census which was 1,456.

	1996	2002	2006	2011	2016
Castlecomer	1,380	1,482	1,531	1,456	1,502

2.2 Population trends

The population in the Plan area has increased slightly since the last Census. For the Castlecomer Donaguile settlement, the 2016 Census recorded an increase of 3.2% from the 2011 results to a total population of 1,502. This is a reversal from the previous 2011 Census which recorded a population decrease of 4.9%.

2.3 Population projections

The population targets for County Kilkenny are set by the [South East Regional Planning Guidelines](#)⁵, which were adopted in 2010 for the period 2010 – 2022. The targets set for County Kilkenny are set out in Table 2.2 below.

	2010	2016	2022
Kilkenny County	96,872	105,598	111,903

Source: [South East Regional Planning Guidelines, 2010](#)

As stated, the population of Castlecomer as counted in the 2016 census amounted to 1,502. The County Development Plan allocates a population of 1.5% of the County population total to Castlecomer. Thus, the estimated population for Castlecomer in 2022 is obtained by applying Castlecomer's percentage share of the County's population of 1.5% to the estimated figure for the County's population in 2022 which is 111,903, resulting in a population estimate of 1,679 by 2022. However, it should be noted that the calculations for the Castlecomer Local Area Plan term will extend to end 2023, one year beyond the projection year of 2022 as contained in the RPGs.

Having regard to these calculations for the Plan extending to the end of 2023, this equates to a population projection of 207 persons (177 + 30) over the Plan period. The Core Strategy for this plan is therefore to provide for 207 additional people over the lifetime of the plan, which is set out below.

⁵ South East Regional Authority, [Regional Planning Guidelines for the South East Region 2010-2022](#), 2010

2.4 Proposed Core Strategy

2.4.1 Number of units required

It is the obligation of the Planning Authority to ensure that sufficient and suitable land is zoned for residential use and to ensure that a scarcity of such land does not occur at any time during the period of the Plan. For these reasons, the Council has ensured that there is sufficient residential zoned land within the Plan boundary to adequately cater for the projected population over the Plan period which includes for 'new residential' zoned lands.

This Plan proposes to provide for the growth of 207 people over the plan period to end 2023. The average household size for County Kilkenny was 2.8 in 2016. Using this 2016 average household size of 2.8 for the County, this would result in a requirement for 74 households over the plan period.

The Development Plan Guidelines (DoEHLG, 2007) state that planning authorities should ensure that at the time they make a plan, enough land is available to meet residential needs for at least the next nine years. This in essence means that more land than is necessary should be zoned, which would take into account the potential non-release of lands and choice of location. This equates to another 50% over and above the 74 households required, thus adding an additional requirement to provide for 37 more households and amounting to a total of 111 households to be provided for.

2.4.2 Residential Zoning

In accordance with the Core Strategy it is anticipated that 111 housing units will be required up to and including the end of 2023. The plan proposes three categories of Residential zoning, being "existing", "new" and "low density". The categories allow for distinctions between existing projects commenced prior to the adoption of the plan as well as new and low density opportunity sites for residential development. Following consultation with the Housing Section, an additional 30% allocation is made for households on the housing list already resident in the town and therefore accounted for in the Census figures. A small allocation for residential development on "mixed use" lands is also made to facilitate town centre residential units. To facilitate such growth, this LAP proposes to zone 10.9Ha hectares of land for new residential development. Accordingly the breakdown of density standards for residentially zoned land is set out in Section 2.6 below.

2.4.3 Population Structure

In terms of age cohorts, almost 20% of the population recorded in the 2016 census was in the 0-14 age category, 38% were in the 15-44 age cohort, 24% were in the 45-64 age cohort and 18% was recorded as being over 65.

Age Bracket	Population 2016	% of Total Population in 2011	% of Total Population in 2016
0-14	1	18.54%	19.37%
15-24	0	12.36%	11.98%
25-44	0	26.09%	25.96%
45-64	7	24.65%	24.43%
65+	274	18.33%	18.24%

(Source: CSO 2016)

2.5 Development Strategy and Active Land Management

The Development Strategy is to provide a planning framework which will support the economic development of Castlecomer based on local strengths including heritage and tourism, promote the conservation of its natural and built heritage, consolidate the town within the existing plan boundary making more efficient use of land and existing infrastructure, facilitate the sustainable growth and development of the town through the creation of high quality and permeable developments and identify opportunities for the delivery of supporting infrastructure, facilities and amenities to support quality of life for existing and future populations.

The principles underlying the development strategy and the selection of sites for development are as follows:

- National/Regional/Local Policy Context (i.e. the NSS, RPGs, County Core Strategy etc.)
- Demographic and socio-economic trends
- Assessment of need for housing
- Water, drainage and road infrastructure
- Flood Risk Assessment
- Supporting infrastructure (social, community and commercial, both existing and planned)
- Physical suitability
- Environmental policy (ground and surface water quality, flooding, etc.)
- Heritage policy
- Environmental constraints
- Sequential approach (zoning should extend outwards from the core of an urban area, with undeveloped lands closest to the core being given preference. In addition, areas to be zoned should be contiguous to existing zoned development lands)

The proposed development strategy is based on the principles of sustainable development as outlined above together with a policy of Active Land Management, which aims to ensure that development land actually comes into use as anticipated in the development plan in tandem with support infrastructure.

This is accordingly supported by the vacant sites levy which will be further addressed in Section 4.4 below.

2.6 Residential Capacity

This LAP proposes to zone an additional 10.7Ha of land for new residential development, spread between residential and mixed use zones, (see Table 2.4 below). The Local Authority Development at Donaguile and the Love Lane Voluntary Housing Development will house many of the existing residents of Castlecomer and therefore, following consultation with the Housing Section of the Council, it is estimated that, in real terms, 30% of these developments will account for exiting residents of the town. Therefore, of the 63 units anticipated, approximately 44 new units will provide for additional residents to the town. The remaining 26 units are already allocated to the current population figures of the town.

The indicative residential density standards for each zone are set out below. It is important to note that these are not prescribed residential density standards; rather they are indicative of what densities would be acceptable at various locations in the plan area. Higher densities must not be

achieved at an unacceptable amenity cost to surrounding dwellings and to residents of the proposed development.

Mixed Use/General Business: 25% of area at maximum 20 units per Ha
 These zonings allow for new residential development and other town centre uses such as commercial, offices etc.

Existing and New Residential: Maximum 20 units per hectare (33 units per Ha for existing Donaguile project only)
 This zoning allows for new residential development and other services incidental to residential development and reflects the densities which exist in existing housing developments at these locations. While housing is the primary use in this zone, childcare facilities and recreation can also be considered.

Low Density Residential: Maximum 10 units per Ha
 This zoning allows for new residential development at a lower density and services incidental thereto. This zoning reflects the historic densities which exist away from the town centre. While housing is the primary use in this zone, childcare facilities, nursing homes, independent/semi independent living units for older people and recreation can also be considered.

The breakdown of capacity for these zones is set out in Table 2.4.

Table 2.4 Capacity of land zoned for housing units						
Zone	Area identified in Ha	Estimate of housing yield for purpose of core strategy	Density (units/hectare for purpose of core strategy)	Total Units provided for	Core requirement Without 30%**	Strategy
Existing residential (re - development)	1.1Ha	100%	(Project Specific) 30	33		23
Residential (N)	2.7Ha	100%	20	54		38
Low Density (N)	4.2Ha	100%	10	*39		39
Mixed Use	***2.3Ha	25%	20	12		12
Total	10.7Ha			138		112

* Includes “Low Density Residential” zoning along the Clogh road. This land will accommodate a single row of houses reflecting the existing linear development pattern. Due to physical access restrictions along the Clogh road and to facilitate a service road, the zoning extent has been increased but the achievable number of houses is lower than 10 per Ha.

** Reflects the 30% of households already resident in the town and accounted for in the 2016 census.

*** Although the town centre “Mixed use” site is 2.7Ha, only approximately 2.3Ha is developable due to the inclusion of the river and flood zone in the site. The reduced number of units accounts for same.

2.7 Zoning

The “Castlecomer Zoning and Objectives” map (Figure A1) should be consulted as regards the zoning of particular lands. For accepted uses with each zoning category, Appendix A should be consulted. The list outlines appropriate uses for each zoning category and although comprehensive is not

exhaustive. Other uses may be acceptable provided that the Planning authority consider that they do not contravene the zoning objective.

2.8 Residential Development Objectives

RD1: It is a policy of the Council to ensure that sufficient zoned land is available at appropriate locations in Castlecomer to satisfy the housing needs of the town over the period of the plan.

2.9 Residential Development Management Standards

RD DMS 1: To encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the LAP boundary subject to compliance with the relevant development management standards.

RD DMS 2: To ensure that a good mix of housing types and sizes is provided to meet the future needs of the population of the town

RD DMS 3: To manage the provision of one off housing on lands zoned as 'Agriculture and "Amenity/Open Space". Limited one off housing will be permitted in these zones subject to compliance with the criteria set out in Appendix A (Land Use Zoning Objectives).

3 Area identity

3.1 Historical Development

From its earliest development, the topography and geology of the area has defined the town's history. The Castlecomer Plateau is an upland plateau area that surrounds the town to form a discrete landscape unit. Its coal deposits have meant that it is one of the few areas in Ireland that experienced the coal-mining industry. The plateau is bounded on the east by the River Barrow, the west by the River Nore and bisected by the Dinin River.

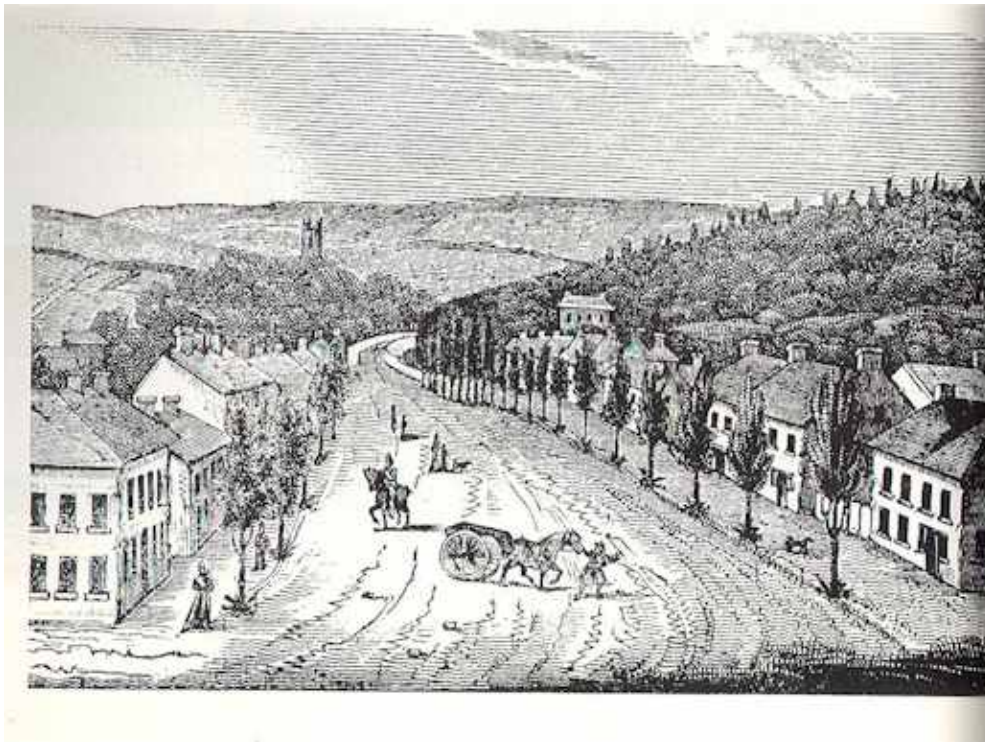


Figure 3.1: Castlecomer c.1832

The earliest record of Castlecomer dates from 1200 when a Motte and Norman Castle were erected east of the existing bridge. In 1635, Sir Christopher Wandesforde began the construction of the present town near the site of the old castle. In 1635, Sir Christopher also began the construction of a new church. From the start, the town was planned. The bridge over the Dinin dates from 1764 and the town grew in the 18th century under the patronage of the Wandesfords until it was burned in 1798. Therefore little remains of the town prior to 1800. The fire however provided opportunity to redesign the town. Castlecomer slowly rose from the ashes and the Wandesworth house was built after 1800 (although subsequently burnt in the 1950). A number of houses were also built to provide for workers in their coal mining and iron smelting enterprises. These houses have consistency in character, all having been built around the same time after 1800. As the Wandesfordes wished to develop their land acquisitions commercially, the emphasis of the town was on commerce. The central axis of the town was to be based on a large marketplace, which corresponds to the present square.

Castlecomer, like many other parts of Ireland, experienced rapid population growth in the early nineteenth century. However, the effects of the Famine were particularly severe. In an effort to cope with the ensuing crisis, a workhouse was opened in 1853. The infirmary, dispensary and fever hospital were relocated to this site. The Famine period also saw the construction of the Roman

Catholic Church of the Immaculate Conception. This commenced in 1844. The Presentation Sisters set up the convent on the site of the old fever hospital in 1885.

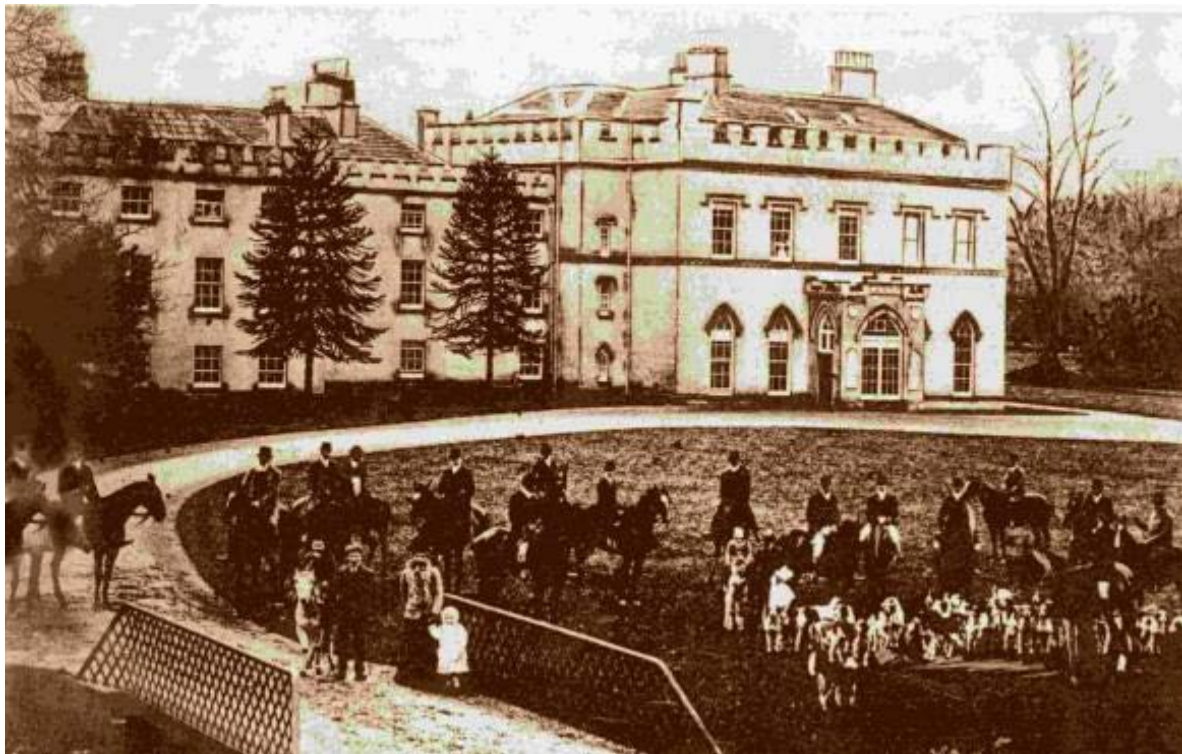


Figure 3.2: Castlecomer house on the Wandesforde Estate (now demolished)



Figure 3.3: Castlecomer Fountain, The Square, Castlecomer, 1874-1936

The town's principal economic drivers included the wealth generated from the mining resources of the immediate area in addition to its role as a principal market town for North Kilkenny. Since the loss of the mining industry as a major employer, the town's main role is as a service centre for a densely populated rural hinterland.



Figure 3.4: Ordnance Survey, 6 inch mapping 1839-1840



Figure 3.5: Ordnance Survey, 25 inch mapping 1897-1913



Figure 3.6: Ordnance Survey, 6 inch mapping 1945-1948

3.2 Urban Structure

The formal layout of the town remains, with the main commercial areas centred on a cross roads development comprising a broad tree lined High Street and public space at Market Square. Development had been restricted by the River Dinin, the Castlecomer Demesne and Golf Course located to the east of the town. The River Dinin runs through the town and is met by a tributary close to the ruins of the Norman Castle.

Historically, development of the town was also restricted to the west by the railway line. However, since its abandonment development has now spread beyond this along the town's main arterial routes and in some cases in upland areas.

The objective of the plan is to consolidate the current structure and the render it more permeable, focussing on lands closer to the centre for housing and retail uses and further towards the edges of town for industrial uses.

4 Economic Development and Employment

4.1 Economy and Employment

Castlecomer's main role is as a service centre for its wider rural hinterland. Existing businesses in the town include coffee shops, hardware, agricultural trade, auto trade, embroidery/clothing manufacturing, mechanics, hairdressers, crafts such as pottery, jewellers etc. New business opportunities have more recently developed for example following the refurbishment of Creamery House.

Based on the census results, measured on a Principle Economic Status basis, the unemployment rate for County Kilkenny in the 2016 census was 12.7%, down significantly from the 2011 census, which recorded a rate of 19.4%. This is slightly lower than the national average rate of 12.9%. The Pobal HP Deprivation indices (2012) show male unemployment in Castlecomer ED at 31% and female unemployment at 21% which is above both county and national averages⁶. From a review of the live register skills background it is clear that many on the register are reliant on traditional industries, construction and many are categorised as unskilled. Thus, given Castlecomer's industrial past, retraining and upskilling of some of the workforce is required to meet the demands and offerings of the new economic environment and employment market⁷.

The Castlecomer Enterprise Centre which is a not-for-profit, community organisation in existence since 1994, promotes employment opportunities and business start-ups and has more recently provided a space and facilities for up skilling and training to enable people who are currently unemployed to up-skill and also to allow local business owners to avail of training opportunities for themselves and their staff.

It is essential that Castlecomer functions meaningfully as a District Town and tourist centre in North Kilkenny. This requires offering a mix of employment opportunities relating to enterprise, local services and tourism sectors.

4.2 Retail

Castlecomer is classified as a fourth tier town in the Retail Hierarchy as set out in the Retail Planning Guidelines.

The Retail Planning Guidelines defines this fourth tier as comprising of small towns in the 1,500 to 5,000 population category, mostly providing basic convenience shopping, either in small supermarkets or convenience shops and in some cases, lower order comparison shopping such as hardware, pharmaceutical products and clothes. The guidelines recognise current trends for larger store sizes which are difficult to accommodate in traditional town centres, which comprise relatively small scale historic buildings in an attractive setting. However, central to the policy on retail, is the need to establish the optimum location for new retail development which is accessible to all sections of society and is of a scale which allows the continued prosperity of traditional town centres and existing retail centres.

The existing retail activity is currently centred on the High Street where the main stores are located. Pedestrian flows are concentrated primarily along this street and in the vicinity of the former Castlecomer Cooperative Creamery site at the junction of Chatsworth Row and to a lesser extent

⁶ Leader, *Castlecomer Area Profile and Needs Analysis*, Dr. Maria Power Community Consultants, 2016

⁷ Leader, *Castlecomer Area Profile and Needs Analysis*, Dr. Maria Power Community Consultants, 2016

along Barrack Street and Kilkenny Street. There are a number of convenience shops and a small number of comparison shops servicing the retail needs of the town and surrounding hinterland. The plan area also includes Castlecomer Business Park located at Ballyhimmin which includes a number of industrial/commercial warehouse units, garden centre and relocated creamery.

A key retail planning principle referred to extensively within the guidelines is the sequential approach. This approach establishes the town centre as the preferred locations for developments that attract many trips and in cases where there are no development sites available within a town centre, the next preference should be a location on the edge of the town centre. The key aim of retail planning policy is to promote vitality and viability of town centres.

In accordance with the sequential approach, the focus of the retail strategy will remain the town centre and associated opportunity sites, such as the Co-op site which has the potential to act as a town centre extension.



Figure 4.1 High Street (The Square)

4.3 Tourism

Due to its mature setting, attractive streetscapes and proximate active woodlands, tourism development has more recently become a significant opportunity for Castlecomer. With the assistance of Kilkenny County Council, the gradual development of the Castlecomer Discovery Park has, since its opening in 2007, added a significant tourism product to the town of Castlecomer and is being actively promoted as part of Ireland’s “Ancient East” tourism trial. As such the park has been of significant benefit not only local residents, but to the wider northern region of Kilkenny and further afield. Also see Section 7.2 in this regard (Recreation and Tourism).

To date Kilkenny County Council has actively supported development proposals within the Discovery Park and have made financial investment totalling in excess of €400 000. Kilkenny County Council

continues to make an annual contribution which shows the Council's commitment to this project and its anticipated long term benefit that would accrue to the town of Castlecomer.

Furthermore there is great opportunity to exploit the tourism potential of the former Deerpark Colliery, which could expand from guided tours to a more substantial tourism product.

4.4 Vacant Sites Levy

The Urban Regeneration and Housing Act 2015 introduced a Vacant Sites Levy as a site activation measure to ensure that vacant or underutilised land in urban areas is brought into beneficial use. This Plan will encourage and facilitate the appropriate development of sites and areas in need of development and renewal in order to prevent:

Adverse effects on existing amenities in such areas, in particular as a result of:

- the ruinous or neglected condition of any land
- Urban blight or decay
- Anti-social behaviour, or
- A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses

For the purpose of the vacant sites levy the following zoning will be considered for the purpose of the act in accordance with the County Development Plan:

- General business, mixed use, industrial and community facilities for regeneration purposes.
- All residential zonings for residential purposes

4.5 Economic Development & Retail Objectives

EDR 1 to support the implementation of the Castlecomer Community Development Strategic Plan 2016-2020

EDR 2 to ensure all major new retail development is located within Castlecomer town centre and is consistent with the County Retail Strategy and sequential approach

EDR 3 to support the sustainable development of Castlecomer and enhance its capacity to attract new investment in employment, services and public transport for the benefit of the town and its hinterland.

EDR 4 to promote a diverse and sustainable local economy through the designation of sufficient lands for the promotion of employment related uses including facilities to assist SME growth and tourism related facilities in support of existing attractions such as the Discovery Park and the Golf course.

EDR 5 to identify the individual vacant sites in the town for regeneration and housing and establish and maintain a register of vacant sites (entitled the vacant sites register) in the plan area for the purpose of the Vacant Site Levy (Urban Regeneration and Housing Act 2015).

EDR 6 To support the continued use and expansion as appropriate of Castlecomer Enterprise Centre.

EDR 7 Encourage a diversity of uses in the town centre throughout the day and evening.

EDR 8 Ensuring accessibility of the retail area by a range of transport modes.

EDR 9 Review the transport (car parking) strategy.

EDR 10 Create an attractive and safe town centre for pedestrians/cyclists.

5 Community and Housing

5.1 Community Facilities

Community facilities are an important element in the urban fabric of a town and should form part of an integrated network of resources available to local people. They serve the basic needs of the town and provide a place where people can meet and create a sense of town spirit and pride in their community. Castlecomer has a strong sense of community and is well served by community facilities including educational, sporting, cultural and social. The community facilities include three national schools, a secondary school, community crèche, private childcare facilities, a district hospital, a library and County Council Area Office, a community hall, a youth cafe, GAA club, soccer club, cycling club, enterprise centre and drama club to name a few.

5.1.1 Health Facilities

Castlecomer District Hospital is a 29 bed hospital with day care centre, providing acute medical care, convalescent, respite and terminal care. It serves all of North Kilkenny. This facility is currently operating at capacity and as trends in populations profile point to an aging population, there is a need for additional services to cater for the elderly population in the town and surrounding area. Expansions to the current facility so proposed will be supported by this plan provided that it does not impact negatively on neighbouring amenities.



Figure 5.1: Castlecomer District Hospital

The Health Service Executive has indicated that Castlecomer is an appropriate location for a Primary Health Care Facility. The Department of Health and Children strategy for primary care 'A New Direction Quality and Fairness – A Health System for You' (2001) sets out a strategy for their provision and highlights the need for primary care to be community based using an integrated team-based approach. The Planning Authority will support the establishment of such facility within the LAP boundary, subject to normal planning considerations.

5.1.2 Positive Ageing

The population of Ireland is ageing. According to the Department of Health by the year 2036 the number of older people aged 65 and older living in Ireland is expected to increase by 250%. For County Kilkenny this would mean that the older population of 11,690 in 2011 will increase to 29,225 in 20 years time⁸. Currently Castlecomer has a marginally higher population in the 65+ age group when compared with the national averages.

Kilkenny Local Authorities has been actively engaged in the Age Friendly County Initiative since 2010. Kilkenny is the second county in Ireland to become an Age Friendly County. The concept of an Age Friendly community is linked to an initiative of the World Health Organisation started in 2007. This initiative seeks to engage older people and their communities in making their communities better, healthier and safer places for older people to live and thrive.

Positive ageing can be facilitated by means of various age friendly initiatives, including universal design and can be supported by the adoption of the appropriate development objectives to facilitate same.



Figure 5.2: Older persons parking spaces in Kilkenny City

5.1.3 School Facilities

Castlecomer has three primary schools, Presentation Convent National School, Castlecomer Boys National School and Wandesforde National School.

The Presentation Convent National School is located on Kilkenny Street, Castlecomer. There are 5 teachers with 114 pupils in attendance with 121 enrolled for September 2017.

Castlecomer Boys' National School is situated in the townland of Donaguile. It is a 3 teacher school and caters for pupils from second to sixth classes. Its feeder school is the Presentation Convent national school where the boys attend junior infants, senior infants and first class. There are currently 62 pupils in attendance.

Wandesforde National School is a Church of Ireland school under the Patronage of the Bishop of Cashel and Ossory. The teaching staff is comprised of 3 mainstream class teachers including the

⁸ Kilkenny Age Friendly County Strategy 2017 - 2022

principal, one part-time resource teacher, one shared learning support teacher (shared with Firoda National School, Castlecomer) and one full time SNA. There are currently 62 pupils in attendance.



Figure 5.3: Wandesforde National School



Figure 5.4 Presentation Convent National School

Castlecomer Community School is the local secondary school located at Donaguile, Castlecomer. There are currently 565 pupils in attendance with spare capacity for an additional 40 pupils. It has many facilities including three science laboratories, a demonstration room, two art rooms, a music room, two home economics kitchens, three computer rooms, a design, communications & graphics room, two woodwork rooms, engineering workshop, student canteen, oratory, twelve classrooms, a gymnasium, two sports pitches, basketball courts, floodlit athletics track. During the last plan the school added two classrooms to the immediate rear of the school as well as a further two storey structure including dressing rooms and a gymnasium.



Figure 5.5 Castlecomer Community School

5.2 Future Provision of Housing

This LAP proposes a residential strategy of consolidation and infill, whereby new residential development will occur alongside existing. This approach allows for optimal utilisation of existing infrastructure and other resources. It is anticipated that housing will be provided both by the Council and the private sector during the period of the plan. New housing is catered for at various densities and in line with the Core Strategy, but also taking account of proposals on existing infill lands at Donaguile.

The proposed housing lands support the use of land from the centre outwards. Accordingly more housing is accommodated closer to the town centre. It is the intention to accommodate housing more appropriate to the character of Castlecomer and hence serviced sites which would provide opportunities to build and design own homes will be supported at appropriate locations.

5.2.1 Housing on Lands Zoned for Agriculture

Land within the agricultural zone will not be considered for intensive commercial or residential development during the lifetime of this LAP. This is to allow for the strategic expansion of the plan area, and to prevent urban generated development which would interfere with the operation of farming and prejudice the future planning and development of the area. On lands zoned for agriculture within the development boundary of the Castlecomer LAP, housing will be restricted (for their own housing need) to the following categories of persons:

- Persons whose primary employment is in agriculture, horticulture, forestry or bloodstock, or other rural based activity, in the area which they wish to build,
- Sons and daughters of the landowner, all of whom are long standing residents of the “Agricultural” zoned rural area, providing for their first home,
- Persons who are long standing residents in the “Agricultural” zoned area, providing for their first home

5.2.2 Traveller Accommodation

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

In consultation with the travelling community, their representative organisations and the wider community, the local authority will strive to ensure, through its Traveller Accommodation Programmes that suitable traveller accommodation is provided throughout the plan area.

5.3 Derelict and vacant sites

Derelict and vacant sites can have a visual, economic, social, and environmental impact on the surrounding area. Under the *Derelict Sites Act 1990* the owner or occupier of land must ensure that the land or structures does not become or continue to be a derelict site. The Council has powers under the *Derelict Sites Act 1990* to prevent and control derelict sites. Several vacant sites and buildings have been identified in Castlecomer, including the old Military Barracks, which, if developed, could facilitate an opportunity for housing in close proximity to the town centre.

5.4 Housing and Community Objectives:

HC 1 *To support the vision of the Castlecomer Community Development Strategic Plan 2016-2020 to encourage a sustainable and socially cohesive community to meet the needs of all residents.*

- HC 2** *to support, in conjunction with the HSE, the location of a Primary Healthcare Centre within Castlecomer*
- HC 3** *To apply the provisions of the Derelict Sites Act 1990 and the Urban Regeneration and Housing Act 2015 in Castlecomer.*
- HC4** *To support the actions set out in Kilkenny Age Friendly County Strategy 2017 – 2022 where practicable.*
- HC5** *To promote Universal Design and Lifetime Housing in accordance with best practice and the policies and principles contained in Building for Everyone: A Universal Approach and Sustainable Residential Development in Urban Areas and its associated document Urban Design Manual: A Best Practice Guide.*

5.5 Housing and Community Development Management Standards:

HCDMS 1 *To promote and facilitate, where appropriate, the realisation of the goals and objectives of the Castlecomer Strategic Development Plan.*

HCDMS 2 *To promote the sustainable development of vacant residential and regeneration sites in Castlecomer through the application of the Urban Regeneration and Housing Act 2015, Vacant Site Levy, on lands zoned 'Mixed Use', 'General Business' and 'Residential'.*

HCDMS 3 *To apply the provisions of the Derelict Sites Act 1990 and the Urban Regeneration and Housing Act 2015 in securing the regeneration of derelict and vacant sites which are detracting from the amenities of Castlecomer.*

HCDMS 4 *To facilitate the development of housing for older people in order to improve the quality of living for our ageing population. Any new residential development should focus on complying with the Universal Design approach, so as to facilitate older persons' living.*



6 Heritage

6.1 Built Heritage

The earliest record of Castlecomer dates from 1200 when a Motte and Norman Castle was erected east of the existing bridge and in 1685 Sir Christopher Wandesforde began the construction of the town and demesne near the site of the old Castle. The town's surviving built fabric makes a significant contribution to the quality and character of the environment and townscape.

6.1.1 Architectural Heritage - Record of Protected Structures

Castlecomer has a significant number (100 no.) of structures included in the Record of Protected Structures (RPS), which lists the structures that are given statutory protection through the County Development Plan. The current County Development Plan contains 96 structures in the RPS which are located in Castlecomer. These are listed in Appendix B2.

The National Inventory of Architectural Heritage (NIAH) has also recorded a number of structures within Castlecomer. The purpose of the inventory is to identify, record and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Culture, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures. A list of these structures can be found on www.Buildingsofireland.ie

Since 2009, a significant number of structures that were included in the NIAH were added to the Record of Protected Structures, thereby affording them protected status.

6.1.2 Castlecomer Architectural Conservation Area

The Planning and Development Act provides that Plans can designate Architectural Conservation Areas (ACAs) if the character of a place, area, group of structures or townscapes is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or contributes to the appreciation of protected structures in a planning authority's functional area.

ACAs can cover small groups of buildings or extend over sections of a town. There is a distinct cross pattern to the street layout in the centre of Castlecomer, with the four most significant streets converging on one central point offering a focal point to the townscape. In the mid 17th century the lands on which Castlecomer are now located were given to Sir Christopher Wandesforde who laid out the town to his own specifications. Due to the carefully planned proportions of the town a strong sense of formality can be observed in the urban environment. Several significant vistas can be observed within the designated areas, with notable viewpoints looking east from Barrack Street down High Street and looking south down Kilkenny Street.

6.1.2.1 Statement of Character and Development requirements:

- **High Street**, also known as The Square, is an example of the impressive character of Castlecomer, with its generous dimensions, lime tree lined footpaths and buildings of distinguished architectural merit such as the prominent Creamery House. The street width

to building height ratio is particularly generous, with the street width exceeding forty metres at some points and building heights ranging from two to three storeys. The resulting urban environment benefits from its east west orientation in providing a bright spacious but formal urban environment.



Figure 6.1: Castlecomer Architectural Conservation Area (ACA)

Classically proportioned buildings augment the formal character of the streetscape, with the majority of the buildings fronting onto High Street having historical or architectural merit. Features of significance include Wyatt styled tripartite fenestration, applied renderings and traditional shopfronts. There is a sharp definition between public and private open space in the town, with public space in the spaces between building frontages and private space accessed through laneways under distinctive carriage arches.

- **Market Square** is located south of High Street, taking the pattern of a square siding onto Kilkenny Street. The court house at the centre of the square acts as a focal point, enhancing the aesthetic appeal of the townscape on account of distinguishing attributes including the octagonal lantern articulating or marking the skyline. The structure, originally a Market House, was subsequently converted into a court house and represents one of the earliest surviving continuously used institutional uses in Castlecomer. The square offers an importance and distinctive break in the streetscape, providing formal open space to an otherwise narrow street. (See Figure 6.1)



Fig 6.2: Castlecomer Court House

- **Kilkenny Street** contrasts with the generous dimensions of High Street, with street widths ranging from 10 to 15 metres and building heights not exceeding three storeys. The street has a north south orientation and is relatively flat in nature. Several significant clusters of institutional buildings are located on the street that reflects the evolution and heritage of the town.

The old school house that is currently the public library (See Fig 6.3) is said to have been the first purpose built educational building in the town and it offers an imposing landmark on the street.



Fig 6.3: Thomas Coogan Library

Two significant residential clusters are located on Kilkenny Street, the first was built to house the Royal Irish Constabulary officers, stationed at the nearby barracks. Built in the early 20th century, Sunlight Villas is a cluster consisting of four dwellings with the same design features relating to the arts and crafts and partly the Edwardian movement distinguishing the buildings from their surroundings (see Figure 6.4).



Fig. 6.4: Sunlight Villas, Kilkenny Street, Castlecomer

The second significant residential cluster called Florence Terrace was built by Captain Wandesford in the early 20th century to house workers of the nearby Coalmines. (See Fig 6.5) The cluster is distinguished from the surrounding built form due to its distinctive locally manufactured red brick with the locally produced wrought iron fencing embellishing the street presence of the cluster.



Figure 6.5 Florence Terrace, Kilkenny Street, Castlecomer

The retention and restoration of the existing buildings and streetscape within the ACA is encouraged in a manner which respects its special character and consolidates that character with appropriate new developments when opportunities arise. In order to preserve the special interest the Council will require:

- The retention, repair and maintenance of the buildings which make a positive contribution to the character, appearance, quality and visual coherence of the streetscape of the Conservation Area
- Appropriate form of new development to reflect the existing building line and height
- New buildings or alterations to existing buildings should be sensitive not to affect the character of structures which are integral to the Architectural Conservation Area.
- Materials and finishes, massing, height, alignment, orientation, and window propositions that reflect the existing character of the area
- The protection of the existing landscape and features within the public realm that contribute to the character of the town.
- The control of shopfronts and advertising.

6.1.3 Archaeological Heritage

The National Monuments Service has designated a large portion of the town as a zone of archaeological potential. The Archaeological Survey of Ireland which holds the inventory of archaeological monuments contains records of all known or possible monuments pre dating 1700 AD and also includes a selection of monuments from the post 1700 AD period. These are referred to as Sites and Monuments Records (SMRs) which formed the basis for the establishment of the statutory Record of Monuments and Places pursuant to Section 12 of the National Monuments (Amendment) Act 1994. The Record of Monuments and Places is set out in Appendix 2A. The extent of the zone of potential in addition to the register of historic monuments is illustrated in Figure 6.6 below.

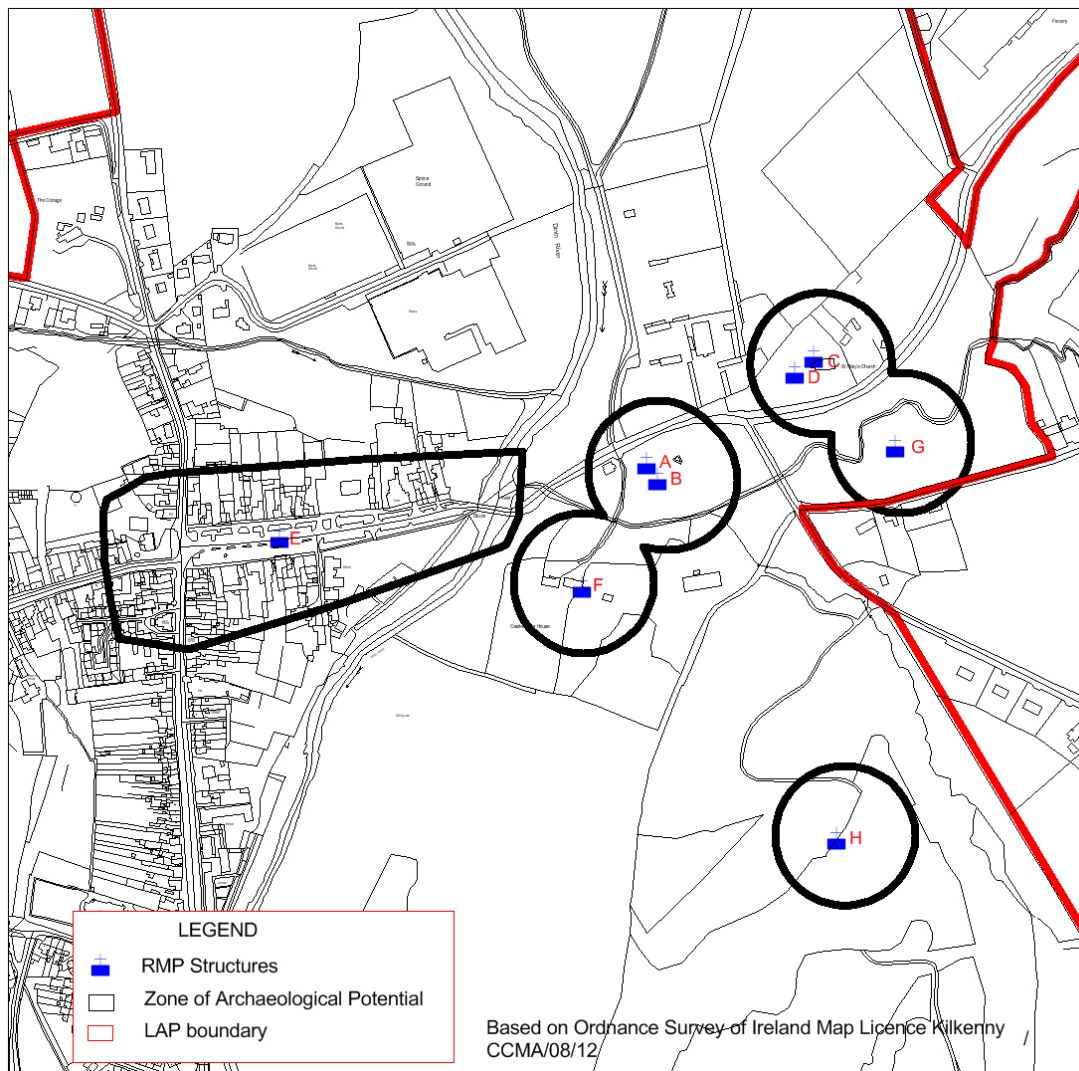


Figure 6.6: Castlecomer sites and Monuments Record – Also see Appendix B

The survey also produced records on all historic towns dating to before 1700 AD with a view to delineating zones of archaeological potential within which archaeological deposits may exist. Castlecomer was subject to this survey and is considered a zone of archaeological potential.

6.2 Natural Heritage

There are a number of significant natural features in Castlecomer, such as rivers and woodlands, which unite to give the area a unique environmental character. The term Green Infrastructure (GI) can be defined as strategically planned and interconnected networks of green space and water capable of delivering ecosystem services and quality of life benefits to people. The South East Regional Planning Guidelines advocate the development of a green infrastructure approach at all levels in the planning system.

Green Infrastructure is designed and managed to provide and facilitate the following:

- a high-quality environment which will provide economic benefits by attracting inward investment and new business
- high quality open spaces which provide health and social benefits for people through the provision of play areas, safe and attractive areas and routes for meeting, walking and cycling

- opportunities and space for contact with nature, which is considered essential for good health and wellbeing
- adaptation to the impacts of climate change and flooding.
- local food production - in allotments, gardens and through agriculture
- space for biodiversity (nature and wildlife) to flourish
- a sense of place and local distinctiveness

The emergence of Green Infrastructure planning is a response to the growing recognition of the many benefits which green space provides and of the need to plan for its protection, provision and management in tandem with plans for growth and development. It has a significant role to play in assisting in the protection of Natura 2000 sites and biodiversity.

The extensive areas of green infrastructure close to the town centre is a attribute of the town which makes Castlecomer an attractive destination for families, hikers and sports enthusiasts. The protection and enhancement of its natural heritage will play a significant part in the future tourism strategy for the town, thereby setting the stage for future investment in ancillary tourism and other infrastructure which will support the creation of a sustainable economic base.

In Castlecomer the green infrastructure within the plan boundary includes amongst others the designated River Barrow/Nore candidate Special Area of Conservation along the River Dinin, the Castlecomer golf course, Castlecomer Discovery Park and Prince grounds. The green infrastructure belt therefore runs primarily along the North South axis, with extensive areas of protected woodland and trees to the East of the River Dinin. The green infrastructure is generally accessible to the public, either by way of general admittance or membership of clubs. Walking/cycling is encouraged and several objectives for walking/cycling routes have been included in the plan which encourages interaction with nature.

The Flood zones have been identified in the flood risk assessment for the plan which is included in the Strategic Environmental Assessment. These will be kept clear from vulnerable developments so as to safeguard future developments from the potential impacts of flooding.

The Special Area of Conservation along the river Dinin is zoned SAC/Biodiversity/Green links with a restriction on its use in order to protect the river and its banks as a green corridor for wildlife and biodiversity. The zoning objectives in appendix A confirm this commitment.

6.2.1 Landscape, Topography and Geomorphology

A Landscape Character Assessment report was prepared for County Kilkenny in 2003 (in accordance with the Landscape Assessment Guidelines for Planning Authorities, 2000). The Landscape Character Assessment (LCA) has been transposed into Chapter 8 of the Kilkenny County Development Plan 2014-2020. The LCA identifies the wider area surrounding the town as the Castlecomer Plateau, a large area of upland lying between the river valleys of the Barrow and Nore. The upland landscape is a unique feature in Kilkenny with significant landscape value that is subsequently most vulnerable and most sensitive to change.

The plateau is almost circular, except to the south-west where it is cut away to form the Dinin River Valley. The town has many of the visual characteristics of these upland areas such as undulating topography and steep slopes. Its attractive position between two wooded valleys creates a backdrop and enclosure to the main body of the town. This visual richness is complemented by a unique townscape centred at High Street.

The basic rock formation of County Kilkenny consists almost completely of limestone with sedimentary rocks of various types and ages commonly found mantling the limestone. Sandstones and shales provide the higher topographical features, including Castlecomer Plateau.

6.2.2 Protected Areas of International Importance: Natura 2000

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are being, or have been, designated to conserve habitats and species of European importance pursuant to the EU Habitats and Birds Directives. These sites are part of a pan-European network known as Natura 2000. The designation of candidate Special Areas of Conservation (cSAC) is to conserve habitats and species of European importance and the aim of designating Special Protection Areas (SPA) is to protect birds which are rare, in danger of extinction or vulnerable to changes in habitat, and which need protection.

The designation of these sites is the responsibility of the National Parks and Wildlife Service (NPWS). Up-to-date information regarding these sites is provided on the NPWS website (www.npws.ie).

There is currently one Natura 2000 site in the LAP area, the River Dinin, which is part of the River Barrow and River Nore cSAC (Site Code 002162). This Special Area of Conservation is indicated on the Zoning and Objectives Map (Figure A1) as SAC/Biodiversity/Green links.

The County Development Plan 2014-2020, objectives 1A and 1B set out the requirements in relation to Natura 2000 sites.

- 1A** *To implement the provisions of Articles 6(3) and 6(4) of the EU Habitats Directive.*
- 1B** *To ensure that any plan or project within the functional area of the Planning Authority is subject to appropriate assessment in accordance with the Guidance [Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009⁹](#) and is assessed in accordance with Article 6 of the Habitats Directive in order to avoid adverse impacts on the integrity and conservation objectives of the site.*

These objectives also apply for this LAP. In line with these requirements, Screening for Appropriate Assessment has been carried out as part of this LAP.

6.2.3 Protected Areas of National Importance

Natural Heritage Areas (NHAs) have been designated to conserve species and habitats of national importance under the Wildlife (Amendment) Act, 2000. The designation of these sites is also the responsibility of the National Parks and Wildlife Service (NPWS). The boundaries of the protected areas may change during the lifetime of the plan and additional areas may be designated. Up-to-date information regarding these sites is provided on the NPWS website (www.npws.ie). There are currently no NHA areas within the Castlecomer LAP boundary.

6.2.4 Nature Conservation outside of International and National Protected Areas

The Strategic Environmental Assessment carried out for the 2009 LAP identified a mixed broad leaved woodland habitat (WD1) in Castlecomer, located outside the cSAC boundary, as being of 'high

⁹ The Department of the Environment, Community and Local Government [Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities](#), 2009.

value, locally important'. This is located near the cSAC, to the north east of the town. These lands are zoned for Amenity/Open Space/Green Links/Biodiversity conservation.

The majority of this woodland area is located within the Castlecomer Discovery Park and is currently used for public recreation and amenity purposes. This will continue to be encouraged subject to retaining its character as a high value locally important area for nature conservation.



Figure 6.7: Protected tree stands on Castlecomer golf course (creamery house behind)

A Tree Preservation Order (TPO) currently applies to an area of Sawney's Wood/Hill (TPO 1/67 – See Fig 6.8).

The TPO comprises of 41 individual trees, four tree groupings and an area of specified woodland. The trees comprise a mixture of deciduous trees and conifers with species including beech, ash, cedar, oak and sycamore.

6.3 Heritage Objectives

- H1** *To promote the significant heritage and tourism potential of Castlecomer and to support sustainable tourism development.*
- H2** *To protect designated natural heritage sites, specifically the River Dinin, part of the River Barrow and River Nore SAC.*
- H3** *Protect the Mixed Broadleaved Woodland Tree Protection Order site(s) identified on Figure 6.8*
- H4** *to protect and incorporate existing biodiversity features such as hedgerows and surface water features into the design and construction of new development and public realm. Where the loss of the existing boundary is unavoidable as part of developments, to ensure that a new hedgerow is planted using native species, and species of local provenance to replace the existing hedgerow*

- H5** To support the sensitive restoration of protected structures and their attendant grounds and operate flexibly as regards facilitating the ongoing use of these buildings, with particular reference to the Old Presentation Convent at Kilkenny Street, subject to good conservation principles.
- H6** To protect and preserve items of both architectural and archaeological heritage from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites. These include recorded monuments, structures contained in the Record of Protected Structures, the National Inventory of Architectural Heritage and structures within the Architectural Conservation Area.
- H7** to retaining the character the Castlecomer Discovery park as a high value locally important area for nature conservation and to ensure best practice is followed as regards tree retention and replacement.

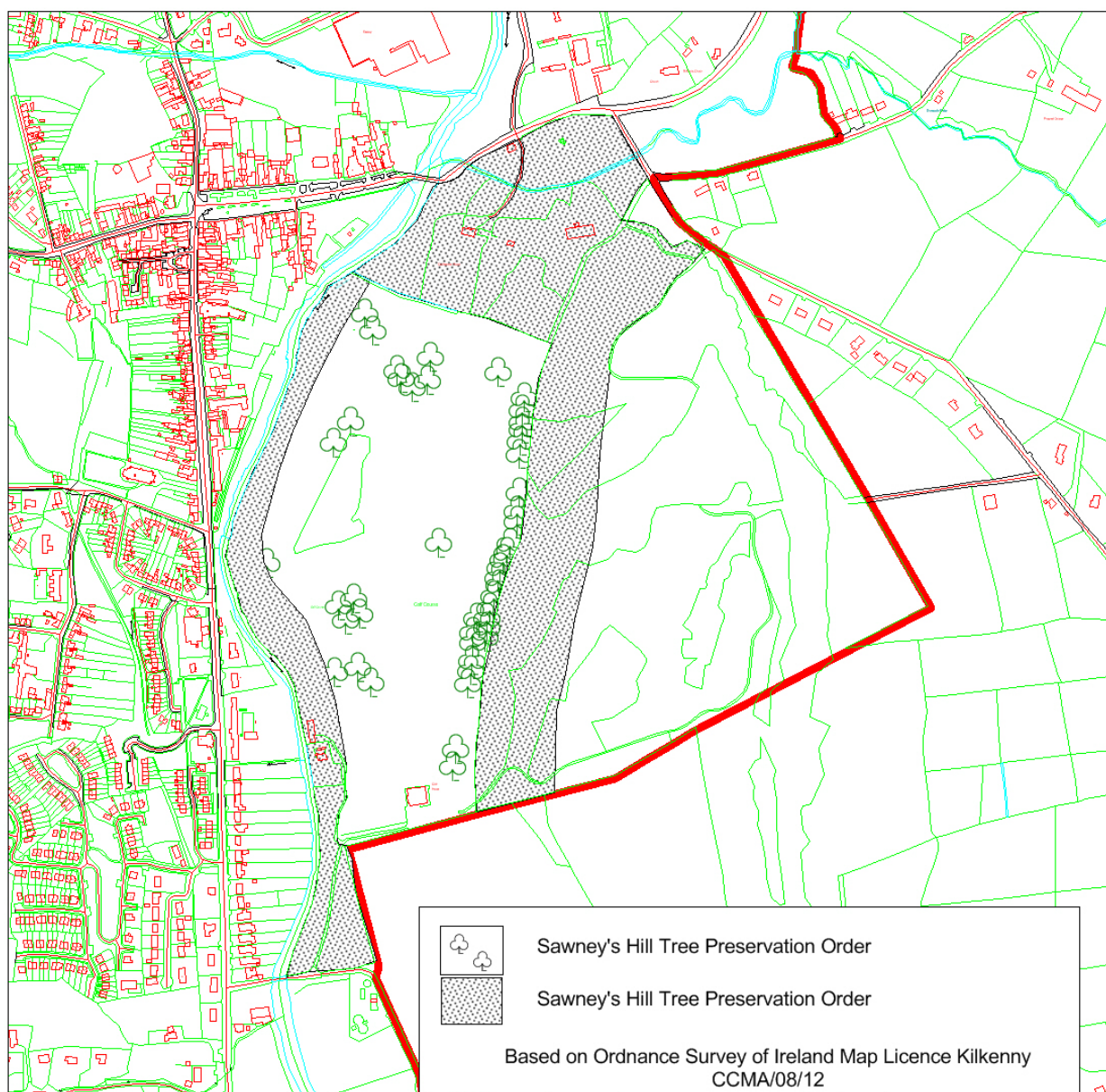


Figure 6.8: Sawney's Wood/Hill Tree Preservation Area

6.4 Heritage Development Management Standards

HDMS1 To support the ongoing development of Castlecomer Discovery Park for leisure and tourism purposes, subject to the protection of architectural heritage and natural amenities.

HDMS2 To support and facilitate the development of looped pathways/cycleways along suitable corridors in Castlecomer including the River Dinin, subject to relevant environmental assessments.

HDMS3 To support the development of outdoor leisure activities on lands designated as open space, subject to the protection of landscape character and natural heritage.

HDMS4 To support the sensitive restoration of heritage buildings and sites and operate flexibly with regard to the use of converted buildings to facilitate their restoration.

HDMS5 To facilitate tourism activities such as eco-tourism, niche retailing, food markets, local and other craft type activities so as to diversify the tourism product in Castlecomer, subject to relevant environmental assessments.

HDMS6 To support the development of standardised signage and interpretation for tourism facilities and tourist attractions throughout Castlecomer.

HDMS7 To support the development of linkages between historical sites within and around Castlecomer including the Deerpark Colliery.

HDMS8 Require the incorporation of natural features where appropriate and to protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character, and to ensure that proper provision is made for their protection and management, when undertaking, approving or authorising development.

HDMS9 To ensure that when approving or authorising development that sufficient information is provided to enable an assessment of impacts on woodlands, trees and hedgerows.

HDMS10 Require consultation with the Council's Heritage and Conservation Officers to ensure the protection of archaeological heritage of the town and the associated historic landscape. This includes terrestrial archaeology and underwater archaeology for in river works.

HDMS11 Ensure that all applications within the zone of archaeological interest or in close proximity to monuments are referred for archaeological assessment and also in accordance with national policy on large scale development sites where there are no previous recorded monuments.

HDMS12 All lighting within the Plan area will be directional lighting designed specifically in relation to biodiversity.

7 Recreation, Tourism and the Arts

7.1 Green Infrastructure

As set out in Chapter 6, Heritage, a Green Infrastructure approach was taken to plan for open space in the Plan area. This strategy prioritised the protection of the Castlecomer Demesne lands, Sawneys Hill and the River Dinin (which forms part of the River Barrow and River Nore SAC) setting. Accordingly, this LAP has zoned these areas Amenity/Open Space/Green Links/Biodiversity Conservation.

7.1.1 Strategic Walking and Cycling Routes

There are opportunities to provide better linkages/connections for both pedestrian and cyclists throughout the Plan area. These linkages/connections would facilitate both recreational/leisure purposes and short cut links and would aid in pedestrian permeability throughout the town. The feasibility of providing connections at each of these locations will need to be assessed. It is proposed to add several new pedestrian links which should also provide cycling lanes.

These new links are:

- PL 1 -between the Discovery park and the town centre via a new pedestrian bridge over the river Dinin
- PL2- between the Discovery park and the Prince grounds via a new pedestrian bridge over the river Dinin
- PL3- between the Acorns (Upper and Lower) and donaguile and subject to consultation with the local community.
- PL4- along the Dinin between the Athy road bridge and the former Convent along the Kilkenny road, with a branch exiting through the lane central to Florence terrace.
- although outside the plan area, the plan supports the extension of the footpath at Ballyhimmin to Erin's own GAA grounds.

In order to construct the new pedestrian bridge over the river Dinin and following consultation with local stakeholders and partners, Kilkenny County Council recently applied to the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs for funding under the Town and Village Renewal scheme. Planning consent for the bridge will be progressed with landowners on either side of the river having consented to the proposed works.

7.1.2 Public parks and Playgrounds

Due to the generally undulating landscape character, open spaces throughout the town are in many instances located on an incline, which in turn discourages some outdoor activities such as kick about games. This is not easily rectifiable; hence the overall strategy is to focus on centralised and generally accessible areas where such activities can be provided, such as the public play facility opposite the Fire Station along the Kilkenny Road and the Castlecomer Discovery Park, which includes a playground facility that is open to the public. Access from town to the Castlecomer Discovery Park is currently restricted in that the only access from the town is via the bridge on the N78, which has a very narrow pedestrian footpath.



Figure 7.1 : Park opposite new Fire Station along the Kilkenny road

7.1.3 Sports Facilities

Castlecomer has a number of sporting facilities, which include Deen Celtic soccer club located at the Prince Grounds, Castlecomer Golf Club located to the east of the town, the Erin’s Own GAA club grounds are located at Ballyhimmin, south of the town and outside of the Plan area. There is also a floodlit athletics track, basketball courts and playing fields at Castlecomer Community School, the athletics track is also used by Castlecomer Athletics Club. Deenside Wheelers is the local cycling club and there is also a local basketball club. There is however a lack of facilities to cater for certain sports such as handball, basketball and tennis. There is also a small basketball court with single hoop in the park opposite the fire station.



7.2 Tourism

Kilkenny County Council Tourism Strategy and Work Programme 2017-2022 actions support the improvement of visitor experiences and business capability of outdoor activity providers.

Specifically the following actions are of relevance:

- **Action 3.2:** Improve the visitor experience and business capability of outdoor activity providers active in tourism.
- **Action 3.3:** Undertake an Asset mapping exercise across the county to develop: area based specific tourism strategies.
- **Action 3.6:** Design a county marketing and communications strategy...aimed at increasing visitor numbers, sustaining the quality of the visitor experience and prolonging the visitor's stay in the county.

Castlecomer is located on Tourism Ireland’s ‘Ancient East’ tourism trail and tourism is therefore a potential growth industry for the town. This provides new opportunities for Castlecomer to cluster

brand its products and link it to other offerings in the region including Kilkenny City. Castlecomer has great potential for significant heritage-led tourism for the area and tourism and related services have become a significant viable option for the town. Following the decline of coal-mining and large manufacturing operations, Castlecomer has seen its economic activity transition into the services sector.

The town's main feature is High Street (also known as Market St., Bridge St., Main St. or the Square) along which the combination of broadleaved trees and architecturally significant buildings all contribute towards a remarkable streetscape and broader townscape. This townscape, generally comprised of public space and fine architecture and historic buildings dotted throughout the town centre, together with the wooded setting and strong mining heritage are the town's principal attractions. Primarily there is a need to combine the town's tourism product with that of the Castlecomer Discovery Park in order to consolidate a variety of nature, arts, culture and heritage attractions for visitors to the town. A major priority in achieving this will be physical linking of the town centre with the Discovery Park via a pedestrian bridge (See 7.1.1).

The development of tourism is a priority in the Castlecomer Community Development Strategic Plan 2016-2020 which aims to develop a tourism and marketing plan specifically for the Castlecomer area to include all tourism attractions and the infrastructure required for same. Local people will be incentivised to provide more accommodation and it is proposed to explore options for a town centre local tourism office.

7.2.1 Discovery Park

Castlecomer Discovery Park is a not-for-profit community enterprise which was opened to the public in June 2007. It is set in the former grounds of the 18th century Wandesforde Estate and comprises 80 acres of stunning natural woodland and lakes. It began as a community project to rejuvenate the town of Castlecomer following the closure of the coal mines in 1969. In 2008 the Park attracted 18,690 visitors. In 2016 this increased to 122 000 visitors by virtue of it boasting an exciting range of recreational and educational activities and comprises scenic walking trails, lakes, boating, high-ropes and low-ropes adventure activities, a fascinating multi-media coal mining museum, orienteering trails, schools education programme, craft workshops, Elf & Fairy village and an award winning café. The longest twin zip lines in the Republic of Ireland opened at the Park during the summer of 2016.



Figure 7.2: Workshops at the Discovery Park

There is opportunity to increase the contact between the town and the Discovery Park as very few visitors to the Discovery Park go on to visit the town centre. The opportunity therefore exists to strengthen the links between the town centre and the Discovery Park, thereby creating opportunity for visitors to the discovery park to also visit the town centre. A new pedestrian bridge would be a first step to creating such link, which could be strengthened by the creation of tourist focussed services along the main street, such as the proposed Avalon hotel upgrade, which will improve the tourism product and could entice tourists towards the town centre.

The future development of the Discovery park will be subject to a Master Plan which will explore various opportunities including potentially camping/glamping, cycle trails and other activities.



The Castlecomer Discovery Park already hosts a Coal Mining exhibition linked to the former Deerpark Colliery. Although not physically within the Local Area Plan boundary, the expansion of the tourism product associated with the former colliery will potentially be of significant benefit to the overall tourism product and can be explored in the Tourism plan for of the town.

7.3 Arts and Culture

Arts and culture activities enable people to develop a sense of ownership of their area and to achieve a sense of place. Castlecomer has a drama group, the Deenside Players, who hold an annual pantomime and operate from the Community Hall. The provision of the necessary community infrastructure is vital if arts and culture related activities are to expand and continue to make a meaningful impact in the plan area. There is potential for the area to generate tourism through arts/music festivals, art exhibitions and installations, etc. The provision of appropriate cultural facilities should be explored.

7.4 Recreations, Tourism and Arts Objectives

RTA1 To provide pedestrian linkages at the following locations:

- PL1 - between the Castlecomer Discovery Park and the Town Centre / The Square (pedestrian bridge over River Dinin required)
- PL2 -Castlecomer Discovery Park and the Prince grounds (pedestrian bridge over River Dinin required)
- PL3 - Between the Acorns (Upper and Lower) and Donaguile subject to consultation with the Local Community
- PL4 - Along the river Dinin between the Athy road N78 bridge and the former Convent along the Kilkenny road, with a branch linking through the lane central to Florence terrace

RTA2 To ensure that adequate and safe amenity and recreational open spaces are available for all age groups at a convenient distance from their homes and places of work.

RTA3 To support the provision of appropriate heritage/tourism directional signage throughout the town.

RTA4 To work with local stakeholders in order to identify sport and recreational needs for the town at appropriate locations

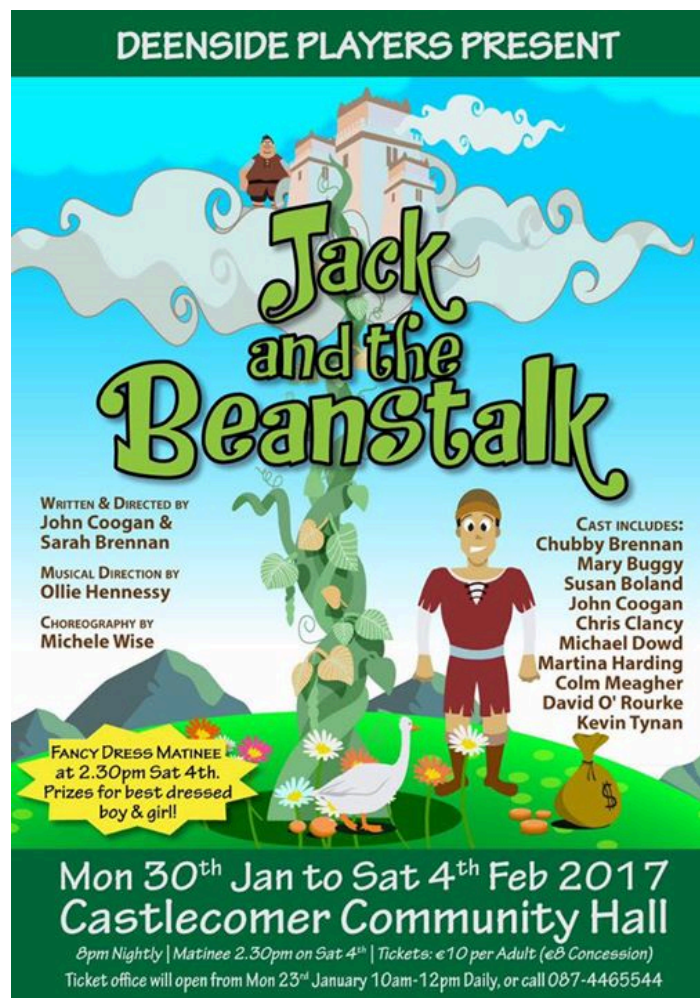
RTA5 To encourage the establishment of suitable hotel facilities within the town to provide tourist accommodation and to serve the needs of year round visitors

RTA6 To work with the Kilkenny Community Development Working Group and other local stakeholders in formulating a Tourism and Marketing plan for Castlecomer

RTA 7 Investigate the potential to reinstate the fountain in a suitable location on the square

7.5 Recreation, Tourism and Arts Development Management Standards

RTA DMS 1 – Apply County Development Plan standards subject to an overall masterplan for the future expansion/development of the Castlecomer Discovery Park prior to any new planning application for development at this location.



Deenside Players pantomime poster 2017

8 Infrastructure and Environment

8.1 Water Services

On the 1st January 2014, Irish Water became the Water Services Authority, and as such all decisions relating to upgrades/expansions of water and wastewater supplies will be made by Irish Water into the future through their Infrastructure Investment Programme.

8.1.1 Water Supply

Castlecomer is currently supplied by three drinking water sources, treatment plants and networks; Nanny's Well, Gorteen Springs and Loon Infiltration Gallery. The current water demand is circa 1350 m³/day. The Loon Source and Water Treatment Plant has approximately 50m³/day of headroom available which is equivalent to circa a supply for an additional 130 housing units. The other sources/treatment facilities are currently at capacity. Unfortunately, the three networks are not sufficiently connected to allow water from the Loon Treatment Plant to be transferred to locations along the other two networks.

It should be noted that the Castlecomer supply network(s) also serve the settlements of Clogh, Moneenroe and Crettyard. Thus the headroom of 130 housing units must include any new development in these settlements.

Irish Water has identified a need to augment the capacity of the water supply to Castlecomer to 1400m³/day by 2025 and 1450m³/day by 2035 and an upgrade of the current water supply systems will be required to achieve this capacity. Initial proposals include for the upgrading/augmenting of the Clogh-Castlecomer Water Supply Scheme, this will also include investigating new sources, decommissioning the Nanny's Well and Gorteen treatment plants and augmenting the water supply network to ensure that water can be transferred around the whole pipe network.

Although capacity currently exists in the network, the construction of all the houses anticipated under this plan may place pressure on the system. Works are underway to identify the most appropriate solutions to provide adequate capacity and to assess the network's capacity in Castlecomer. This will take into consideration future development and growth.

8.1.2 Wastewater Services

The existing waste water treatment plant (WWTP) is located on the southern side of the town, 200m from the N78 and approximately 100m from the River Dinin. The existing sewer network in Castlecomer is a combined system. There is a pumping station located in the Square Castlecomer on the Castlecomer Sewerage Scheme.

Castlecomer WWTP has recently been upgraded and the siphon crossing of the Dinin River has been replaced by a new Pumping Station where previously partially treated had been discharging to the Dinin. In addition, untreated overflows during wet weather had been discharging to the receiving waters. The upgrade works are required to achieve environmental compliance and will ensure the treatment plant is capable of complying with standards specified by the EPA. The upgraded plant includes nutrient removal and the design capacity is 2500pe. Although preliminary treatment is being provided and overflow frequencies and volumes have been reduced by stormwater retention provided, occasional overflows from the system may still occur.

The upgraded pumping station and treatment plant have been in operation since completion of the process proving period in January 2017, and are treating wastewater to a high standard and in compliance with the Wastewater Discharge Licence, prior to discharge to the receiving waters.



Figure 8.1 Wastewater Treatment Plant Upgrade

8.2 Flooding

A Strategic Flood Risk Assessment was carried out as part of this LAP and is attached as Appendix A to the Strategic Environmental Assessment. This SFRA was an iterative process, and informed the making of the Plan.

8.3 Energy

There is currently no major energy security issue identified for the Castlecomer area. Eirgrid are however working on the Grid Link Project to upgrade the transmission infrastructure in the south and east to provide improved energy security. This project now comprises a 'Regional Option' which uses a technology known as 'series compensation'. This will be the first time it will be deployed on the Irish transmission grid. It is an advanced, smart grid technology that will enable more power to flow through existing lines.

8.4 Telecommunications

Kilkenny County Council recognises the need for the provision of high speed fibre broadband in the Plan area to support existing business and attract new business. A need has been identified to urgently explore opportunities for the provision of broadband to the Castlecomer Business Park at Ballyhimmin¹⁰. On their website, the Department of Communications, Climate Action and

¹⁰ Community Consultants, Castlecomer Community Development Strategic Plan 2016-2020

Environment identify parts of Castlecomer as areas where operators are providing or have indicated plans to deliver high speed broadband services, with the remainder the target areas for the State Intervention of the National Broadband Plan. Operators are continuing to enhance their services in these areas to improve access to high speed broadband. Details of the National Broadband Plan can be found at on the Department’s website.

8.5 Waste Management

The nearest waste and recycling point is the Recycling and Waste Disposal Centre in Dunmore.

Within the town there is a bring bank presently located at the Kilkenny County Council machinery yard at Donaguile. The opportunities for additional bring banks as part of any significant commercial development will be explored as part of any such planning applications.

8.6 Infrastructure and Environment Objectives

IE1 To maintain an adequate water supply and wastewater treatment facility sufficient for the development needs of the plan.

IE2 to ensure that any significant additional development in Castlecomer is only be allowed once the necessary water and wastewater capacity is in place.

IE3 Kilkenny County Council will work with stakeholders to assist with the rollout of broadband as identified in the National Broadband Plan and prioritised in the Castlecomer Community Development Strategic Plan 2016-2020.

IE4 To adopt a comprehensive risk-based planning approach to flood management to prevent or minimise future flood risk. In accordance with the Planning System and Flood Risk Management – Guidelines for Planning Authorities, the avoidance of development in areas where flood risk has been identified shall be the primary response.

IE5 Require, where possible, the relocation of overhead cables underground.

IE6 Explore opportunities for Bring Banks as part of any significant commercial planning application.

IE7 To investigate the provision of a footpath and lighting to the Prince sports grounds

8.7 Development Management Standards

IEDMS 1 Where flood risk may be an issue for any proposed development, including pluvial flood risk, a flood risk assessment shall be carried out that is appropriate to the scale and nature of the development and the risks arising. This shall be undertaken in accordance with the Flood Risk Assessment Guidelines. Proposals for mitigation and management of flood risk will only be considered where avoidance is not possible and where development can be clearly justified with the Guidelines’ Justification Test.

IEDMS2 to support the installation of carrier neutral ducting during significant public infrastructure works such as roads, water and sewerage, where feasible.

9 Transport

9.1 Context

The main transport infrastructure is provided by the N78, which is a National Road going through the town centre, leading southwards to Kilkenny City and north eastwards towards Athy. The Regional road R694 leads westwards out of the town towards Ballyragget with the R426 leading north towards Clogh. The fact that the National road goes through the heart of the town has over time and with the increase in traffic, lead to concerns around the future management of this traffic so as to allow for a walkable town with a minimum of conflict with local and through traffic. The top of the town is experiencing some conflict at the junctions of R694/Barrack and Chatsworth Streets with the National Road and a traffic management plan has been prioritised and should be implemented over the Plan period.

The current parking configuration around the square in Castlecomer was brought about over many years and this existing arrangement, in particular with cars having to reverse into the traffic from bays along the N78 is of concern and a parking review and strategy, which will include alternative parking opportunities, may be able to provide some solutions.

Having regard to the 2016 Census figures, 66% of the population of Castlecomer commute to work, school or college by car or van with 22% travelling by foot, 4.3% by bus and just 0.2% use a bicycle. In the long run the active encouragement to utilise pedestrian and cycling opportunities should be prioritised so as to encourage long stay occupiers of parking spaces to leave their cars at home.

<i>Means of Travel</i>	<i>Work</i>	<i>School or College</i>	<i>Total</i>
<i>On foot</i>	52	135	187
<i>Bicycle</i>	0	2	2
<i>Bus, minibus or coach</i>	13	23	36
<i>Train, DART or LUAS</i>	2	1	3
<i>Motorcycle or scooter</i>	2	0	2
<i>Car driver</i>	337	10	347
<i>Car passenger</i>	27	136	163
<i>Van</i>	43	0	43
<i>Other (incl. lorry)</i>	3	0	3
<i>Work mainly at or from home</i>	21	0	21
<i>Not stated</i>	11	9	20
<i>Total</i>	511	316	827

Source: CSO 2016

Figure 9.1: Population aged 5 years and over and means of travel to work, school or college.

9.2 Public Transport

Public transport serving Castlecomer has reduced recently with the cessation of the Bus Éireann Expressway 007 Kilkenny to Dublin service. There is a JJ Kavanagh bus service between Kilkenny and Dublin city centre and Dublin airport which stops in Castlecomer. This service runs 4 times per day

and serves both Dublin city centre and Dublin airport. Buggy's Bus is a local bus service which offers return bus journeys from Castlecomer to Kilkenny 5 times daily.

The rural hinterland of Castlecomer is served by a local Ring-a-link bus service. Ring a Link is a non-profit making, charitable organisation funded by the Department of Transport, offering affordable and convenient transport for rural dwellers of Counties Carlow, Kilkenny and South Tipperary. Ring a Link services are demand responsive and door-to-door. This bus serves the townlands of Clogh, Crettyard, Moneenroe, Muckalee, Coan, Coolbaun, Gorteen, Crettenclogh, 3 times per day each Thursday, Friday and Saturday.

9.3 Active Travel – Walking and Cycling

There is considerable scope for improvement to the pedestrian/cycling environment of the plan area. Chapter 7 outlines details of pedestrian/cycle links which should increase connectivity in the area, in particular the provision of a pedestrian/cycle path connection over the River Dinin between the Discovery Park and the town.

Bicycle parking standards for any new development are set out in the County Development Plan. As with all provisions of the CDP, these requirements will also apply to any new developments within the Plan area.

Smarter Travel – A Sustainable Transport Future (2009) is a new transport policy for Ireland covering the period 2009-2020. It sets out five key goals:

- To reduce overall travel demand;
- To maximise the efficiency of the transport network;
- To reduce reliance on fossil fuels;
- To reduce transport emissions; and
- To improve accessibility to transport.

The policy is aimed at reversing unsustainable travel patterns through the promotion of walking, cycling, car pooling etc. Furthermore the policy is focused on improving the environment and people's quality of life through the associated health benefits of sustainable modes of transport.

Cycle facilities shall be incorporated into the design and layout of developments schemes as appropriate including road schemes and development schemes in the Town in accordance with the National Cycle Policy Framework, Department of Transport 2009, and any subsequent documents to be released on foot of same which provide guidelines and standards.

9.4 Roads

9.4.1 National Roads

The main route through the town is the N78 which runs south to Kilkenny City and north east to Athy and onwards to Dublin. The N78 road crosses the River Dinin at the eastern end of the town at a narrow bridge crossing which includes a very narrow pedestrian footpath.

National policy in relation to access to national roads is set out in the [Spatial Planning and National Roads Guidelines](#)¹¹ and followed here. The [Guidelines](#) state that “The policy of the Planning Authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60km/h apply. This provision applies to all categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant”. Section 2.6 of the Guidelines provides for a less restrictive but evidence based approach along identified sections of National routes. Two such areas are identified in the local area plan (Area 3 and Area 4) and the local authority will develop an evidenced based approach to access arrangements for these areas with TII as the need arises during life of the plan.

9.4.2 Regional Roads

The R694 Regional road runs west from the town centre towards Ballyragget with the R426 regional road leading north towards Clogh village and onwards to Portlaoise.

9.5 Transport Objectives

- T1** *To create a new street between Barrack Street and Maryville and provide co-located pedestrian and cycle lanes and public lighting*
- T2** *To create a new street from Chatsworth Street to the Ballinakill road via the old Creamery site with co-located pedestrian and cycle lanes and public lighting*
- T3** *To link the Old Creamery site to central Chatsworth Street via a pedestrian link only with public lighting*
- T4** *As a long term objective to develop an evidence based approach to the linking of the Kilkenny Road/N78 to the Kilkenny Road Employment Area, extending to the Acorns Upper/Oak Hill in conjunction with Transport Infrastructure Ireland.-*
- T5** *To support the extension and upgrade the footpath along the N78 as far as Erin’s Own GAA grounds.*
- T6** *To facilitate and support the provision of a pedestrian link across the River Dinin from the Discovery Park into the town.*
- T7** *To review the Traffic Management Scheme for the town centre in particular the junction between The Square, Chatsworth Street and R694/Barrack Street*
- T8** *To support the provision of age friendly bus shelters at appropriate locations*
- T9** *To facilitate and support the provision of electric car charging stations at appropriate locations*
- T10** *To implement the smarter travel policy framework as produced by the Department of Transport and to encourage the sustainable creation of cycle and pedestrian friendly communities.*

¹¹ Department of Environment, Community and Local Government, [Spatial Planning and National Roads - Guidelines for Planning Authorities](#), 2012

T11 *To review town centre parking provision along the N78 and extending the study as far as the Discovery park*

9.6 Transport Development Management Standards

TDMS 1 *Apply the vehicle and bicycle parking requirements of the CDP to any development within the Plan area.*

TDMS 2 *To provide a footpath/cycleway and public lighting connecting Kilkenny Road, at the entrance to Oakhill, through Beech Court to Marymount/Donaguile*

TDMS 3 *To require the co-location of pedestrian and cycle routes on all new infrastructure connecting key destinations within the town, particularly between the Castlecomer Discovery Park and the Prince Grounds and/or The Square (pedestrian bridges over River Dinin required),*

TDMS 4 *To require new housing developments to deliver permeability to adjoining development in so far as is possible and, in the case of adjoining Greenfield sites, to ensure the potential for such provision is addressed.*

TDMS 5 *To require all significant developments to be accompanied by Traffic and Transport Assessments (TTA) and Road Safety Audit (RSA) to be assessed in association with their cumulative impact with neighbouring developments on the road network. Regard should be had to the thresholds advised in the TII Traffic and Transport Assessment Guidelines (2014) and sub threshold TAA requirements for proposals affecting National Roads.*

TDMS 6 *To require that as regards objective T4, any planning decision on development at the Kilkenny Employment Area should be subject to an evidence based approach in order to comply with TII's requirements within the recently relaxed speed limit.*

10 Urban Design Framework

10.1 Introduction

This Plan seeks to establish a framework for the future development of the town. It is proposed to consolidate growth within key areas that provide for the expansion of the town centre and the development of new residential areas. The key development areas and proposed infrastructural objectives have been identified with due consideration of the development constraints and opportunities outlined in Figure 10.2: Key Development Factors.

10.2 Urban Design

The urban structure of a town is defined by a framework of routes and spaces that provide connections between various nodes such as the town centre, residential areas, schools and open spaces. New development should be integrated into this framework whilst providing high quality, functional and well designed environments. A set of principles has been developed to inform the design of new development in the town:

- Consider and reflect the physical, social and environmental context of the town;
- Protect the town's historic fabric and positively contribute towards its identity and character;
- Improve the public realm and provide for public and private spaces that are clearly distinct and contribute to continuity and enclosure
- Contribute to improvements in public safety by enhancing natural surveillance, providing active street frontages and ensuring appropriate enclosure and overlooking of public spaces;
- Supporting increased permeability, strengthening the linkages between places, particularly in relation to walking, cycling and access by public transport;
- Ensuring that buildings and spaces can adapt to changing environmental, social and economic circumstances, particularly climate change;
- Ensuring a choice and mix of uses with a variety of types, sizes, designs to support mixed communities and, in housing, a mix of tenures for all sectors of the community;
- Supporting improvements to air and water quality through good quality landscaping which can support biodiversity.

The established principles of good urban design should be applied to all new development in the Plan area and shall include those set out in the following policy documents and design manuals:

- Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)
- Urban Design Manual; A Best Practice Guide (2009)
- Design Manual for Urban Roads and Streets (DMURS) (2013)

10.3 Key Development Areas

The framework for the development of the town focuses on key development areas where significant new development is to be accommodated and in relation to these areas illustrates how these can be integrated and connected with the surrounding urban context and natural environment.

10.3.1 Key Development Area 1 – Old Creamery Site (Town Centre):

The site situated in the centre of the town close to the Square and has been zoned for Mixed Use. The site is bound to the north by a small river/stream which is a tributary of the River Dinin and the Ballinakill Road. Of the entire 2.7ha site, when excluding the stream, only approximately 2.3Ha is developable. The contains a mixture of greenfield and brownfield development opportunities as it contains a number of existing buildings located to the south of the site. The Greenfield area is primarily located to the north. Some of these building have protected structure status and part of the site is located in the Architectural Conservation Area. The current access is located at the junction of Chatsworth Street and the Square.

There is a raised bank within the site which formed part of the old railway line. There are also a number of buildings to the south of the site which formed part of the former Castlecomer Co-Operative Creamery, later Glanbia.

Vision:
<i>To create, by means of a new street which will extend from Chatsworth Street to the Ballinakill road, a mixed use extension to the town centre which could cater for both day and night time uses such as retail, office, residential, parking, amenity and community uses .</i>
Connectivity:
<i>The development of this area will require the establishment of a new street with access point from Chatsworth Street, linking across the site and via a bridge across the tributary of the Dinin to the Ballinakill Road. Pedestrian/cycle linkages are also required to ensure permeability through the entire site. The key opportunity in terms of connectivity is the potential to improve permeability in the town.</i>
Urban Design Principles:
<ul style="list-style-type: none"> • To maximise the potential of existing linkages and to encourage new linkages through the site to improve permeability in the town • To minimise visual impact on the existing townscape through the use of visual impact assessment. New buildings visible from the square should respect the character of the Creamery house. • To ensure that the new streetscape within the Architectural Conservation Area (ACA) is representative of the town centre character. • To provide active ground floor uses that complement public space and key routes through the site • Provide a central parking area to provide additional parking spaces for the developments on site and the town centre generally • Provide for a mix of uses on the site, including retail and residential, that would support the town centre location and would bring vibrancy and vitality to the town centre. • Ensure appropriate retention and/or reuse of historic structures/features within the site.
Mandatory objectives:
<i>The development of this key development area shall refer to Figure 10.1 and accordingly shall:</i>
<ul style="list-style-type: none"> • Be based on a new street which shall extend from Chatsworth Street via the site towards the Ballinakill Rd. The character of the street extending within the ACA from Chatsworth Street to the central parking area shall broadly follow the outline of that

indicated in figure 10.1 and be reflective of Chatsworth Street's character in its enclosed nature, building form, bulk and height. Access roads should provide for pedestrian/cycling and vehicular traffic. Subject to high quality design, development to the centre/rear of the site will be flexible in terms of street layout and building position and for this area the layout under figure 10.1 is indicative but not prescriptive. Access to the Ballinakill road is required in the first instance.

- Development can take place in a phased approach, provided that accesses to the Square and Ballinakill road are included in phase 1. This is to ensure that the site is opened up completely during phase 1.
- Ensure that new development draws customers into the site whilst not impacting on views from the square towards Creamery house.
- Incorporate a public car park to serve both the site and the town centre
- Ensure that the development proposal takes account of existing historic structures including the Castlecomer Co-operative creamery which has been recorded on the Record of Protected Structures.
- Investigate the feasibility of linking the site to the R694/Barrack Street via the former railway line reserve.

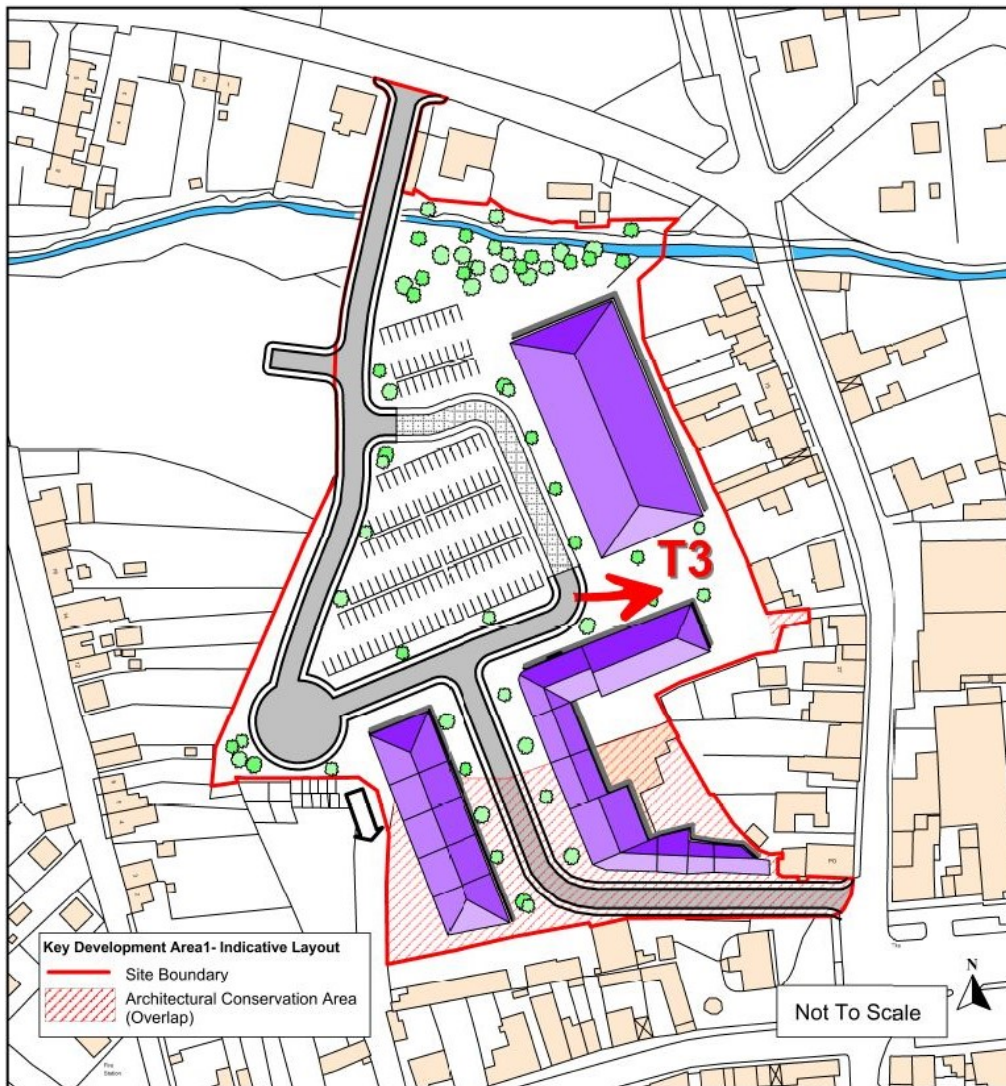


Figure 10.1 Development Area 1- Indicative Layout

10.3.1.1 Implementation and Infrastructure Delivery Schedule

Site 1: Required infrastructure to be delivered in tandem with the development (See objective T2):

- New Street from Chatsworth Street to the Ballinakill road
- Bridge linking site to the Ballinakill Road
- Pedestrian and cycle ways from the square as part of the new street
- Water and Wastewater connections

10.3.2 Key Development Area 2 – Former Military Barracks and Parish Lands:

The area is comprised by Parish lands and the former Military Barracks site. The Parish land site is approximately 3.1Ha in extent and the developable extent of the former Military Barracks site is approximately 0.8Ha. The two sites combined are situated immediately to the east of Castlecomer Community School and can be accessed from both Barrack Street via the former Military Barracks site and from the southeast at Donaguile/Maryville in the vicinity of the graveyard attached to the Church of the Immaculate Conception. Notwithstanding the fact that there is a significant site level difference between the Castlecomer Community School site and the Barracks site, which complicates the further use of the land for school related uses, the zoning still allows for use as school facility if required. There is however an immediate imperative to allow for a connection from Barrack Street to Maryville and thus the Barrack lands, in combination with the Parish lands are of strategic importance in achieving same. These lands are currently greenfield lands with the exception of the former Military Barracks on site.

The lands are divided between new and low density residential use, but can provide for Nursing/Retirement Home, Independent/semi Independent living units for older people.

<i>Vision:</i>
<i>To create a high quality, connected and sensitively designed residential and community development with links through the site providing for improved connectivity between new and existing developments in the area.</i>
<i>Connectivity:</i>
<i>The development of this area will require the establishment of public vehicular access through the site from Barrack Street through to Donaguile/Maryville. Pedestrian/cycling linkages will be required in combination with vehicular access to ensure permeability through the entire site.</i>
<i>Urban Design Principles:</i>
<ul style="list-style-type: none"> • Realise the potential of the site to improve permeability in the town by providing a new linkage through the site with due consideration of the protected nature of the former Garda Barracks • Create a mixed housing development with a higher density towards Barrack street and a lower density towards Donaguile/Maryville, • To allow for the expansion of Castlecomer Community School where required
<i>Mandatory objectives:</i>
<i>The development of this key development area shall:</i>
<ul style="list-style-type: none"> • Enhance permeability through the provision of a road and pedestrian /cycle route from Barrack Street to Donaguile/Maryville • Provide for a mixed residential use with various house types, including the possibility

of serviced sites
<ul style="list-style-type: none"> Support the restoration and reuse of the former Military Barracks building, where appropriate

10.3.2.1 Implementation and Infrastructure Delivery Schedule

Site 2: Required infrastructure to be delivered in tandem with the development:

- Road linking Barrack Street to Maryville
- Pedestrian and Cycle route as part of road link between Barrack Street and Maryville
- Agreed preservation measures for the military Barracks (protected structure)
- Water and Wastewater connections

10.3.3 Key Development Area 3 – Kilkenny Road Employment Area

These lands are located to the south of the town. The land is mainly agricultural land comprising of approximately 10.38Hectares and bound to the north by a tributary of the River Dinin, to the south and west by agricultural lands and to the east by the Kilkenny Road/N78.

Vision:
<i>To create a high quality mixed employment related development of high quality design to minimise the visual impact at this location.</i>
Connectivity:
<i>The development of this area will require the establishment of a new or improved access point/s to Kilkenny Road/N78 and to adjoining developed areas. Pedestrian linkages are also required to ensure permeability through the entire area. See Objectives T4 and TDMS 6.</i>
Urban Design Principles:
<ul style="list-style-type: none"> To provide new linkages and improve permeability through the site and adjoining developments To minimise visual impact of any new development at this location through the use of visual impact assessment
Mandatory objectives:
<i>The development of this key development area shall:</i>
<ul style="list-style-type: none"> Retain, where practicable, existing natural features such as hedgerows and trees Provide access via Kilkenny Road Provide high quality design minimising the visual impact at this location

10.3.3.1 Implementation and Infrastructure Delivery Schedule

Site 3: Required infrastructure to be delivered in tandem with the development:

- Road linking through the site from border to border in accordance with the plan
- Pedestrian and Cycle route as part of road link
- Water and wastewater connections

10.3.4 Key Development Area 4 – Athy Road

These lands are located along the N78 on the North Eastern Outskirts of Castlecomer town, opposite the former Ormonde Brick works. The land is agricultural and comprises of approximately 5.3Hectares to the North the site is bounded by a tributary of the River Dinin.

Vision:
<i>To create a low impact, low density mixed employment related development of high quality design to minimise the visual impact and environmental impact at this location.</i>
Connectivity:
<i>The development of this area will require the establishment of a new access point/s to Kilkenny Road/N78. Pedestrian and cycling linkages to town are also required to ensure connectivity to the town.</i>
Urban Design Principles:
To locate buildings so as to integrate into the landscape with minimal impact To minimise visual impact of any new development at this location through the use of visual impact assessment
Mandatory objectives:
<i>The development of this key development area shall:</i>
Assess and protect the riparian vegetation along the site boundary Assess impacts on water quality, with particular regard to the high water table Ensure protection of mature trees on site Where practicable, protect existing natural features such as hedgerows and trees
Provide access via Athy Road
Provide high quality design minimising the visual impact at this location

10.3.4.1 Implementation and Infrastructure Delivery Schedule

Site 4: Required infrastructure to be delivered in tandem with the development:

- Pedestrian and Cycle route to town as part of road link
- Water and wastewater connections
- Satisfactory evidenced based access arrangements and pedestrian linkage to be developed in accordance with the Spatial Planning and National Roads Guidelines in conjunction with TII.

11 Implementation

11.1 Introduction

The responsibility for the implementation of policies and objectives contained within this LAP will be dependent on a number of possible sources, including EU programmes and grants, the National Government, the County Council and the private sector. The Council will require developers to incorporate the objectives and development management standards of this plan into their development proposals.

The implementation of a plan may be constrained by a number of elements, namely, the economic climate, political support, allocated local authority funding, and the availability of funding from other sources. Therefore, no funding of projects is guaranteed in advance nor is the implementation of all objectives contained within the plan. The Council will endeavour to implement the LAP to the fullest extent possible.

It is intended that various agencies, including voluntary groups, professional institutions, public and private bodies, and other organisations will be encouraged to participate whenever possible, in the implementation of the policies and objectives of this plan.

11.2 Development Management

This LAP outlines specific policies and objectives of the Council with regard to developing Castlecomer. The overarching policies and objectives of the County Development Plan (CDP) also apply. As regards the general Development Management Standards, the standards applicable to the County Development Plan will also apply to this Local Area Plan unless otherwise stated.

Where conflict exists between the LAP and the County Development Plan, the County Development Plan will take precedence.

The land use zonings for the plan area are set out in Appendix A.

11.3 Implementation and Infrastructure Delivery Schedule

The Guidelines on Local Area Plans¹² advise that LAPs should include an Implementation and Infrastructure Delivery Schedule. Developing areas depend on the integrated delivery of essential social and physical infrastructure. This LAP has set out the strategic elements of infrastructure (water services, access etc) but the development of land in private ownership can also contribute to the overall provision of physical and social infrastructure.

A number of opportunity sites have been identified for residential, or a mix of residential and other uses, under this Plan. These sites have the potential to contribute an element of social or physical infrastructure which could benefit a larger area. For these sites, objectives have been attached which must be completed in tandem with development of the site. Please see sections 10.3.1.1, 10.3.2.1, 10.3.3.1 and 10.3.4.1 in this regard.

¹² Department of the Environment, *Local Area Plans, Guidelines for Planning Authorities*, 2013, p.45

Appendix A: Land Use Zoning Objectives - Refer to Figure A1

1. Agriculture

Objective:

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

Permissible Uses:

Agriculture, horticulture, public service installation.

Open for Consideration:

Public open space, guesthouse, restaurant, nursing home, one- off dwelling for:

- Persons whose primary employment is in agriculture, horticulture, forestry or bloodstock, or other rural based activity, in the area which they wish to build,
- Sons and daughters of the landowner, all of whom are long standing residents of the "Agricultural" zoned rural area, providing for their first home,
- Persons who are long standing residents in the "Agricultural" zoned area, providing for their first home

Flood Risk:

All proposed development within this zone which also falls within flood zones A and B shall be subject to a site specific flood risk assessment. No highly vulnerable uses other **than extensions to existing structures and uses** will be permitted within the flood zones.

Less vulnerable uses will not be allowed within Flood Zone A other than extensions to existing structures and uses.

2. Special Area Of Conservation (SAC) Green Links/ Biodiversity/Conservation

Objective:

To reserve riverfront within the SAC for green links / biodiversity / conservation purposes and to accommodate limited links across the river

Permissible Uses:

Biodiversity projects and works associated with the conservation and management of the River Nore/River Barrow Special Area of Conservation

Open for Consideration:

Links to span the SAC such as bridges

3. Amenity / Open Space:

Objective:

To allow for amenity/open space / green links / biodiversity conservation purposes and to allow for the expansion of tourist related facilities in the Discovery Park.

Permissible Uses:

Open space, playgrounds and facilities associated with active recreational uses and tourism related facilities in the Discovery Park.

Open for Consideration:

Café, club house and associated facilities / recreational building, golf course, water based recreational activities, agricultural buildings, camp site /glamping and associated parking. 1No. one-off dwelling for a full time farm owner or their immediate family member over the plan period for son, daughter, mother, father, sister, brother, heir wishing to build a permanent home for their own use on family land.

Flood Risk:

All proposed development within this zone which also falls within flood zones A and B shall be subject to a site specific flood risk assessment. No highly vulnerable uses other **than extensions to existing structures and uses** will be permitted within the flood zones.

Less vulnerable uses will not be allowed within Flood Zone A other than extensions to existing structures and uses.

4. Community Facilities

Objective:

To protect, provide and enhance community facilities

Permissible Uses:

Educational, religious and cultural facilities, public buildings, crèches, schools, churches, hospitals, community centres and halls, school playing fields, colleges, hostels, halting sites, cemeteries, libraries, medical centres, nursing homes

Open for Consideration:

Public service installations, Open space

Flood Risk:

All proposed development within this zone which also falls within flood zones A and B shall be subject to a site specific flood risk assessment. No highly vulnerable uses other **than extensions to existing structures and uses** will be permitted within the flood zones.

Less vulnerable uses will not be allowed within Flood Zone A other than extensions to existing structures and uses.

5. General Business

Objective:

To allow a flexible approach to development that supports the vitality and viability of the town centre

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:

Open space, workshop or light industry, small incubator uses provided that there is no adverse impact to the amenity of adjacent residential areas

6. Industrial

Objective:

To provide for employment and related uses

Permissible Uses:

Industrial premises, car parking, childcare facilities, community facility, open space, heavy vehicle parks, offices, research and development, enterprise centre, funeral home, medical and related consultants, public service installations, canteen, warehousing including retail warehousing*.

Open for Consideration:

Petrol filling stations, service stations, car showrooms, advertisement structures, wholesale premises.

*Retail warehousing is reserved for Key Development Site (Area 4) to accommodate the relocation of a Hardware store.

Flood Risk:

All proposed development within this zone which also falls within flood zones A and B shall be subject to a site specific flood risk assessment. No highly vulnerable uses other **than extensions to existing structures and uses** will be permitted within the flood zones.

Less vulnerable uses will not be allowed within Flood Zone A other than extensions to existing structures and uses.

7. Mixed Use

Objective:

To improve the vitality and viability of the town centre by encouraging a variety of uses in town centre locations and supporting the reuse of derelict and underutilised sites and buildings.

Permissible Uses:

Dwellings, retailing*, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, hotels, clubs, open spaces, medical and related consultants, restaurants, public houses, car parks, halls and other uses as permitted for consideration in residential zoning.

* "Mixed use" site at the Prince grounds excludes retail.

Open for Consideration:

Live work units, wholesale outlets.

8. Low Density Residential

Objective:

To allow for new residential development and other services incidental to residential development at a low density (Maximum 10 units per Ha/4 per Acre)

Permissible Uses:

Bed and Breakfast/Guesthouse, Childcare Facilities (crèche/nursery), Club house and associated facilities, Open Space, Playground, Residential, Nursing/Retirement Home, independent/semi independent living units for older people.

Open for Consideration:

Agricultural Building, Buildings for the health, safety and welfare of the public, Car Park, Community facility & associated structures, Cultural/Recreational building, Education, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Home-based Economic Activity, Hospital/Health-Centre/Clinic, Hotel/Conference Centre, Leisure and associated structures, Library, Place of Public Worship, Residential (Apartments), Restaurant, Shop (Convenience), Recycling Centre (bottle banks, etc)

9. New Residential**Objective:**

To allow for new residential development and other services incidental to residential development. While housing is the primary use in this zone, childcare facilities and recreation will also be considered.

Permissible Uses:

Bed and Breakfast/Guesthouse, Childcare Facilities (crèche/nursery), Club house and associated facilities, Open Space, Playground, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Nursing/Retirement Home, Independent/semi Independent living units for older people.

Open for Consideration:

Buildings for the health, safety and welfare of the public, Education including new schools and extensions to schools, Community Facilities and associated structures, Cultural/Recreational Buildings, , Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hospital/Health- Centre/Clinic, Leisure and associated structures, Library, Park and Ride facility, Place of Public Worship, Restaurant, Shop (Convenience), Recycling Centre (bottle banks, etc).

Flood Risk:

All proposed development within this zone which also falls within flood zones A and B shall be subject to a site specific flood risk assessment. No highly vulnerable uses other **than extensions to existing structures and uses** will be permitted within the flood zones.

Less vulnerable uses will not be allowed within Flood Zone A other than extensions to existing structures and uses.

10. Residential (Existing)**Objective:**

To allow for infill residential development and other services incidental to residential development. While housing is the primary use in this zone, childcare facilities and recreation will also be considered.

Permissible Uses:

Bed and Breakfast/Guesthouse, Childcare Facilities (crèche/nursery), Club house and associated facilities, Open Space, Playground, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Nursing/Retirement Home. Independent/semi Independent living units for older people.

Open for Consideration:

Buildings for the health, safety and welfare of the public, Community Facilities and associated structures, Cultural/Recreational Buildings, Education, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hospital/Health- Centre/Clinic, Leisure and associated structures, Library, Park and Ride facility, Place of Public Worship, Restaurant, Shop (Convenience), Recycling Centre (bottle banks, etc).

Flood Risk:

All proposed development within this zone which also falls within flood zones A and B shall be subject to a site specific flood risk assessment. No highly vulnerable uses other **than extensions to existing structures and uses** will be permitted within the flood zones.

Less vulnerable uses will not be allowed within Flood Zone A other than extensions to existing structures and uses.

Appendix B: Architectural Heritage

B 1 Castlecomer Record of Sites and Monuments

Number	SMR No	Classification	Townland
A	KK005-033001-	Castle - Unclassified	Ardra
B	KK005-033002-	Castle - Motte	Ardra
C	KK005-034----	Church	Ardra
D	KK005-034001-	Graveyard	Ardra
E	KK005-082----	Town	Castlecomer
F	KK005-081----	House - 16th/17th Century	Drumgoole
G	KK006-002----	Ritual Site - Holy Wel	Drumgoole
H	KK006-003----	Mine	Drumgoole

Also see Figure 6.6.

B 2 Castlecomer Record of Protected Structures

RPS Ref	Description	Detail Description	Location	NIAH Ref
C44	Bank	Bank of Ireland. Terrace, five-bay, two-storey house with dormer attic, c. 1825 with elliptical-headed carriageway.	High Street (N)	12301008
C45	House	Five bay, two storey house, rendered with a single round-headed doorcase and leaded fan light.	High Street (N)	12301009
C46	House	Detached five-bay, two-storey house with dormer attic, c. 1800 and carriage arch. M. Harrington pharmacy.	High Street (N)	12301010
C47	House	Detached, three-bay, two-storey house, c. 1825 with carriage arch to left.	High Street (N)	12301011
C48	Houses	Carriage arch and a pair of three bay, three storey houses one with a simple doorcase.	High Street (N)	12301012-13
C49	House	Five bay, two storey house with dormer windows.	High Street (N)	N/A
C50	Creamery House	Five-bay, three storey house rendered with raised quoins, parapet and raised end stacks. In front good railings and good set of raised piers.	High Street (E)	12301021, 12301069
C51	House	House on corner and 'Lyster' shopfront, four bays, two storeys.	High Street (S)	12301050
C52	Public House	Two public houses, both five-bay, two-storey.	High Street (S)	N/A
C53 & C489	House	Four-bay, two-storey house, c. 1825 with Doric portico, formerly Coogan's Pub, now the Lime Tree Bistro	High Street (S)	12301051
C54	House	Two storey house with elliptical-headed carriage arch.	High Street (S)	12301053
C55	House	Large 4 bay, three storey house, c. 1800, with square-headed doorcas and leaded light.	High Street (S)	12301054
C56	Houses, row of three	Three two storey houses and 'McKenna' with a simple shopfront and good lettering.	High Street (S)	12301055-57
C57	Clohogue House	Three bay, 2-storey rendered house, c. 1900, with two dormers and end stacks.	Swan Road	12301015
C58	Houses, row of two	One three bay and one four bay house with carriage arch. Both two storey.	Swan Road	N/A
C59; C296	C of I Church	St. Mary's Church. Detached, four-bay double-height Board of First Fruits Church of Ireland Church, built 1818.	Athy Road	12301062
C60	Catholic Church	Catholic Church of the Immaculate Conception. Detached six bay double height Gothic Revival Catholic Church, built 1836-1843.	Kilkenny Street (E)	12301039
C61	Market House	Detached two-storey classical style Market House, c. 1800. Main block with pedimented wings. It is rendered with segmental-headed wyatt windows on the first floor. Renovated 1875, extensively renovated 1997. Attributable to Francis Johnston (1761-1829)	Kilkenny Street (E)	12301047
C62	House	Terraced, four-bay, two-storey house, c.1825, shopfront added c. 1900. 'O' Braoinain' shopfront.	Kilkenny Street	12301033
C63	House	End of terrace, three-bay, three-storey house, c. 1825. Timber shopfront inserted c. 1875 to ground floor.	Kilkenny Street	12301034
C64	'Quinns', House	Terraced, two-bay, three-storey house, c. 1850. Shopfront added c. 1875.	Kilkenny Street	12301049

C65	No. 8 - Florence Terrace	Florence Terrace (8 houses).	Kilkenny Street	12301078
C66	Entrance gate and Gatelodge	Entrance gate and lodge to Castlecomer House.	Athy Road	12301061, 12301081
C67	Mill Race	The Old Mill Race.	Athy Road	N/A
C68	Garden Folly	The Spa Well: a rustic arch folly built on the Wandesford Estate by Lady Ann Ormonde to promote the mineral spa waters produced by the presence of iron and sulphur traces in the spring waters associated with the nearby coal seams c. 1800.	Former Wandesford Estate, now Castlecomer Golf Club grounds	N/A
C296; C59	C of I Church	St. Mary's Church. Detached, four-bay double-height Board of First Fruits Church of Ireland Church, built 1818.	19.S.57.76	12301062
C331	Gate Lodge	Detached, three-bay, single-storey over basement Tudor style gate lodge, c. 1900. Burnt in 1965, lodge has bow windows.	19.S.54.73	12301061
C486	Garda Barracks, former	Detached nine-bay three-storey infantry barracks, c.1800, with three-bay three-storey breakfront. In use, 1902. Decommissioned, post-1902. Now derelict.		12301084
C489 & C53	House	Four-bay, two-storey mid-terrace structure with ground level bistro trading as 'The Lime Tree'.	High Street, No. 5	12301051
C490	School	Church of Ireland National School, pre 1902 - single-storey masonry structure with tall porch and wide eaves. Circular plaque with inscribed 'Wandesford National School'.	Mill Lane, off The Square	12301059
C491	House	La Rive, Three-bay, three-storey end-terrace structure with carriage arch and doorway with blocked granite architrave.	High Street	12301002
C492	House	Terraced two-bay, three storey house with shared single bay c. 1800.	High Street	12301003
C493	House	End-of-terrace two-bay two-storey house, post-1895.	High Street	12301004
C494	Avalon Inn, House (now in use as hotel)	Three-bay, three-storey structure with attached two-bay, three-storey wing. Tri-partite sash windows with some original crown glass.	High Street	12301005
C495	House	Three-bay, two-storey mid-terrace house with bow-front.	High Street, No. 26	12301007
C496	Post Office	Detached, five-bay, two-storey post office, c. 1825 possibly originally RIC barracks, on corner site.	High Street	12301014
C497	Mill Building	castlecomer flour mill/saw mill. Double height classical style flour mill with c. 1800 subsequently in use as saw mill 1902. Seven bay, L-plan structure.	Mill Lane	12301058
C498	House	Terraced, two-bay, two-storey dwelling/shop premises, c. 1825 with shopfront added c. 1900.	Kilkenny Street	12301029
C499	House	Three-bay, two-storey dwelling/shop premises, c. 1825 with dormer attic, with elliptical-headed carriageway and shopfront added c. 1875.	Kilkenny Street	12301030
C500	House	End of terrace, Four-bay, two-storey dwelling/shop premises, c. 1850. Shopfront added c. 1900. Renovated c. 1950.	Kilkenny Street	12301031
C501	Public House	Davy Buggy's Pub, two-bay, two-storey dwelling/public house.	Kilkenny Street	12301032
C502	Model Housing	Sunlight Villas, Part of a U-Plan Atrs and Crafts style model housing development of 1913.	Kilkenny Street, 23A	12301045
C503	Model Housing	Sunlight Villas, Part of a U-Plan Atrs and Crafts style model housing development of 1913.	Kilkenny Street, 23B	12301044

C504	Model Housing	Sunlight Villas, Part of a U-Plan Arts and Crafts style model housing development of 1913.	Kilkenny Street, 24A	12311043
C505	Model Housing	Sunlight Villas, Royal Irish Constabulary officers' houses. Part of a U-Plan Arts and Crafts style model housing development of 1913.	Kilkenny Street, 24B	12301042
C506	Parochial House	Three-bay, two-storey detached Parochial house, c. 1900 incorporating fabric of earlier house, c. 1800 with classical style porch.	Barrack Street	12301024
C507	Glebe House	Seven-bay, two-storey detached residence with L plan and half hexagon bow at North end.	Barrack Street	N/A
C508	'The Cottage'	'The Cottage', Three-bay, two-storey detached residence in Italianate style with half-octagon bow and incorporating an earlier structure to the rear	Chatsworth Street	12301019
C50	Entrance gates and railings	Castlecomer House, Former entrance gates, piers and railings to Castlecomer House.	Athy Road	12301081
C510	Stable buildings	Castlecomer House, Former stables and yard buildings of Castlecomer House.	Athy Road	N/A
D13	Bridge	Road over river bridge. Five-span segmental arches of varying size and with angled cutwaters. The westernmost arch leads on to a headrace to nearby flour and saw-mills. The spandrels have Palladian motifs. Built to design prepared by George Smith (fl 1763-7)	Over the Dinin (Deen) River	12301001
D79	New Bridge	Double segmental arch bridge with angled cutwaters carries access road to Castlecomer Desmesne over Dinin River.		12400502
D81	Laundry	Ornate one-storey dwelling house, formerly laundry for Castlecomer Estate.	Smithtown	12301087
C849	Terraced House	Terraced three-bay two-storey house, c. 1925. One of a group of four.	Barrack Street, No. 17	12301083
C852	Single-span road bridge	Single-span road bridge over river, c. 1900. Single flat span with lattice parapets having iron coping. Set back from road in grounds originally shared with Castlecomer Housesited spanning tributary of Dinin River with grass banks to river.	Ardra	12301088
C853	Gateway	Gateway, c.1850, comprising pair of limestone ashlar piers with moulded stringcourses, cut-limestone capping, sections of curved wrought iron flanking railings, limestone ashlar terminating piers, and random rubble stone boundary wall to perimeter of site	Athy Road	12301065
C854	Icehouse	Freestanding single-bay single-stage icehouse, c. 1800, on a circular plan.	Drumgoole	12301085
C855	Glebe House	Detached three-bay two-storey Board of First Fruits glebe house, built 1819.	Ardra	12301064
C856	Single-arch road bridge	Single-arch rubble-stone road bridge over river, c. 1825. Random rubble stone walls with rubble stone buttressed piers and rendered rounded rubble stone coping. Single round arch with dressed rubble stone shallow voussoirs and rubble stone soffits.	Ardra	12301086
C857	Castlecomer District Hospital	Remains of Castlecomer Union Workhouse complex, built 1853-4, including (i) pair of twelve-bay three-storey blocks with five-bay single-storey perpendicular connecting range to centre forming T-shaped plan. Converted to use as hospital, 1901.	Donaguile	12301066
C858	Sandstone boundary wall	Section of broken coursed squared rubble sandstone boundary wall, built 1853-4, incorporating segmental-headed carriageway.	District Hospital, Donaguile	12301082
C859	Castlecomer Union Workhouse	Detached eight-bay two-storey building, built 1853-4. Renovated c. 1925, to accommodate use as offices. Part refenestrated, c. 1975.	Donaguile	12301067
C860	The Cottage	Detached three-bay two-storey house, c. 1900, possibly over basement incorporating fabric of earlier house, c. 1825, with pair of box bay windows to ground floor flanking central entrance bay, two-bay	Castlecomer	12301019

		two-storey single-pile recessed wing to left.		
C850	End of terrace house	End-of-terrace three-bay two-storey house, c. 1925. One of a group of four.	Barrack Street	12301070
C851	Semi-detached house	Semi-detached three-bay two-storey house, c. 1925. One of a pair.	Barrack Street	12301023
C676	House	End of terrace , two bay, two storey house c. 1800.	The Square, (High Street)	12301002
C677	House	Terraced two-bay, three storey house with shared single bay c. 1800.	The Square, (High Street)	12301003
C678	House	End of terrace two-bay, two storey house post 1895.	The Square, (High Street)	12301004
C679	House	Detached three bay, two storey over basement house c. 1825.	The Square, (High Street)	12301006
C680	The Lime Tree	Terraced three bay, three storey house c. 1825.	The Square, (High Street)	12301052
C681	Riverside House	Detached three bay, two storey red brick Edwardian House, c. 1900.	The Square (off High Street)	12301060
C682	House	Detached three-bay, two storey house c. 1825.	The Square (off High Street)	12301080
C683	Holohan	Terraced five-bay two storey house c. 1875.	Kilkenny Street, 93/94	12301071
C684	No. 1 - FlorenceTerrace	End of terrace three-bay, single storey red brick mine worker's house	Florence Terrace, No.1, Kilkenny Street	12301035
C685	Presbytery	Detached three-bay, two storey Presbytery c. 1875.	Kilkenny Street	12301036
C686	Thomas Coogan Library	Attached seven-bay, two storey convent school, post 1879.	Kilkenny Street	12301037
C687	Presentation Convent	Detached sixteen-bay, two storey convent, post 1879.	Kilkenny Street	12301038
C688	House	End of terrace three-bay, single storey house, c. 1825.	Kilkenny Street	12301089
C689	Graveyard	Graveyard with carious cut stone markers, c. 1750 - present.	Church of the Immaculate Conception, Kilkenny Street, Castlecomer, Co. Kilkenny	12301079
C690	House	End of terrace three-bay, two storey house c. 1800.	Kilkenny Street, No. 49	12301040
C691	House	Detached four bay two storey house c. 1850.	Kilkenny Street	12301046
C693	Kelly's	Terraced three bay, two storey house with dormer attic, c. 1825.	Barrack Street	12301028
C694	G. Dwyer	Detached three bay two storey house, c. 1825.	Barrack Street	12301027
C695	Comerford	End of terrace three bay, two storey house, c. 1825.	Barrack Street	12301026
C696	Castlecomer Co-operative Creamery	Detached three bay two storey creamery, c. 1925.	High Street (off)	12301022
C697	Double gateway	Double gateway, c. 1850.	High Street, Barrack Street	12301069
C698	House	Attached four bay, two storey house, c. 1825.	Chatsworth Street, No. 15	12301016

C65	Terrace	No. 7 - Florence Terrace	Kilkenny Street	12301077
C65	No. 6 - Florence Terrace	Florence Terrace (8 houses).	Kilkenny Street	12301076
C65	No. 5 - Florence Terrace	Florence Terrace (8 houses).	Kilkenny Street	12301075
C65	No. 4 - Florence Terrace	Florence Terrace (8 houses).	Kilkenny Street	12301074
C65	No. 3 - Florence Terrace	Florence Terrace (8 houses).	Kilkenny Street	12301073
C65	No. 2 - Florence Terrace	Florence Terrace (8 houses).	Kilkenny Street	12301072
C65	No. 1 - Florence Terrace	Florence Terrace (8 houses).	Kilkenny Street	12301035
D80	Bridge	Single segmental arch with decorative string course and decorative voussoirs carries Castlecomer-Clogh road over tributary of Dinin River. Over tributary of the Dinin (Deen) River	Clogh road	12301018

